

1.5 HOUSING PROPOSAL – 65A POWER AVENUE CHADSTONE – COMMUNITY ENGAGEMENT OUTCOME

Responsible Director: Peter Panagakos

RECOMMENDATION

That Council:

1. *Notes that Officers wrote to HousingFirst Ltd to advise that they are the preferred submitter for the design, construction, and ongoing management of 65A Power Avenue Chadstone for the provision of Social Housing, and that HousingFirst responded that subject to funding and planning consent, that they will be able to deliver the Proposal as outlined in their Expression of Interest submission.*
2. *Note that given the response to Item 1 above, that the Expression of Interest process for the design, construction, and ongoing management of 65A Power Avenue Chadstone, for the provision of Social Housing is now complete and HousingFirst Limited is the successful submitter.*
3. *Notes that the community engagement on the Housing Proposal - 65A Power Avenue Chadstone commenced on 19 April 2023 and closed on 14 June 2023 and included two community information sessions.*
4. *Receives and notes the local resident feedback in response to the community engagement process on the Housing Proposal – 65A Power Avenue Chadstone as outlined in this report and in Attachment 1 (Community Engagement Report).*
5. *Resolves that further to the Community Engagement, Council will seek the following changes from HousingFirst as part of a proposal to lease:*
 - *A reduction in the Council land available for use at the eastern end of the site which is to remain as land (in addition to the adjacent Vic Track land) for use by local residents.*
 - *That the proposed development (excluding balconies) is setback a minimum 7.6 metres to Power Avenue property boundary, a 2 minimum metre setback to Railway Parade South property boundary, with a minimum 1 metre to the shared path at any closest point, a maximum site coverage (50%) and minimum permeability (30%).*
 - *That the third storey element should be closer to Power Avenue rather than at the eastern end, the upper storey should be set back from the lower two levels to create a more recessed upper level as presented to the streets. A part fourth storey may be acceptable but only at the Power Avenue end of the development and only if needed to accommodate the vehicle access relocation.*
 - *That the building has finished floor levels as required by Melbourne Water, as the western part of the land is affected by a Special Building*

Overlay, which indicates the potential for flooding and to ensure that the finished floor levels sit greater than the flooding level.

- *That vehicle access to the building occurs from Power Avenue, rather than Railway Parade South, to reduce the length of the ramp access required. The location of the vehicle access is subject to Councils approval.*
 - *That hard paving adjacent to Railway Parade South including the lobby and bike workshop area should be reduced/redesigned to allow for landscaping to soften the building form.*
 - *The proposed apartments should comply with the Better Apartment Design Guidelines with respect to internal amenity (Clause 55.07 – communal open space, solar access to communal open space, noise impacts, accessibility, private open space, storage, functional layout, room depth, windows, natural ventilation).*
 - *The staggering of balconies on the south side of the building to allow for all balconies on the southern side to achieve morning eastern sunlight and improved articulation.*
 - *Compliance with energy efficiency and stormwater requirements (Clause 53.18, Clause 55.07-1, Clause 55.07-5, Clause 22.04, Clause 22.13).*
 - *That the development applies acoustic treatment to any apartments facing the railway line including those with oblique views. Apartments should be designed and constructed to achieve the following noise levels:*
 - *Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.*
 - *Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.*
 - *External walls and materials should be of a high quality, robust, weather well over time and not easily stain or deteriorate (such as brick, stone, metal).*
 - *Any services (electrical meters, fire pumps) should be integrated within the development and located away from street setbacks where possible.*
 - *Waste collection should be via a private contractor, with collection occurring from within the basement. Waste vehicles will need to be able to enter and exit the basement in a forward direction.*
 - *Standard car parking rate for dwellings with a minimum of one car space for each 1 or 2 bedroom dwelling and two car spaces for each 3 + bedroom dwelling.*
 - *The shared bicycle path must be retained along the Railway Parade frontage, unless other arrangements are made to relocate it onto the Vic Track owned land to the north of the land.*
 - *Installation at the developers cost of one (1) road hump to the north of the new vehicle crossing into the site to ensure lower vehicle speeds to Council's satisfaction.*
 - *Any unused carspace should be made available for use as a visitors car space. This is to be managed by the site manager.*
6. *That given Item 5 above, and subject to appropriate schematic plans being presented to Council that satisfy the above requirements, with the above*

requirements also forming part of any proposed lease, agree to direct Council's Chief Executive Officer or her delegate to negotiate an Agreement to Lease and a Lease with HousingFirst Limited for the purpose of design, construction, and ongoing management of 65A Power Avenue Chadstone, for the provision of Social Housing, incorporating the following terms and conditions:

- *Rent: \$1.00 per annum + GST*
- *Rent Reviews: not applicable*
- *Term: 50 years
(‘the Proposal to Lease’)*
- *Council (as landowner) to approve design documents which are consistent with the conditions in Item 5 above prior to the submission of a planning application.*
- *The tenant is to provide to Council no later than 30 days after the endorsement of any plans under a planning permit, a copy of the planning permit and endorsed plans to ensure that they comply with the requirements of Item 5 above before the commencement of any development on the land.*
- *If Funding cannot be achieved within 24 months of the signing of the Agreement to Lease, Council may terminate the agreement or extend the deadline.*
- *If the tenant has not applied for a planning permit within 12 months of confirming Funding, then Council may terminate the agreement or extend the deadline.*
- *If the tenant cannot obtain planning approval, the tenant may only request one extension of up to 6 months from 12 months from the date of lodgement of the planning permit. If the tenant has thereafter been unsuccessful in obtaining planning approval, either party may terminate the agreement.*
- *Unless otherwise agreed, the lease is able to be terminated at Council's sole discretion, and the land is returned to Council if a development has not commenced within 2 years from the grant of the grant of a planning permit and a development is not completed within 2 years from the date of commencement of construction (or any extension of time provided to the planning permit provided it remains valid), or if 5 or more years from the granting of the lease have passed and no development has commenced on the land, whether there is a valid permit on the land or not.*
- *That the land must remain unfenced and available for public use, until such time as construction is due to commence on the land.*
- *That Council and surrounding residents are notified at least 3 months prior to the commencement of the development of the land.*
- *That the tenant must execute a Service Agreement between the Director of Housing and the Tenant for the provision of services to be provided to the resident.*

7. *Give public notice of the Proposal to Lease in accordance with the Monash Community Engagement Policy as required by Section 115 (4) of the Local Government Act (2020) (the Act), on Council's website from 7 August 2023 and invite submissions on the Proposal.*
8. *Authorises Council's Chief Executive Officer or her delegate to undertake the administrative procedures necessary to enable Council to carry out its functions in accordance with the Community Engagement Policy in respect of the Proposal to Lease. ('Appointed Officer').*
9. *Appoint a Committee of Council comprising of the Mayor and Mount Waverley Ward Councillors to meet to consider the outcome of the public notice referred to in Item 7 above, and to hear and consider any submitters requesting to be heard in accordance with the Community Engagement Policy at 6.30pm on 10 October 2023 at the Monash City Council Civic Centre, 293 Springvale Road Glen Waverley.*
10. *Notes that following the meeting referred to in Item 9 above, and consideration of any submissions, that the Committee of Council provide a report to Council on its considerations including a summary of any submissions and make a recommendation to Council on whether or not to proceed with the Proposal to Lease.*
11. *Advocates on both a local and regional level for the refurbishment and upgrade of existing public housing owned and managed by the state government. This includes providing submissions to Victorian and Australian Government consultations and Parliamentary inquiries in this space as well as direct and proactive advocacy through direct correspondence with local Members of Parliament, State and Federal Ministers and other policymakers.*
12. *Commit to retaining the use of land for social housing where social housing is currently provided on Council-owned land. In the event of re-development on Council land currently used for social housing, Council commits to no net loss of social housing dwellings.*

INTRODUCTION

The purpose of this report is to consider the Social Housing Proposal at 65A Power Avenue Chadstone in conjunction with the outcome of the community engagement process. The above-mentioned property has been identified by Council as a site that may be suitable for the provision of social housing in response to the State Government's announcement in November 2020 of a \$5.3 billion investment into social and affordable housing.

This report presents the feedback received from local residents as part of the community engagement process undertaken for the Social Housing Proposal at 65A Power Avenue, Chadstone (**Proposal**) to Council.

A summary of the submissions received as part of the community engagement process and the officer response to these submissions are set out in the Community Engagement Report (**Attachment 1**).

BACKGROUND

At its meeting on 28 February 2023, Council considered the outcome of an Expression of Interest (EOI) process for the design, construction, and ongoing management of 65A Power Avenue Chadstone.

Council resolved as follows:

That Council:

1. *Notes that the Expression of Interest process for the design, construction, and ongoing management of 65A Power Avenue Chadstone, for the provision of Social Housing concluded in November 2022.*
2. *Notes that one submission was received from HousingFirst Ltd.*
3. *Agrees to advise HousingFirst Ltd that they are the preferred submitter for the design, construction, and ongoing management of 65a Power Avenue Chadstone for the provision of Social Housing.*
4. *Writes to and seek confirmation from HousingFirst Ltd that the development proposed in the submission can be delivered and confirmation of the proposed funding model.*
5. *Notes that should Council finalise the EOI and enter into formal agreement to provide the land to HousingFirst for the proposed development, that HousingFirst will use the specific planning pathway intended for funded social housing projects (Clause 52.20 (Victoria's Big Housing Build) of the Planning Scheme) to fast track an application whilst meeting all the necessary requirements of community consultation, but has specific exemptions for rights of formal objection and appeal to VCAT for residents in the surrounding area.*
6. *Noting point 5 above, directs officers to undertake Community Engagement to inform the community about the preferred submitter, the form of building, timeframes and the beneficial cohort.*
7. *Receives a further report that discusses:*
 - a. the outcomes of the Community Engagement referred to in item 6 above; and*
 - b. the response from HousingFirst with the confirmation requested in item 4 above; and*

to allow Council to finalise the EOI process and consider the next stage of the project.

Responding to point 4 of the above Council resolution, HousingFirst have advised Council that the EOI submission can be delivered subject to securing funding on terms acceptable to HousingFirst and subject to planning consent being obtained.

HousingFirst propose to use the next available funding opportunity, be it via the Federal Government through the yet to be legislated Housing Australia Future Fund or the Victorian State Government's Big Housing Build (Build and Operate Program Round 3).

HousingFirst commits to submitting this project in the next available funding opportunity, to allow the commencement of the development at the earliest opportunity.

A copy of the response from HousingFirst is Attachment 2.

DISCUSSION

The discussion is divided into three parts.

- Part A – Homelessness and the Housing Affordability Crisis
- Part B – Discussion on the outcome of the Community Engagement process.
- Part C – Discussion on the progressing a lease to HousingFirst Limited.

Part A

Homelessness and Housing Affordability Crisis

Victoria has a homelessness and housing affordability crisis, made more acute by COVID-19 and the rising cost of living. In Victoria 58,131 households are waiting for social housing^[1]. As of March 2023, 4811 people are waiting for Housing in Monash^[2].

Council acknowledges the dire state of homelessness in Monash and recognises that it exists in many forms including overcrowded, insecure, and inappropriate housing. There are 1696 people in Monash experiencing homelessness including women and children escaping family violence, people with disabilities and pensioners. This is a 101% increase from 2016 census, where 842 people were estimated to be homeless in the municipality.

There is a shortfall of safe and affordable rental homes and emergency accommodation for people on low and very low incomes, including those experiencing homelessness. This shortfall is a result of a range of factors including a rapidly growing population, rents increasing faster than wages and insufficient investment in social housing over many years.

The Proposal guides Council's efforts to address homelessness and to influence an increase to the supply of social housing. This aligns with the evidence that the most powerful action local governments can undertake to reduce homelessness is to support

the delivery of homes that people can afford. For the lowest income households most vulnerable to homelessness, this means the provision of social housing.

Further, as outlined in recommendation 11, we also recognise the role Council plays in advocacy. Through the Regional Local Government Homelessness & Social Housing Charter as well as through coordinated local efforts, we will advocate on both a local and regional level for the refurbishment and upgrade of existing public housing owned and managed by the State Government and no net loss of social housing dwellings. We will do this through a number of methods, including providing submissions to Victorian and Australian Government consultations and Parliamentary inquiries in this space as well as direct and proactive advocacy through direct correspondence with local Members of Parliament, State and Federal Ministers and other policymakers.

^[1] Homes Victoria (2023) *Applications on the Victorian housing Register (VHR)*. Department of Families, Fairness and Housing.

^[2] Homes Victoria (2023) *VHR location Preferences by preferred waiting list area*. Department of Families, Fairness and Housing.

Part B

Community Engagement on the Proposal

Responding to point 6 of the above Council resolution, Officers have completed the community engagement process on the Proposal.

The engagement on the Housing Proposal – 65A Power Avenue Chadstone – Social Housing commenced on 19 April 2023 and closed on 14 June 2023.

Direct notification

A letter was sent to all landowners and occupiers in a 400-metre radius of the site. A total of 1,153 letters were sent on 3 May 2023.

Letters were also sent to State and Federal MP's.

Other notification / publicity

A Community Information Night was held at Batesford Community Hub from 6.00-7.30pm on Wednesday 24 May. 54 residents attended.

A second Community Meeting was held at Batesford Community Hub from 6.00-7.30pm on Wednesday 7 June. Four Monash Councillors, Matt Fregon MP and 76 residents attended.

Shape Monash

The proposal utilised Shape Monash as the main platform for the engagement.

The letters included a direct link to the Shape Monash page:

<https://shape.monash.vic.gov.au/power-avenue>

The community were invited to contact Monash by phone or email at mail@monash.vic.gov.au.

The Shape Monash page had the following hits over the engagement period:

- 2,024 views,
- 1,674 visits, and
- 1,029 unique visitors

Feedback on the Proposal was received in the following ways:

- Submission by email to mail@monash.vic.gov.au, or direct email to Councillors or officers
- In person at the information session
- By phone
- Through Public Question Time at the April and May 2023 Council meetings

Responses received.

In response to the engagement, Council received a total of 96 submissions.

One Petition was presented to Council at its May 2023 meeting, and a second Petition was included in an email from a submitter. The second petition had been tabled in the Victorian Legislative Council.

Four submissions were received from organisations with the remaining 92 submissions received from local residents in the immediate surrounding area.

Of the submissions received from organisations:

- 2 organisations were supportive of the proposal,
- 1 organisation was not supportive, and
- the sentiment of the fourth organisation is undetermined.

The following table shows the response sentiments from the 92 individual submissions received.

Supportive of the Proposal in its entirety	Supportive of social housing, but concerns regarding the development	Concerns regarding proposal design and development	Unclear
6	32	49	5

The main issues raised in submissions are discussed in this report.

A detailed report on the engagement, including Officer responses to issues raised in the submissions is provided in the Housing Proposal at 65A Power Avenue, Chadstone Community Engagement Report at **Attachment 1**.

Main issues raised through the community engagement process.

The main issues raised in the engagement feedback are presented in the following pages of this report, including Officer comments in response to the issue raised.

Issue 1: Site Selection

Local residents wish to know how the site was selected.

Issue 1: Officer response

Council identified the site as possibly suitable for social housing in March 2021.

Extract from the March 2021 Report:

In undertaking the desktop analysis of land holding sites, Council officers have considered the following criteria:

- Whether the land was Public Open Space*;
- Use of land and tenure issues, including restrictions on the title;
- Easements on the land;
- Town planning zoning and overlays;
- Constraints to development;
- Proximity to activity centres and essential services;
- The directions and guidance of the Monash Open Space Strategy, 2018

*Land that is public open space (reserved) was removed from the assessment due to the requirement to replace the land or its equivalent value.

Having assessed potential sites against the above criteria, Council officers arrived at the following properties for investigation.

Potential Council Sites

The three sites with the greatest merit for consideration by Council are:

Council sites

1. 1399-1401 Centre Road (Car park off Centre Road and Thomas Street, Clayton);
2. 329 – 333 Waverley Road, Mount Waverley (former Gem Club and car parking and former Thalessemia Society)
3. 65A Power Avenue, Chadstone

The site at 65A Power Avenue, Chadstone was acquired by Council from the Housing Commission in 1970. Its legal description is Lot 44 on Plan of Subdivision 55183. Whilst the land is zoned in public park and recreation, it is freehold land and not reserved on title as open space.

The Power Avenue site was the first site to be progressed for social housing. The Mount Waverley site is currently undergoing remediation works and it is expected that this site will be available from late 2023 or early 2024. When available, Council will consider what it does with that land, which could include a similar process to that which occurred for the Power Avenue site (subject to Council approval). There is no proposal to proceed with the Clayton currently given the process and works that are to be undertaken as part of the Suburban Rail Loop Authority (SRLA) project. The SRLA will undertake Precinct Planning work in the Clayton Activity Centre, and Council will need to consider the future

of this site once the precinct planning work has been completed. This is likely to be some years off.

Issue 2: Loss of Open Space

Local residents have said that they use and value the parcel of land for its open space. They have advised that it is used for dog walking and informal passive recreation. They have advised that the nearby reserves are used for sporting activities and often thereby not suitable for passive recreation.

Issue 2: Officer response

The Monash Open Space Strategy 2021 (MOSS) identified current and future open space needs. Overall, the area is well serviced with Batesford Reserve being 150 metres from the site, Holmesglen Reserve, Jingella Reserve, Ashwood Reserve and Jordans Reserve all being between 450-550 metres walk from the site.

It is proposed that part of the site to the east will be able to remain undeveloped and used as open space in conjunction with the VicTrack land to the north.

The Ashwood and Chadstone areas have an average of 29.2 square metres of open space per person, which is approximately 17% more than the Monash average. Population projections used to develop the MOSS, predict Ashwood and Chadstone to grow by 10.2% from 2021 to 2036 compared to 22.3% for the Monash average.

The subject land is identified as serving the local catchment. If the surrounding area was not as well served with the provision of open space as it is, including the availability of passive reserves close by, it is likely that the land would not have been considered for the provision of social housing. Other open space land across the Municipality was not included in Council's consideration of social housing sites, primarily as these are reserved (on title) as open space areas. Council identified land in the first instance that it considered may be suitable to be considered for social housing and did not seek out to identify non reserved land that may be vacant, but rather land that may be suitable. There may be other non-reserved parcels of land across the Municipality that could have been considered, and may be considered in the future, but none were identified as suitable in the first instance for a number of reasons including but not limited to size, location and availability of open space in close proximity.

In general, Council has two types of land holdings, being freehold land and reserved land. Reserved land for a specific purpose such as drainage or open space is identified as such on title and is shown on a plan as "vested" in Council for that particular purpose. This is different to how a parcel of land may be zoned, as zoning is used guide what may or may not be appropriate on a parcel of land.

Land reserved on title as Public Open Space can only be disposed of if replacement land is provided.

It is these types of reserved Public Open Space land parcels that were excluded from consideration, not freehold titled land.

In this case the land at 65A Power Avenue was acquired from the Housing Commission in 1970 as a freehold lot, being Lot 44 in plan of subdivision 55183. It is not a reserve on title.

As Council acquired this land as a freehold lot, it does not carry the same restriction as land reserved as Public Open Space.

Issue 3: Too much social housing in Chadstone/Ashwood area already

Local Residents have expressed concern that there has been inadequate consideration given to the distribution of social housing across the municipality, and the current proposal could lead to an area with concentrated disadvantage people.

Issue 3: Officer response

Following the announcement of the Big Housing Build in late 2020, Councils across Victoria were asked to find suitable parcels of land that can be used to create social housing.

Whilst available, underutilised, or unencumbered Council land is limited in Monash, a range of Council land holdings across the municipality were considered for the provision of social housing.

As detailed under Issue 1, Council officers assessed land holding sites against a set of key criteria. From this process three sites were selected as suitable for social housing based on needing to be well-connected to public transport, having a minimal impact on adjacent residential properties and their proximity to shopping precincts and commercial areas. It is important to note the number of existing social housing residents in a suburb did not form part of the selection criteria.

Our cities need diverse housing to meet our changing needs over our lifetimes. This includes affordable housing and social housing.

Between 2016 and 2021, the number of residents renting social housing properties in both Ashwood-Burwood and Chadstone increased by only 5 people.

Within Chadstone, 7% of all dwellings are rented from a State housing authority, or community housing provider. This figure is 10% in Ashwood/Burwood.

Comparatively, 55.8% of people in Chadstone own their home and 31% are living in private rentals. In Ashwood/Burwood, 60.6% of people own their home and 23.4% live in private rental.

Issue 4: Traffic concerns

Local residents have advised that cyclists pick up speed as they travel in a westerly direction down Railway Parade South and the interplay with the proposed access point to the development may cause accidents.

Local residents have expressed concern that the development will bring extra traffic, will increase on street parking, will hamper access conditions for emergency vehicles and is too large for the surrounding road network.

Issue 4: Officer response

Council shares the concerns of residents with regard to cyclist safety. However, abutting the site is a shared path, (pedestrians and cyclists) and not a dedicated bike path. Further, cyclists should ride according to conditions and any hazards that can include driveways, and ride in a safe way. Whilst it is appreciated that cyclists may pick up speed down a hill, they remain responsible for maintaining a safe speed.

- That being said, it is proposed to require Housingfirst to relocate the proposed vehicle crossing from Railway Parade South to Power Avenue at an appropriate location across the frontage to Councils satisfaction, having regard in particular to: Maximising sight lines and installation of one Road hump to the north along Power Avenue to ensure low vehicle speeds.
- It is noted that Council may in the future need to consider a further road hump to the south and a raised crossing in this location if the shared path is upgraded.

Conservatively using a traffic generation rate of one vehicle trip per residential parking space in each peak hour, that is up to 52 vehicle movements in a peak hour for the development. This equates to an average of less than one vehicle per minute, which the surrounding road network can easily accommodate.

Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour

Local residents have expressed concern that the proposed social housing will increase crime, dumped rubbish, graffiti and create anti-social behaviour.

Issue 5: Officer response

Any development, whether it is social, affordable or private housing, can generate negative externalities that potentially impact quality of life and amenity for the people living or working close by.

While there is no evidence that the development of low and medium density social housing is associated with increased rates of crime, graffiti and anti-social behaviour, tenants in social housing, are still subject to the laws of the land. Laws governing residential leases, through the Residential Tenancies Act (Vic) 1997, provide for social housing landlords to respond to crime and non-criminal anti-social behaviour ('misconduct') by tenants, other occupiers and visitors.

The proposed provider, HousingFirst Ltd has specific policies and procedures in place to respond to anti-social behaviour, and as with tenants in the private sector, social housing tenants have obligations to abide by the conditions of their rental agreement and the *Residential Tenancies Act (1997)*.

In addition to policies and legislative requirements, the HousingFirst proposal includes a wrap-around service component. The HousingFirst community engagement program, tenancy management and community development teams will seek to provide safe and impactful social housing that delivers long-term housing security. As part of their model, they will partner with support services to provide tailored wrap-around support, so tenants can address complex issues and challenges that often accompany

homelessness, to ensure success in their housing, develop community connections and improve wellbeing.

As HousingFirst programs provide access to health, mental health, education, employment and other support services, the model is highly effective in providing housing stability for people with a history of chronic homelessness and complex needs. In addition, tenants are less likely to be admitted to hospitals and emergency departments and are less likely to be involved with the criminal justice system.

As well as preventing homelessness, addressing poverty through social housing enables a better quality of life by giving people the means to cover their costs of living, afford essentials, take care of their health and be part of a community.

In addition to support provided through HousingFirst, Council has a commitment to supporting the community's sense of belonging, safety and pride by promoting a beautiful, safe, clean and welcoming environment where people feel confident and secure. To support this, Council has a place maker working in the Ashwood and Chadstone area. They support the local community and work in partnership with community groups and other local organisations. Additionally, Council will continue to ensure an effective, coordinated and proactive approach to graffiti and dumped rubbish management through prevention, education, removal and collection.

Issue 6: Development Design concerns

There were a number of issues raised regarding the design.

Local residents have advised that the western end or corner of the land including the underpass is prone to flooding.

Local residents have advised that high density housing is not appropriate for the site and having high density developments of insufficient size, communal space and parking will lead to unnecessary congestion, increased likelihood of local street parking usage by tenants with consequent safety risk to residents in the area.

Local residents have expressed concern about the provision of adequate on-site parking to limit the need for street parking.

Issue 6: Officer response

The western part of the land is affected by a Special Building Overlay, which indicates the potential for flooding in a 1:100 year flood. The developer will be required to liaise with Melbourne Water to obtain flooding data to ensure finished floor levels sit greater than the flooding level so that the development will not be impacted by potential floods in the future. This is a standard requirement under the Special Building Overlay. It does not prevent development from occurring, however it does ensure that finished floor levels are at an appropriate height.

There is no specific density requirement prescribed for development in Monash. The surrounding land is zoned General Residential Zone, Schedule 3, and it would be appropriate that the requirements of this zoning (setbacks, height, design) are applied

to any future development on this site to ensure that the development sits appropriately within the streetscape context. Compliance with the Better Apartment Design Guidelines will also ensure appropriate apartment sizes provide suitable internal amenity for residents.

Developments that are part of the Big Build program are required to provide a minimum of 0.6 car spaces per dwelling, with no requirement for the provision of visitor carparking. Council feels that this number is inadequate. As a result, Council will require that parking be provided in accordance with the Clause 52.02 Planning Scheme requirement being 1 car space for a 1 or 2 bedroom dwelling and 2 car spaces for a 3 or more bedroom dwelling. However, consistent with the State Government requirements as part of the Big Build program Council will not require the provision of visitor car spaces. There is capacity in surrounding streets for visitor carparking, and a condition of the lease will require that any unused car space on site be allocated as a visitor car space. If parking on street becomes an issue as a result of visitor carparking, Council will look into whether any parking restrictions are required and consult with affected residents if the need arises.

Further, a number of requirements relating to design and setbacks are being recommended to be included in the proposed lease document, as well as retention of some of the land to the east which could be maintained as open space and be used in conjunction with the vacant VicTrack Land abutting the site to the north. The changes to the proposal are detailed in Item 5 of the recommendation to Council.

Issue 7: Renovation of existing State Government owned Social Housing

Local residents feel that the existing aged State Government housing stock nearby could be renovated and that land more effectively utilised.

Issue 7: Officer response

The renovation of existing public housing is the responsibility of the State Government and therefore beyond the scope of Council.

However, Monash Council has positioned itself as a leader in the local government sector, championing the rights and needs of people with lived experience or at risk of homelessness.

Monash Council has established a strong relationship with Homes Victoria through its leadership of the Regional Charter Group and has held a number of strategic meetings with Homes Victoria about the available opportunities for the region and for Monash.

As outlined earlier, and as per recommendation 11, it is proposed Council will advocate both locally and regionally through the Regional Local Government Charter group for the for the refurbishment and upgrade of existing public housing owned and managed by the state government. This will be achieved via a number of means including providing submissions to Victorian and Australian Government consultations and Parliamentary inquiries in this space as well as direct and proactive advocacy through direct correspondence with local Members of Parliament, State and Federal Ministers and other policymakers.

It is important to flag however, that while renovations of existing public housing will improve quality of life for existing social renters, as well as bringing back into use many homes, it is not enough to address the shortfall of social housing. In fact, 1,700 more social housing homes are needed each year over the next 20 years to maintain social housing at its current 3.5 per cent share of the total homes in Victoria¹.

Issue 8: Property Values

Local residents have expressed concern regarding the perceived impact upon property values if the social housing proposal proceeds.

Issue 8: Officer response

Property values are influenced by several different considerations. Council is unable to calculate or ultimately consider potential impacts on property prices.

Additionally, as has been demonstrated through VCAT decisions on many occasions, the perceptions of property values is not one that Council (nor the Tribunal) can take into consideration in planning matters.

Part C

Proposal to Lease to HousingFirst Ltd

The proposed terms and conditions for an Agreement to Lease and a Lease are:

Agreement to Lease

The Agreement to Lease creates a binding obligation upon both parties to enter into a lease on agreed terms at a date in the future and is dependent upon certain obligations being met.

The Agreement to Lease is subject to HousingFirst Limited (the tenant) using its best endeavours to:

- apply for a planning permit.
- Obtain planning approval.
- Obtain approval from the tenant's Funders for funding for the construction of the proposal.

It is proposed that the following conditions will also form part of any lease that will be offered:

- Council (as landowner) to approve design documents which are consistent with the Design requirements as per recommendation 5, prior to the submission of a planning application.
- The tenant is to provide to Council no later than 30 days after the endorsement of any plans under a planning permit, a copy of the planning permit and endorsed

¹Victorian State Government (2017) *VICTORIA'S SOCIAL HOUSING SUPPLY REQUIREMENTS TO 2036*, State of Victoria, Department of Health and Human Service

plans to ensure that they comply with the Design requirements of recommendation 5, before the commencement of any development on the land.

- If Funding cannot be achieved within 24 months of the signing of the Agreement to Lease, Council may terminate the agreement or extend the deadline.
- If the tenant has not applied for a planning permit within 12 months of confirming Funding, then Council may terminate the agreement or extend the deadline.
- If the tenant cannot obtain planning approval, the tenant may only request one extension of up to 6 months from 12 months from the date of lodgement of the planning permit. If the tenant has thereafter been unsuccessful in obtaining planning approval, either party may terminate the agreement.
- Unless otherwise agreed, the lease is able to be terminated at Council's sole discretion, and the land is returned to Council if a development has not commenced within 2 years from the grant of the grant of a planning permit and a development is not completed within 2 years from the date of commencement of construction (or any extension of time provided to the planning permit provided it remains valid), or if 5 or more years from the granting of the lease have passed and no development has commenced on the land, whether there is a valid permit on the land or not.
- That the land must remain unfenced and available for public use, until such time as construction is due to commence on the land.
- That Council and local residents are notified at least 3 months prior to the commencement of the development of the land.

Lease

A ground lease is proposed.

The proposed ground lease will be for part of the land at 65A Power Avenue, Chadstone, identified by Certificate of Title Volume 8355 Folio 142 as Council proposes to retain land at the eastern end of the land parcel for use by local residents.

A plan of the whole of the land is shown below outlined in red. That portion of land to be retained by Council at the eastern end of the parcel of land is yet to be surveyed. That portion outlined in blue is the proposed area for the ground lease.



Additionally, and as mentioned above, and included at Item 5 of the Recommendation to Council, there are a number of conditions proposed to apply to the land parcel through the proposed lease.

The conditions seek to not only achieve a superior outcome on the site and for future tenants, but to respond to resident concerns about the proposed development. The proposed inclusion of these conditions as a Lessee obligation within the proposed lease may lead to a reduction in the number of proposed dwellings within the development.

To balance the feedback from local residents with the need for more social housing the following lease terms and conditions are proposed:

Commencement Date	The lease is proposed to commence 30 business days after all the obligations noted in the Agreement to Lease have been met.
Term	50 years
Rent	\$1.00 pa + GST
Permitted Use	Construction of the Tenant’s Works and, upon completion of those works, provision of Social Housing and services for residents in accordance with the: Funding Agreement; and Operating Plan; and Service Agreement.
Maintenance	The responsibility of the Tenant, inclusive of structural maintenance
Outgoing/Other expenses	The responsibility of the Tenant
Other Conditions	The tenant must comply with the provisions of the Housing Act 1983 (Vic); Operating Plan to include a requirement to select residents; manage & operate the Building; and manage

	<p>relationship with owners & occupiers of nearby properties.</p> <p>The tenant must repair, maintain, refurbish and renew the Premises in accordance with the Asset Management Plan;</p> <p>The tenant must execute a Service Agreement between the Director of Housing and the Tenant for the provision of services to be provided to the residents;</p> <p>Council reserves its rights at the end of the term, to keep the improvements upon the land or to have the improvements removed and the land remediated;</p> <p>Ownership of the land reverts to Council at the end of the term;</p> <p>Design requirements as per recommendation 5.</p>
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POLICY IMPLICATIONS

The 65A Power Avenue Chadstone Housing Proposal is consistent with a range of strategic policy directions of the State Government and Monash City Council including:

- State Government - Plan Melbourne;
- State Government - Homes for Victorians strategy;
- The Monash Council Plan 2021-2025;
- The Monash Social Housing Framework 2020-2025
- Regional Local Government Homelessness and Social Housing Charter 2020;
- Gender Equality Act 2020; and
- The Planning & Environment Act, 1987

The Proposal also aligns to a suite of policy commitments Council has made to advocate for an increase in social housing and affordable housing supply in Monash as well as the broader East and South-East region.

These policy commitments are outlined in Council's:

- Monash Social Housing Framework 2020 – 2025;
- Regional Local Government Homelessness and Social Housing Charter 2020;
- Draft Monash Affordable Housing Strategy;
- Monash Open Space Strategy 2021; and
- Municipal Health and Wellbeing Plan 2021 – 2025

CONSULTATION

Community Engagement Report

A detailed report on the engagement can be found in the Community Engagement Report (**Attachment 1**).

The engagement on the Proposal has now concluded.

Notice of Intention to Enter a Lease

Prior to offering a new lease agreement, Council is required to comply with the requirements of Sections 115 (3) and (4) of the Local Government Act 2020.

Section 115 (3) of the Act requires a Council to include any proposal to lease land in a financial year in the budget where the lease is:

- (a) for one year or more; and
 - i) the rent for any period of the lease is \$100,000 or more a year;
or
 - ii) the current market rental value of the land is \$100,000 or more a year;
or
- (b) for 10 years or more.

Section 115 (4) of the Act requires Council to undertake a community engagement process in accordance with Council's community engagement policy in respect of the proposal before entering into the lease if the proposal was not included in the budget.

To address the requirements of the Act and the Community Engagement policy, Council must, at least 4 weeks before the lease is made, publish a public notice of the proposed lease. A person has a right to make a submission on the proposed lease.

As the proposed term is greater than 10 years, Council must publish a public notice of intention to enter into a lease and invite submissions. It is proposed to publish a public notice on Council's website from 7 August 2023.

SOCIAL IMPLICATIONS

The Proposal seeks to address the growing concern among the community for additional social housing to address homelessness, as well as deliver upon Council's commitment to address the significant shortfall of social housing by contributing to improving the health, wellbeing and safety of people experiencing homelessness in Monash.

The Proposal will increase the supply of social housing in Monash and this will benefit not only the people who live in the housing, but also provide social benefits for the wider community.

By addressing the shortfall of social housing, the Proposal seeks systemic change to increase the supply of permanent, safe, appropriate, and timely housing for the most vulnerable members of our community.

The Proposal seeks to embed 'Housing First' as a key foundational principle, fundamental to health, recovery, and safety. This in turn promotes human rights, gender equity and enables better outcomes for at risk vulnerable people who may be experiencing housing stress or homelessness.

HUMAN RIGHTS CONSIDERATIONS

Housing is a basic human right.

The lack of access to appropriate and affordable housing may impinge on many human rights that are protected under several international treaties, including the International Covenant on Civil and Political Rights, the International Covenant on Economic, Social and Cultural Rights, and the Convention on the Rights of the Child.

These rights include the right to:

- an adequate standard of living
- privacy
- social security
- education
- freedom from discrimination
- to vote
- liberty and security.

GENDER EQUITY ASSESSMENT

As this Proposal is considered to have a direct and significant impact on the Monash community, a Gender Impact Assessment (GIA) will be undertaken if the Proposal proceeds.

FINANCIAL IMPLICATIONS

The proposal will be cost neutral for Council. The provision of land will be the extent of the contribution to the proposal.

CONCLUSION

Social housing in our community remains an important and expanding need. Council can assist in addressing this social issue by the provision of land.

HousingFirst are the successful submitter for the Expression of Interest for the design, construction, and ongoing management of 65A Power Avenue Chadstone, for the provision of Social Housing.

The community engagement process undertaken for the Proposal has been completed. There has been significant feedback, and officers have had regard to this feedback as well as their own assessment on what is proposed which has led to a number of changes and improvements in what could be the final outcome on the land.

Should Council wish to proceed, Council is now required to comply with the Local Government Act 2020 and publish a Notice of Intention to Enter a Lease.

ATTACHMENTS

Attachment 1: Community Engagement Report – Housing Proposal – 65A Power Avenue Chadstone

Attachment 2: Response from HousingFirst Ltd



CITY OF
MONASH

Housing Proposal – 65a Power Avenue Chadstone – Social Housing

COMMUNITY ENGAGEMENT REPORT



Overview

This report provides the following:

- A summary of the activities undertaken during the community engagement on the **Housing Proposal – 65a Power Avenue Chadstone – Social Housing**
- Unedited feedback received.
- A conclusion and an outline of the next steps.

Engagement process

Background

The engagement on the Housing Proposal – 65a Power Avenue Chadstone – Social Housing commenced on 19 April 2023. Engagement closed on 14 June 2023.

Direct notification

A letter was sent to all landowners and occupiers in a 400-metre radius of the site. A total of 1,153 letters were sent on 3 May 2023.

Letters were also sent to State and Federal MP's.

Other notification / publicity

A Community Information Session was held at Batesford Community Hub from 6.00-7.30pm on Wednesday 24 May. 54 community members attended.

A second Community Meeting was held at Batesford Community Hub from 6.00-7.30pm on Wednesday 7 June. Four Monash Councillors, Matt Fregon MP and 76 community members attended.

Social Media was used to inform about the Community Engagement associated with the Housing Proposal.

Phone calls and counter enquiries

Monash Customer service received minimal phone calls and counter enquiries relating to the proposal during the engagement period.

Shape Monash

The proposal utilised Shape Monash as the main platform for the engagement.

The letters included a direct link to the Shape Monash page <https://shape.monash.vic.gov.au/power-avenue>

The community were invited to contact Monash by phone or email mail@monash.vic.gov.au.

Visitation

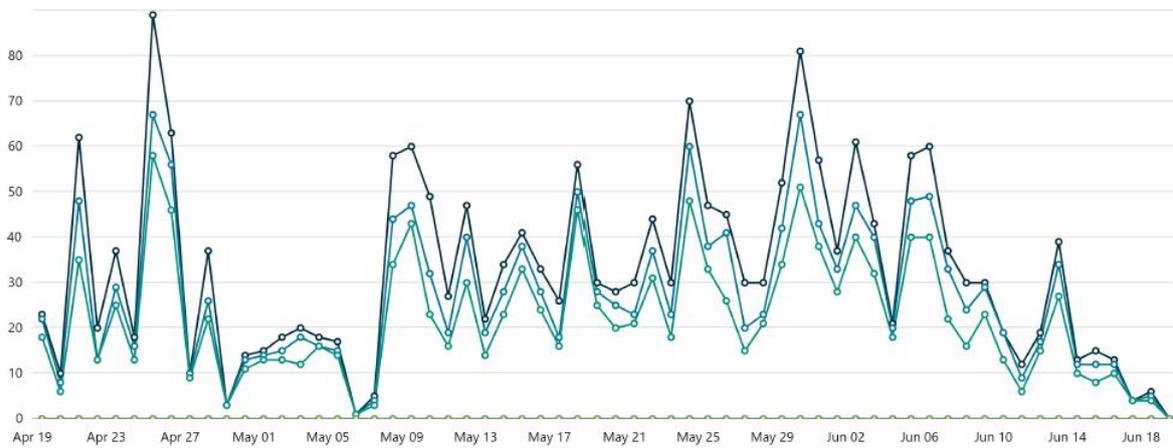
The page had the following hits over the engagement period:

2,024 views,

1,674 visits, and

1,029 unique visitors

Website activity initially peaked with the distribution of letters, as well as on the days of the information sessions.



Key:

- Views - The cumulative number of times a visitor visits the page in a Site.
- Visits - The number of end-user sessions associated with a single Visitor.
- Visitors - The number of unique public or end-users in a Site.

Content of the Shape Monash page

The page included the following:

- Overview - The proposed development
Community information session
The design response to the Expression of Interest from Hayball Architecture
- Location of the site
- Timelines
- See the full design response
- More Information
- FAQs
- Next Steps
- Document Library
- How to contact us on this project

Feedback received

Submissions

By the closing date, a total of 96 submissions were received including from the following organisations:

- Community / interest groups / local MPs / peak industry bodies: 3
- Public utility companies: 1

All unedited submissions are provided in the next section (in two parts: individuals and non-individuals). Individuals have been de-identified to protect their privacy.

A submitter with multiple submissions has been identified as a single submitter.

Submissions were received at mail@monash.vic.gov.au, or directly to some or all Councillors.

Submissions were also received in person at the Community Information Session on 24 May 2023.

Responses from individuals

The following table shows the response sentiments from the 92 individual submissions received.

Supportive of the Proposal in its entirety	Supportive of social housing but concerns regarding the development	Concerns regarding proposal design and development	Unclear
6	32	49	5

Responses from non-individuals / organisations

The organisations that provided a submission were:

- Victrack
- Ashburton Ashwood Chadstone Public Tenants Group

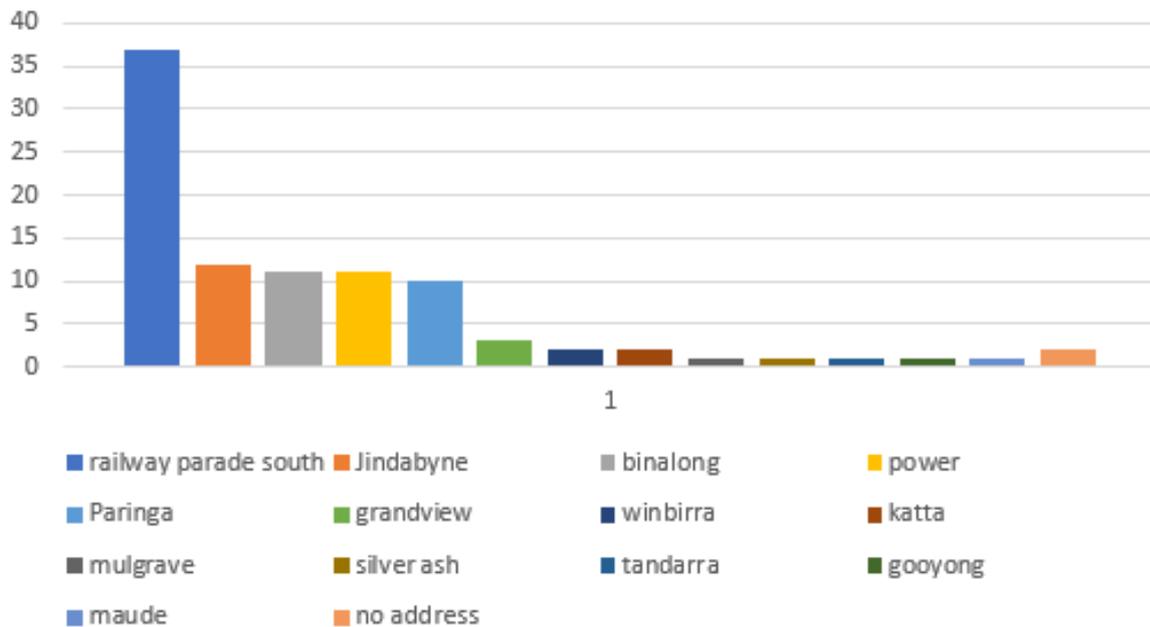
- Protectors of Public Land Victoria Inc.
- Ashwood Childrens Centre

Petitions

Two Petitions were received.

One Petition was presented to Council at its May 2023 meeting. This petition included 95 signatures of people who oppose the development. Table 1 shows the residential location of these petitioners.

Table 1



The second petition was received by email. It is attached as Appendix 2 and included 286 signatures, but as it was tabled in the Victorian Legislative Council, the report author is unable to verify actual signatures.

Letter

One form letter with 41 signatories was attached to 7 email submissions. The form letter is attached as Appendix 1. The Officer responses to the letter is contained in Table 4 – Monash Social Housing Letter to Council.

What did people tell us?

Feedback Responses

The themes

A number of dominant themes were identified. These were:

- Issue 1 - Site Selection;
- Issue 2 - Loss of Open Space;
- Issue 3 - Too much social housing in Chadstone/Ashwood area already;
- Issue 4 - Traffic concerns;
- Issue 5 - Anticipated increase in crime, graffiti and anti social behaviour;
- Issue 6 - Development Design concerns;
- Issue 7 - Renovation of existing State Government owned Social Housing;
- Issue 8 - Property Values

Demographic questions

Demographic information was not a requirement of Community Engagement for this Proposal. Many submitters did provide their address and of these, the majority were from the immediate surrounding area.

Submissions

Table 1 – Individual Submissions

The following is the unedited feedback received through mail@monash.vic.gov.au, emails direct to one or more Councillors, calls received, Council meeting public question time, petitions, and questions received from the Community Information Night on 24 May 2023.

Individual submitters have been de-identified for the purposes of this report.

Please note – where multiple submissions have been received from an individual, they have been collated into a single submission.

Submission #, type and address	Sentiment	Submissions	Officer Response
SUB01- email Address not provided – Monash resident	Support	<p><u>Email 21 April 23</u></p> <p>I just want to offer my support for the proposed social housing project at 65a Power Avenue, Chadstone.</p> <p>I have no professional, economic, or personal stake in this proposal one way or another.</p> <p>I'm not fussed whether it's this proposal or another company... I simply think providing social housing to people who need assistance is a compassionate and decent thing to do. It's an important part of Australia's history and I would like to see it continue despite an increase in the 'Not In My Backyard' mentality among many residents.</p>	Your submission is noted.
SUB02 – email Railway Parade South	Not in Support of development In support of social housing	<p><u>Email 21 April 23</u></p> <p>I am writing to express several concerns over the potential development of 65a Power Ave into housing.</p> <p>As a resident at the nearby address of xx Railway Parade S, this development, if it proceeds, will greatly impact upon my household as well as every other resident in the vicinity.</p> <p>And first I must begin by saying I fully support social housing development and acknowledge this is a crucial service that council must offer its residents. But this proposed development will take much more away from the community than what I believe it will provide.</p>	Your support of social housing is noted.

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>I have recently written to council about the drastic increase and speeds of traffic along Railway Parade S after a visitor to our household was in an accident with a speeding motorist as she backed out of our driveway. Luckily this didn't result in anything other than vehicle damage but this is not the first, nor will it be the last time that this has happened. I fear for what could have been much worse if she wasn't lucky on the day.</p> <p>There is only going to be increased cases of this if you develop this parcel of land and introduce 43 new car parking spaces, plus an unknown amount of additional cars for visitors and other residents. There is very clear and direct evidence of this already happening just up the road on Winbirra Parade, near the roundabout at the junction with Salisbury Road. Traffic at night is down to one lane as vehicles are parking on both sides of the road there. Serious consideration for long term traffic flow must be given if you proceed with this project.</p> <p>Safety is a major concern of mine as a pedestrian as well. We have the lovely new bike path along Railway Parade S which many members of the community are using for commuting and exercise every day, all day. This path is directly alongside the proposed development. Having cars entering and exiting this property will introduce additional hazards to pedestrians.</p> <p>Many families are using this Reserve for recreational purposes. To just say we can utilise Batesford Reserve neglects the point that many people are accessing the proposed site because they can walk directly to it with their smallest (or in our case, oldest) family members in tow. Batesford Reserve is very sloped and access is hard for the elderly who are not fit enough to walk up the hill to access the open space whereas the proposed site is just alongside the road and easier to access. Pushing prams to Batesford Reserve is not an option for many.</p> <p>Is there not a consideration to expand (up our out) our current social housing properties located at 25/27 Power Avenue?</p>	<p>Matters relating to speed will be referred to Council's Transport Engineers for investigation and any appropriate interventions that may be needed.</p> <p>Further information relating to parking, traffic issues and the shared user path are responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design concerns.</p> <p>Council acknowledges that the areas is used by residents, and further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the Officer report at, Issue 2 - Loss of Open Space. The report also details that there is a significant amount of open space in close proximity to the site in addition to Batesford Reserve.</p> <p>The Officer report at, Issue 7 - Renovation of existing State Government owned Social Housing, provides additional detail in response to this question.</p> <p>Council can only advocate for improvements to private land. 615 Warrigal Rd is privately owned, and we don't know what the</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Why not the massive property sitting neglected at 615 Warrigal Road? That location would allow for bigger development, keeps vehicles off residential streets and is closer to public transport.</p> <p>Once this open space is developed, it will never become open space again. I propose that we embrace this open space and make it even more user friendly by putting in fencing to prevent vehicles driving on it at night and allowing dogs to run free. Put in picnic areas and a playground so the closest families can benefit of enjoying open space close to home without having to get in the car to do so. None of these proposals will cost Council much money. The cost of not doing so and proceeding with developing the site are negative and they are significant.</p> <p>Thank you for considering my feedback and should you have any questions I would be happy to discuss.</p>	<p>intentions of the landowner may be. Council can only deal with Council owned land.</p> <p>Council is considering leasing the land, not selling it, and if the proposal proceeds it is open to Council in future years at the end of any lease period to determine what occurs with the land.</p> <p>Council has not undertaken any improvements to the land other than as a passive open space area, and the current consideration is whether Council makes the land available for use as social housing.</p>
<p>SUB03 – email</p> <p>Address Not provided</p>	<p>Support</p>	<p><u>Email 24 April 23</u></p> <p>Saw that there is a proposal for social housing along the train line at 65a Power Avenue, Chadstone.</p> <p>In short, I'm a huge fan, though I'm not a resident that lives closely.</p> <p>However I do cycle through that area reasonably often. I make use of the rail trail. I also ride Winbirra Parade, Salisbury Road, Power Road and Railway Parade.</p> <p>It would be fair, and VERY understated to say I've had some really shocking experiences with car drivers in this area. I feel Winbirra and Power Avenue are used by rat runners who have no patience for vulnerable road users.</p> <p>There are a couple of pinch points near Winbirra and Power avenue, especially under the rail line. See attached red squares in the attached screenshot. This email isn't about those spots though.</p> <p>There is also an opportunity to provide a single crossing that joins up the rail trail (see green square) rather than the double crossing that exists (across</p>	<p>Your support for the proposal is noted.</p> <p>The matters you raise are generally related to pre-existing issues in the general area. Your comments have been referred to Council's Transport Engineers for consideration and we would recommend a further discussion on these matters with them,</p> <p>Council's Transport Engineers will also assess and consider the opportunity to provide a single rail trail crossing at Power Avenue.</p> <p>Any changes or improvements in the area are separate to the consideration of this proposal as they would not be delivered by the social housing provider if Council decided to proceed with making the land available for the proposed use.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Power Ave then across Paringa Court). If this crossing was a raised (and well lit) platform, that would calm traffic and provide a better, safer crossing.</p> <p>Would it be inappropriate to include this safety improvement as part of the development of this land (that includes 52 bike parking spots :-)?</p> <p>I appreciate that this might be a Vicroads responsibility and thus complex, but figured I'd raise it (pun intended!).</p>	
<p>SUB04 – email</p> <p>Address Not provided</p>	<p>Not in Support</p>	<p><u>Email 25 April 23</u></p> <p>I just came across this on your website but no one actually informed us. We love that green space and our two young kids pretty much used it and are still using it on daily basis.</p> <p>Surely as a huge continent country there would be other empty spaces that do not eat into the limited green space for kids and adults to enjoy in already highly developed and congested suburbs such as Chadstone and Ashwood?</p> <p>My family and I are certainly against this development and whoever is in favour of this won't be getting our vote and support when it's the next election time.</p> <p>Dear local state and federal MPs, this is for your attention as well. Please support your local community and protect our parks and green spaces.</p> <p>Thank you kindly in advance for your support and assistance.</p>	<p>Your comments and concerns are noted. The Officer's report does provide some additional detail about green space at Issue 2 - Loss of Open Space.</p>
<p>SUB05 – email</p> <p>Chadstone Local Resident</p>	<p>Not in Support</p>	<p><u>Email 25 April 23</u></p> <p>We are local residents in Chadstone and have been disappointed with the upkeep of the surrounding area of the government housing in the area. There is continual rubbish, graffiti, theft, vandalism etc. within the chadstone community. This is worse in the streets either with or next to government housing.</p> <p>With this proposal, what additional resources will be factored in to maintain the cleanliness of the streets? Address the graffiti and vandalism issue</p>	<p>Your comments and concerns are noted, details relating to the upkeep of government housing are addressed in the Officer's report at Issue 7 – Renovation of existing State Government owned social housing.</p> <p>Graffiti and cleanliness are issues confronting many areas. Whilst Police do and can look at the criminal aspects of these, Council does undertake street sweeping, and through its local laws address unsightly and unkempt properties. Further detail on these issues can</p>

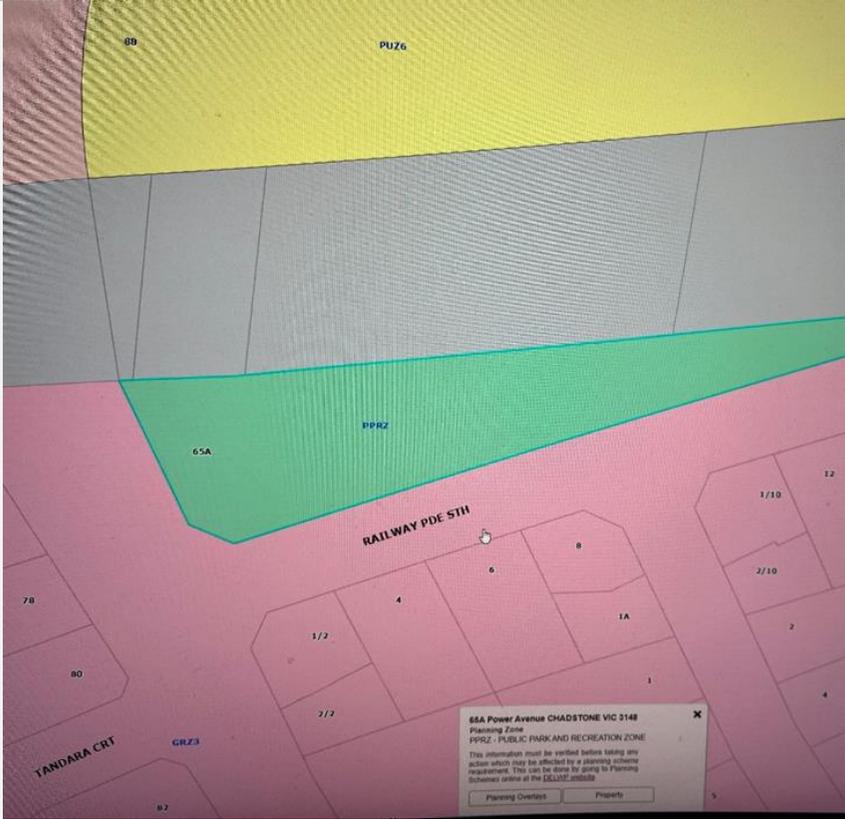
Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>What other projects were put forward for this site outside of government housing</p>	<p>be found in the offices response under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p>
<p>SUB06 – email and call + in-person written question submitted at Council’s info Session</p> <p>Railway Parade South</p>	<p>Not in support</p>	<p><u>Email 25 April 23</u></p> <p>I have learned from council's web site that there is a plan to use a 65A power avenue as a social housing site.</p> <p>I understand that the government wants to provide affordable housing for low income families and I fully respect that. However, this location is a place where local residents used quit often to walk dogs and also for other relaxing activities.</p> <p>Addition to that, the traffic around power avenue is already very busy all the time, I have a concern that the high population density will make it worse.</p> <p>I am sure the local residents hold the same view that this site may not be a suitable place for social housing. It would be much appreciated if we could join the meeting for the discussion so we can hear through the whole proposal.</p> <p>My contact number is : xxxxxxxxxx. It would be great if you could share with me the time when the council will have a meeting so we can join and express our concern.</p> <p><u>in-person question submitted at Council’s information Session</u></p> <p>“Would like information of the consultation process and the different steps involved and when the state government get involved”</p>	<p>Your comments and concerns are noted.</p> <p>The Officer’s report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site and open space have been discussed at Issue 1 - Site Selection and Issue 2 - Loss of Open Space. Further, the Officer recommendation includes for a reduced building footprint with greater setbacks and retention of some open space at the eastern end of the site.</p> <p>Traffic issues have been considered as part of the Officer report at Issue 4 - Traffic Concerns.</p> <p>Details in regard to the consultation process and if the development is funded as part of the State Government’s Big Build program are available in the Officer’s report and Councils Shape Monash page, relating to this site.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
<p>SUB07 – emails, Councillor emails and calls</p> <p>Address Not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p><u>Email - 26 April 23</u></p> <p>I am writing to you about the proposed development at 56a Power Avenue Chadstone.</p> <p>We are very disappointed that our local park will be rezoned for housing, in fact quite shocked we had no idea this could happen at all. Our children play in the park at the end of our street with other kids all the time, and we only found out about the development when a neighbour posted notices. We were wondering a couple of things</p> <p>1) How was this site chosen? With all the high density developments in the area it couldnt be based on the number of people as this area with planning approvals our area of Chadstone will be one of the most densely populated areas of the Monash council area.</p> <p>This means in the future our green spaces are going to be critically important, why wasn't this considered? Arent future green spaces and parks important to the council?</p> <p>I note in the planning proposal you note Batesford reserve and another park nearly 1.5 km away. The Batesford reserve is at full capacity on the weekends and that is without further development already scheduled to bring 1000s more people to the area for example the development at 615 Warrigal road. That park on Railway Pde S is how our kids get to play on the weekends. Why are you taking it away? It would be better to develop it as a local park to support other high density developments in the area.</p> <p>2) Also I need to know if other parks for example in Mount Waverley/Ashwood where less dense populations are also being rezoned for housing as well? If so, would it be possible to have the details? Which other parks will be lost for housing or sold off to developers? Is there precedents? Has Monash counsel ever rezoned a park for housing before? Could we please get the details?</p> <p><u>Email #2 – 10/5/23</u></p>	<p>Council is considering a proposal on the land for social housing. The rezoning of the land is not required for a development to occur. If the proposal does proceed Council may in the future consider if a different zoning is required.</p> <p>Details in relation to the selection of the site are contained in the Officer’s report at Issue 1 - Site Selection. The entire Municipality and Metropolitan Melbourne are experiencing housing growth, but the specific density of the area was not a consideration in determining whether a site may be suitable for a social housing proposal.</p> <p>The local area is reasonably well served with open space and more detail regarding open space and green spaces is addressed in the Officer’s report at Issue 2 - Loss of Open Space.</p> <p>The proposal was prepared by the proponent and not Council. If redevelopment is proposed on larger sites such as the one at 615 Warrigal Road, there will be a requirement as part of a subdivision application that open space either be provided on the land or that a financial contribution is made to Council for the provision of open space in the Municipality.</p> <p>The three sites that Council has currently identified in the first instance are outlined in the Officer’s report under Issue 1 – site selection.</p> <p>To the best of our knowledge, Council has not re zoned a park for housing.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Is it possible to get some of the information. Particularly if Monash council has ever rezoned a park for units before? Many of my neighbours have been wondering.</p> <p>We were also wondering why council refers to this development as 65a power avenue given it is mostly on Railway pde south. We will try to attend the meeting May 24th.</p> <p><u>Email #3 – 11/5/23</u></p> <p>we would really appreciate the information about whether Monash has either sold or given parks away before for developments.</p> <p><u>Email #4 – 17/5/23</u></p> <p>sorry to keep asking, I thought of a number of other questions and I will be interstate for work when the engagement is on.</p> <p>1) Why was our reserve chosen? We are not for example taking parts of Valley Reserve or Jell's park- isnt it the same thing?. Or will those parks also be used for housing in the future? Monash has a document (Parks and Green spaces plan) that states that it has goal that each resident should be within 400m of a park. The removal of this reserve will mean many of us are no longer that close to a park or reserve.</p> <p>Our part of Chadstone serves many disabled group homes, some of the residents have been stating they will feel boxed in if the development goes ahead with now where to go because there is no wheel-chair access between those homes and the parks indicated as replacements. My neighbour is elderly and walks her dog to the reserve each morning. She says should couldnt access the other parks due to the geography of the area, the steep hills and poor pedestrian access. I believe this may happen to me as I get older as well.</p>	<p>The property address of this parcel of land is 65a Power Avenue hence the reference to its property address. Traditionally the frontage of a property in the case of residential corner sites is the frontage (usually the shorter boundary) and not the sideage (the longer boundary).</p> <p>This matter has been addressed above.</p> <p>This question has been addressed above.</p> <p>The Officer recommendation has recommended a reduced footprint and retention of some of the land as green space. With the number and proximity of open space areas in this area, there will not be a shortfall in local, accessible open space in close proximity to residents.</p> <p>As mentioned above, it is proposed to retain some greenspace to the east of the site and the Vic Track land directly to the north between the site and railway line will remain and be unaffected if the proposal proceeds.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>2) Living in this area I cant help but be aware of the amount of aging social housing there is. For example, the next block along 63-65 Power avenue is 50 + year old social housing. Wouldn't it be better to directly develop that site rather than developing a local reserve? Why didn't council consider this rather than disposing of our local reserve?</p> <p>3) We bought our house with a reserve across the street, we were aware it was a reserve we didnt think council had ever given away a park for housing before so we had a reasonable expectation that the reserve would stay when we bought our house, even if other areas of the suburb became densely populated and access to green space is important to us. Will we be financially compensated for our loss?</p> <p>4) I understand the Railway pde south reserve is not that important to all people in Monash, but it is our local reserve the nearby reserves are used for district sport on the weekends and are not really for the local community. I suspect if council did this to any reserve any where in Monash the people who use the reserve would object. So how has this one been chosen? Chadstone has less parks person that other areas and much more social housing, it seems like a park or reserve in mt Waverley should have been chosen to me. And acutally I think developing existing housing to be improved/more dense would be better.</p> <p>In councils parks plan our reserve is described as a local park in contrast to Batesford reserve and JOrdanville Oval which are labelled for district sport. This is an accurate reflection of the use of these spaces.</p> <p>So the two documents seem to contradict each other. One saying it is an important local reserve for local people, another saying we dont need it because there are other parks in our area. Would it be possible to get these question answered I am not the only one interested.</p> <p>Email – 28/5/23</p> <p>I went to the public engagement meeting. But I was really disappointed that there was no feedback on the process we couldnt get actual answers to why our public park was chosen. There was no question and answer session or Townhall style meeting- this is what i was expecting.</p> <p>It seems like a sham consultation to me- a consultation is a discussion.</p>	<p>Council shares your concern about the underutilised state of some existing social housing properties in the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing.</p> <p>Council understands that there would not have been an expectation that a proposal such as this may be proposed when you purchased your property. However, there is unfortunately no guarantee that land from time to time may be required for other purposes. There is no financial compensation available and this is further discussed in the Officer’s report at Issue 8 - Property Values.</p> <p>Information relating to the selection of the site is available in the Officer’s report at Issue 1 - Site Selection.</p> <p>The local area is well served with open space areas and further detail on open space is addressed at Issue 2 - Loss of Open Space.</p> <p>Your comments about other locations such as Mount Waverley are noted. One of the three sites that have been identified as possibly being suitable for social housing is in Mount Waverley. Details of this are available under issue 1 – Site selection.</p> <p>Council did have a second information session set up as a town hall that allowed for a question and answer format in response to requested from local residents.</p>

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		<p>In addition to my concerns about rezoning of our local park and why it was chosen. I want to raise two very serious OH&S issues around the proposal.</p> <p>1) We have had several incidents in our street where ambulance and railway emergency vehicles could not get through Railway Pde sth due to commuter parking on both sides of the narrow street. The development proposed with less than one park per unit will make these problems worse. We have very severe parking problems at 5 Power avenue with the Chadstone Gateway development that is much wider street</p> <p>2) It is dangerous to have a driveway crossing the bike trail where it does. This is one of the steepest descents on a bike it will cause fatalities if left. The driveway needs to be on Power avenue to avoid this.</p> <p>3) How come the proposal does not need to follow the usual council setbacks. This is particularly important next to the bike path. Bikes currently use the park to avoid collisions with pedestrians. The usual frontage setback in our area is 7.5 meters. In this case this setback ground maintained as public space a safety margin for hte bike track.</p> <p>Email 28/5/23</p> <p>I am writing to you as a constituent of Mt Waverley Prefecture. I am really shocked and disappointed by Monash council's proposal to rezone our local park/reserve the Railway parade South Reserve for housing. The current zoning is PPRZ and the reserve is included in Monash's parks plans and described as a local area green space. Which accurately reflects its use.</p>	<p>Concerns raised with the local road network and parking have been referred to Council's Transport Engineers and further information and response is available in the Officer's report at Issue 4 - Traffic Concerns. The Officer's report in the recommendation section proposes an increase in carparking and other improvements to the proposal including setbacks, building form and internal amenity for future residents if it is to proceed.</p>

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		 <p data-bbox="456 1056 1279 1153">I am shocked and upset at this for a number of reasons. Most importantly because it is a park, and parks are for us to use now and for the future. Not for the govts of the time to build units.</p> <p data-bbox="456 1177 1279 1276">I further don't understand why you would rezone greenspace for this, when there is so much social housing in our area in desperate need of investment and development.</p> <p data-bbox="456 1300 1279 1399">If Monash wanted to give away parks for social housing why not choose a part of Monash that doesn't have much social housing. For example, we could take part of the Valley reserve. It is big, and no one will notice?</p>	

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>right? Does the council plan to give away other pockets of greenspace one they are finished with ours?</p> <p>Residents in my area need to understand how you have chosen our reserve over other areas. Indeed, why a reserve at all? This proposal does not seem to be in keeping with the council’s policies on green spaces.</p> <p>In addition, my sadness over the loss of our much loved reserve I am concerned about the development itself.</p> <p>There are two very serious safety concerns I have. My family are regular bike riders, I am concerned that the underground entrance to the development on Railway pde south will cause bike and pedestrian accidents. There is a steep descent down Railway pde south and the car park will be underground. The development needs to be smaller and set further back on the block, it currently violates the normal setback for developments in monash. In this case they are needed for safety. It would be better to have an entrance on Power rd to avoid crossing the main bike path.</p> 	<p>The Officer recommendation requires that if the proposal is to proceed, that the vehicle entrance be from the Power Avenue frontage. This will not only allow some green space to remain on the site, but will remove the possible vehicle/bike conflict. Further information relating to parking, traffic issues and the shared user path are responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design concerns.</p> <p>The Officer recommendation also includes a range of requirements in relation to setbacks and as a result would have a smaller footprint.</p>

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		<p>I am also concerned about the number of car spaces. In railway pde south we have incidents on the railway line that need emergence railway vehicles and ambulances (the most recent was a suicide). It has been the case that these vehicles cannot get to the sites due to parking on both sides of the street.</p> <p>It is irresponsible town planning to not have >1 car parking space per unit. It should be 2 cars per unit to allow for the reality of modern life visitors as well. Railway pde sth is narrow and there is not room for parking, you could not even cut out into the nature strip there is not enough space.</p> <p>The best option would be to not do this at all. Invest the money instead in renewing the 50+ year old social housing in our area in desperate need of renewal. You only need to go 50 m down power avenue to 65-57 to see examples of social housing that have not been maintained and in desperate need of renewal- so why steal a green-space for this? When there is so much development in the area. Also will this development end up like those in 50 years with no plans for maintenance.</p> <p>I have been someone who has been supportive of social housing, but I am shocked how little consideration and consultation there has been over this. We only just found out about this from a neighbour, and it will dramatically affect our use of the bike track and reserve our children play in will be taken away.</p> <p><u>Email – 29/5/23</u> one thing we area really confused about is how the site was chosen, given it is park. We have read through the council documents and many council sites were excluded as they were parks. But this site was not? Why not? It is even mentioned as a local area park in Monash's Parks plan. The comments about access to other green spaces could equally have applied to other parks in Monash council. They are also not accurate in our case because Batesford reserve is used for district area sport on the weekends so it is no accessible to locals. So we would like some explanation as to how our park was chosen by the council.</p>	<p>The Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing.</p> <p>Council shares your concern about the underutilised state of some existing social housing properties in the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. These are State Government owned properties, and Council has resolved where it can, it has a role to play in making land available for social housing.</p> <p>Council publicised the consultation for the proposal in a number of ways, including by writing to all property owners and occupiers within 400 metres of the land.</p> <p>These matters have been addressed earlier in this response and further information is available in the various 'issues' in the Officer's report.</p>

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		<p>Then if we must do it we must give it away- which none of us think is ok we must do in away that doesnt make the area unsafe. The development should not cross the bike path because people descend the hill very quickly and bikes need right of way.</p> <p>There also needs to be enough parking. Similar developments in the area have caused significant parking issues, and Railway pde south is very narrow. Teh street cant be used for parking by residents. There wont be room to cut out either because of hte bike path.</p> <p>We have had issues with emergency service vehicles not being able to get down the street due to people parking.</p> <p>As said too there is so much social housing in an area that is low density and very run down. A lot of old Asbestos housing. It would be better to densify and replace it rather than interfering with a greenspace bike trail.</p> <p><u>Email - 29/5/23</u></p> <p>Thanks for your email.</p> <p>There was no genuine consultation last week. It was total sham.</p> <p>I spoke Matt Fregon on the weekend, who is our state member and he advised that the decision to rezone a park entirely rested with Monash council.</p> <p>Which is it? Is it the state govt or is it the council?</p> <p>It seems the state govt blaming the council and the council is blaming the state govt.</p> <p>Yet everybody seems agree on the key points.</p> <ol style="list-style-type: none"> i. Nobody thinks we should loose greenspace. ii. Nobody thinks it is a good idea to have an underground car park driveway across a major bikeway. iii. Nobody thinks the parking situation will work. iv. Everyone agrees we have heaps of 50+ year old social housing within 50m of the proposed site what would be a better target to state govt investment. <p>How was our park chosen?. Will other greenspaces in Monash also be lost?</p> <p>What about legitimate OH&S considerations?</p> <p>I support social housing but this development is inappropriate and our precious state govt funding should be used to fix existing housing in the area. Not to steal a park and render a major bikeway dangerous.</p>	<p>Whilst there are older properties in the area, they are not owned or controlled by Council and are in private or State Government ownership.</p> <p>Details with regard to the consultation and the additional community information session are detailed in the Officer’s report.</p> <p>The proposal and consideration for social housing on the site is a Council decision as owner of the land. Council is not blaming or referring to the State Government as part of this proposal, other than to identify that a social housing provider may be eligible for funding under the State Governments Big Build program, and if funding is received a proposal may benefit from the streamlined planning process that has been introduced within planning schemes by the State Government.</p>

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		<p><u>Email – 10/6/23</u></p> <p>thankyou for convening the forum on the rezoning of the Railway Pde South Reserve for social housing.</p> <p>I hope that you are able meaningfully reflect on the series of very serious issues raised the people who live near and use the reserve every day. It is very hurtful to us to say we dont use the reserve, and propose developments that compromise our green space, bike path and will lead to flooding problems, traffic problems and social problems. As local residents we have a hard time understanding why our reserve was chosen, and nobody has been able to explain it to us. The reserve like others in the area was set aside as it is flood land, and we are well aware of how much water is held in and flows over that space during rainfall. This is also clear from historic satellite images of the area. In November 2011 water under the railway bridge on power avenue was 1 m high and the site was inundated. This all in existing council documents. Our reserve is listed as local area green space, again in Monash's parks plans. I don't really understand why this isnt discussed at all by council.</p> <p>It seems to us like you have just picked our reserve because we live in an area with lots of social housing thinking that people who live in social housing dont really deserve green spaces and we dont want social housing in our more affluent suburbs.</p> <p>We agree there needs to be more social housing across monash, which is why we voted for you. But robbing us of our park and green space is not the way forward here, particularly as population density increases.</p> <p>However, renewing existing social housing is and there is plenty in our area that needs renewing and investing in. It is disappointing to me that as someone who claims to care so much about social housing seems to know so little about it in their own area, and the area they are suppose to be representing. If you truly understood how much run down and unsafe social housing there was in our area even within 50m of the site you are proposing to take you would see how ridiculous it is to give up a park, when you could renew and densify existing sites If you knew the people of our area, you would know how important our little reserve is. While there are other parks in our area their focus is on district sport and they are not used by local people because they are busy and booked.</p>	<p>These comments and concerns are noted, many have been responded to above with further details within the Officer's report.</p>

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		<p>I am also very concerned by the amount incorrect and contradictory information we are presented as residents on this topic.</p> <p>Your planner said the reserve did not need to be rezoned, but the council documents say that it does? Which is it? I understand from Karen Hayes that a park has never been rezoned for housing before in Monash so why do it now? Parks are for people and future generations not for unit developments.</p> <p>In addition, I was very surprised the development plans posted were irrelevant as well. That is really strange to me, as residents if those are what is proposed what exactly is? If you hand this site over to the state govt then council will have no say in what is put on the site. How can you do that to us as your constituents?</p> <p>A final things I want to ask is about crime statistics. I have checked all the major websites on this both Ashwood and Chadstone have twice the crime rates of Mt Waverley and Glen Waverley when considered per capita (which is what is relevant). How can you be responsibly presenting information saying the crime rates in Glen Waverley are higher. It is just false. I am not saying our high crime is due to social housing, it may not be. But it is a simple fact that the rates of crime in our suburb are more than twice per capita of Mt <u>Waverley</u> and Glen Waverley.</p> <p>It is disappointing to me as a local constituent that you are presenting false and misleading information. It makes me worry you have presented false information elsewhere and on other topics.</p> <p>We hear the residents of Brighton of Ashburton all complaining about social housing developments. All that is happening for them is that existing housing is being renewed and densified. They are not facing proposals where their parks are being stolen like we are. As you can see from the forum we want you to renew and densify the existing social housing in our area. We want it to be safe we want to be livable.</p> <p>Please dont take our reserve - parks are needed for our children and for our children's children. They are not for the govts of the time make into houses. Please dont hesitate to get in touch should you have any questions.</p> <p><u>Email - 13/6/23</u></p> <p>thankyou for your email, and also for taking the time to speak to the residents at the meeting.</p>	<p>For clarification, the proposed development would be permitted under the current zone, and a rezoning is not required.</p> <p>The plans that were provided by the proponent were plans of what could occur on the land. They were not plans submitted for approval, nor had they been developed or assessed under relevant planning and building requirements. Detailed plans would be required if a proposal were to proceed on the land. The Officer’s recommendation in the report identifies a number of changes and considerations that are considered appropriate to be incorporated in any proposal to develop the land for social housing and these would be required to be complied as a condition of granting a lease.</p> <p>Your comments regarding crime are noted, and further information and details is contained within the Officer’s report under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p>

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		<p>We care a lot about our area, and I understand this is probably difficult for all involved. Could ask to please clarify something for me. In terms of the selection of the site at 65a power avenue. I understand from looking at titles in the area that there are number of other parks that hold a freehold title For example: 24 Toirram Rd, Mount Waverley VIC 3149 391 Stephenson Rd Mount Waverley ViC 3149 Given there are other sites that would fulfill this criteria. Wouldnt it make sense list them all and explain to us why our park was chosen over other areas which also on freehold title. The council report does not explain that at all. As many of my neighbours have noted already, everybody values their parkland, and also we have and awful lot more social housing than other areas of Monash. <u>Email - 14/6/23</u></p> <p>I still dont understand because 65a power avenue is a park? How do you define a park? <u>Email - 14/6/23</u></p> <p>Further to this comment the site identified in Monash's Parks and Recreation plan as local area greenspace. It also has PPRZ zoning. Based on this we believe it is a park. Please explain why it is not. <u>Email - 14/6/23</u></p> <p>thankyou. I appreciate you clarifying. We both acknowledge there are other sites with both freehold titles and that haven't been improved If this development goes ahead then those other areas are subject to being lost in the future as well I guess.</p>	<p>Information on this matter has been provided above and further information is contained under Issue 1 – site selection.</p> <p>Information on this matter has been provided above and further information is contained under Issue 1 – site selection.</p> <p>Council has not at this time considered any other land other than the 3 sites as detailed within the report. If those or other sites are to be considered for social housing, consultation with the community would occur as it has for this site. There are no plans currently however to investigate any other location other than the three identified.</p>

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<p>SUB08 – email</p> <p>Warrina St Chadstone</p>	<p>Not in Support of development but supportive of affordable housing</p>	<p><u>Email 26 April 23</u></p> <p>I was told by my neighbour about the project. I totally understand the need for affordable housing in VIC. But we cannot sacrifice our precious green spaces.</p> <p>I actually quite surprised to know someone is interested to put house in the land. Because it is so close to railway tracks. The site is not suitable for building. More importantly, there are so few public green spaces in Chadstone already. I believe there should be more places is better than this site for social housing in VIC.</p> <p>Please consider twice about the green spaces. once it gone, it will never come back. but we can always find a land to build.</p> <p>In a word, I support to build more social housing but not on this site.</p>	<p>Your concerns and request for careful consideration regarding use of the site are noted, as is your support for social housing, but not on this site.</p> <p>The site can accommodate a residential use, and there are building materials and other materials that can be used to address noise issues. It is not uncommon however for residential land uses to be close to a railway line and there are many examples of this right across the Municipality and metropolitan Melbourne. Further details regarding site selection are available in the Officer report at Issue 1 - Site Selection.</p>
<p>SUB09 – email</p> <p>Railway Parade</p>	<p>Not in Support</p>	<p><u>Email 30 April 23</u></p> <p>Regarding the planned development at 65a Railway Parade, Chadstone...</p> <p>I objected to the current plans on the following grounds...</p> <ol style="list-style-type: none"> 1) The development is too large for the area – too tall and too many extra people. 2) It is not particularly close to amenities required by truly socially disadvantaged people, still requiring them to down cars. 3) Carparking. I gather there is a requirement for only 0.8 carparks per dwelling. This will clearly force resident to park on Railway Parade which will increase congestion and decrease safety due to the narrowness of the road. I do not believe that less than 1 car bay per unit is realistic given half the places are 2 bedders (and given the amount of prestige cars in the driveways on social housing in this area already). 4) Segregating socially disadvantaged people into a large multi-storey development is the making a of a mini-ghetto in future years. 5) The design is not in keeping with Council Guidelines applicable to other rate payers. The design with sheer walls and minimal articulation is 	<p>The recommendation in the Officer’s report has identified a number of changes including a reduced footprint. In terms of height, under current planning rules introduced by the State Government, a 3 storey development is allowed in many residential areas on normal residential sized lots.</p> <p>The site is in an accessible location for social housing and there are a number of services available. The location is similar to and in close proximity to other State Government provided social housing sites.</p> <p>Concerns raised with the local road network and parking have been referred to Council’s Transport Engineers and further information and response is available in the Officer’s report at Issue 4 - Traffic Concerns. The Officer’s report in the recommendation section proposes an increase in carparking and other improvements to the proposal including setbacks, building form and internal amenity for future residents if it is to proceed.</p>

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		<p>something I was not allowed to do with my recent planning application – so why it is allowed here (and much taller)?</p> <p>I would prefer to see a much scaled down 2 storey (+ basement) design taking up only half the open land with the remained turned into a children’s playground and with a small area of native bush. Additional social housing should be distributed throughout suburbs and situated closer to amenities (This sort of development is better suited to the Glen Waverley activity centre).</p> <p>If it is to go ahead as planned, parking bays need to be created along Railway Parade. Also the bike path through this area does not meet current standards as it is too narrow and needs to be widened to make it safe with the extra pedestrian traffic which will occur. Even better would be to route bikes between the new development and the rail line with an overpass made over Power Avenue.</p>	<p>Council does not agree that the provision of well run and appropriate social housing will create a future ghetto.</p> <p>The Officer recommendation in the report has identified and proposed arrange of design improvements including setbacks, articulation, building form and internal amenity improvements to name a few.</p> <p>The building footprint has been reduced which will enable some greenspace to be retained on site. The three storey scale is appropriate having regard to the land size and the scale of development that is permissible in the surrounding residential area.</p> <p>Parking spaces have been increased on site in line with planning scheme requirements. The existing path is a shared path and not a dedicated bike path. Its location and width may need to be considered in the future, but its consideration is not part of the current proposal. The development if it is to proceed will not prevent it from being improved and widened. You suggestion regarding relocating the shared path is noted and worthy of future consideration.</p>
<p>SUB10 – email</p> <p>Power Av Chadstone</p>	<p>Not in Support</p>	<p><u>Email 4 May 23</u></p> <p>I hope this email reaches you well.</p> <p>I write this email in order to provide some feedback and views which we, as residents of Chadstone and Power Avenue, share with regards to the proposed social housing development at 65a Power Avenue, Chadstone. We strongly believe that there are many issues which this will bring to the nearby community and thus would like to strongly oppose the proposal.</p> <p>To begin with, such a development would indubitably cause a drastic influx in traffic congestion. Power Avenue, Batesford Road and Railway Parade are by no means big in terms of size magnitude. In fact, it is not uncommon to see Batesford Road and even Tandara Court (right outside our home) to be parked full of cars on weekends, perhaps when sporting events are held at</p>	<p>Traffic considerations and increases in traffic are addressed in the Officer’s report Issue 4 - Traffic Concerns. The parking issues you raise have been referred to Council Transport Engineers for investigation and to determine if any parking restriction or changes are required. If</p>

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		<p>the nearby Batesford Reserve. It is thus worrying to think that this social housing development will bring about 43 car parking spaces, and 48 new units – these roads just simply would not be able to withstand such busy traffic. This matter becomes all the more ludicrous if those residents have gatherings or parties, as more vehicles will be ushered into the neighbourhood. Ultimately, this then comes at the expense of us residents, who are already finding it arduous to navigate through the busy streets at times.</p> <p>Secondly, moving forward with this development will negatively affect the wellbeing of nearby residents. The space in which this social housing is proposed is not only a popular site for recreational use, but also one which allows residents to walk their dogs and exercise. Taking away such a fantastic piece of open land from residents is no doubt a huge detriment to those living in Power Avenue, Batesford Road and Railway Parade. In light of this, it seems absurd that Monash Council would be seeking to transform such a green, open space into one which is used for housing. We have always been under the impression that Monash Council and the State Government for that matter, are especially keen in ensuring sustainability and maintaining open spaces for the public. Therefore, out of any other possible location within Monash, it is astounding to see that this social housing development has been proposed here, especially given the environmental impacts such as Urban Heat Island Effect that will ensue.</p> <p>Finally, the security and safety of the neighbouring community is also an area of major concern. Currently, there are already plenty of instances where loud, uncouth pedestrians try to make their presence felt in the early hours of the morning by shouting and affecting the sleep of nearby residents. Whilst there are often very loud and irritating helicopters that circle above in the surrounding area, presumably in an effort to track down offenders. It is also very disheartening to see such ubiquity of graffiti in the nearby area, which is again another issue which comes at the expense of us residents. In recent years, it has not been unusual for us to have to purchase paint from Bunnings and take these matters into our own hands. Alas, the introduction of social housing at 65a Power Avenue is concerning as it may only seek to further exacerbate these underlying problems.</p>	<p>the development were to proceed, Council would also consider the need for further parking restrictions if the need arose.</p> <p>In relation to the number of car spaces, the Officer's recommendation includes an increase in the ratio that was proposed to be more in line with normal planning scheme requirements.</p> <p>Your comments and concerns are noted. Councils open space strategy does deal specifically with the provision of appropriate open space particularly in areas where there is a lack of open space. The local area has good access to a range of open space areas in close proximity and at times Council must consider the best use of a site. With the recommendation to reduce the building footprint and increase building setbacks, there is an ability to retain some greenspace on the site along with the Vic Track land immediately to the north of the site along the railway line. Further information on open space is available in the Officer's report at Issue 2 - Loss of Open Space.</p> <p>Council understands and accepts the concerns about noise and graffiti. These matters are not ones that are unique to or solely associated with social housing. Further detail and response is provided in the Officer's report at Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Thank you so much for your time and I hope that this feedback provides some insight into what many of us amongst the community feel about this proposed social housing development.</p> <p>We are adamant that Australia is a free and democratic nation which brims with opportunities. Yet it would feel painstakingly ironic if a development which would bring such multifaceted ramifications is not one that is consulted with and supported by the local residents.</p> <p>I look forward to hearing your reply and Monash Council's final decision.</p>	
<p>SUB11 – email</p> <p>Binalong Avenue</p>	<p>Not in support</p>	<p><u>Email 3 May 23</u></p> <p>I would like to inform you of my disappointment that the Monash Council would think it was anything but a disaster of building 48 units at 65A Power Avenue.</p> <p>As a resident of Binalong Avenue I highly object to this development on the following points and would like you to please address my concerns.</p> <ol style="list-style-type: none"> 1. There is limited green space in the area and the development of one of the last remaining green spaces, along with the increased population density to this small area would only heighten this issue. My young daughter and dogs enjoy playing down there and along with many other families would be deeply saddened. 2. The increased traffic that will result from the 48 units on a suburban back street would not be acceptable. The works that were conducted on the corner of the Railway Parade and Huntingdale Road were not thought through resulting in many near accidents and bottlenecking traffic both in and out of Railway Parade from Huntingdale Road. I do not know why the council would believe that allowing for cars to park on the road near a station resulting in a two way street where only one car could fit to pass through would be a good idea, The proposed development at 65A Power Avenue leads out to this area and would only increase this issue. 3. The houses directly across from the proposed build would lose the limited street parking they have. 	<p>Your comments, concerns and use of this green space are noted. Councils open space strategy does deal specifically with the provision of appropriate open space particularly in areas where there is a lack of open space. The local area has good access to a range of open space areas in close proximity and at times Council must consider the best use of a site. Further commentary regarding the loss of green space is contained in the Officer report under Issue 2 - Loss of Open Space.</p> <p>Traffic considerations and increases in traffic are addressed in the Officer's report Issue 4 - Traffic Concerns. Your comments regarding the works at Railway Parade and Huntingdale Road have been referred to Council's Transport Engineers for assessment and they are able to discuss those works further with you if you wish, but they are not part of the consideration of the current proposal.</p> <p>The Officer recommendation proposes an increase in on-site carparking per dwelling. Street parking is available for all people to</p>

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		<p>4. I have reviewed the other 2 sites that were also considered in Mount Waverley & Clayton and they are more suited for this development. Those sites are more suited to this style of development as they have the correct infrastructure surrounding to accommodate the 48 units. If not ruled out of contention I would like these reconsidered or to be advised why the council believes 65A is more suited.</p> <p>5. The height of the development to accommodate the 48 units in such a small area would ruin the feel of the neighborhood and would lower property values.</p> <p>6. There is not a near enough police station or fire station and with the increase of residents into the area the need to have such services respond would be greater.</p> <p>7. Many of the adjoining streets such as Binalong Avenue are quite narrow and would not be able to handle the increased traffic that will result in the area due to 48 units being built at the end of our street. There is already increased traffic to the initial layout of the area as most of the original houses have been sub-developed which has increased the number of cars parked on the narrow streets.</p> <p>8. Many respectable families will move out of the area to limit the capital loss on our properties.</p> <p>9. Increase in funding for the increase in services such as public schools in the area? As services such as these will need to take on more.</p> <p>10. Not enough car spaces at the local train stations. Even though some would believe it is a short walk to either station. There will still be many that drive from the 48 units and there are not enough car spaces to accommodate.</p> <p>11. Noise pollution. The surrounding area to the proposed development is a quiet suburb and having 48 units stacked on top of each other would drastically increase the noise pollution in the area.</p>	<p>use and not just residents of a specific property, but if street parking became an issue parking restriction could be investigated.</p> <p>Council has identified 3 sites as possibly be suitable for social housing. The Power Avenue is the first site being proposed. It is not a case of one of the three only being considered, and further detail on the three sites and their consideration is contained in the Officer report at Issue 1 – Site selection.</p> <p>A response to the height of a development and property values has been provided in SUB09. Issue 8 – Property values in the Officer’s report provides additional information on this concern.</p> <p>Your comments in relation to the proximity of the police and fire station are noted, but there is no link to densification and increased development and the need to have emergency services closer.</p> <p>Information regarding traffic and parking are addressed in the Officer’s report at Issue 4 – Traffic concerns</p> <p>The issue of property values is addressed above, and it is a matter for each individual property owner what they choose to do with their own property be it to remain or sell and move elsewhere.</p> <p>Funding for schools and other like services is a matter for State Government consideration and not Council. The City of Monash, like all metropolitan Municipalities is experiencing growth and increased densities encouraged by various State Government Planning policies.</p> <p>The proposal is for a residential development in an established residential area. It is not considered that a residential use would create unacceptable noise issues.</p>

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		I appreciate the time you will take in reading my concerns and putting together your response and look forward to the response	
SUB12 – email Address Not provided – Monash resident	Not in Support	<p><u>Email 3 May 23</u></p> <p>Just writing to voice my objection to the proposal at 65a Power Ave on the basis of loss of open space.</p> <p>Open space is essential to the wellness of the surrounding community. This became even more evident during lockdown.</p> <p>I am saddened that Monash Council seems to be encouraging loss of open space whilst other Councils such as Kingston city council are increasing their open space (they have just compulsory acquired 83ha to become open space).</p> <p>I have regularly met other families in the neighbourhood at this site to play with the kids, picnic and watch the red rattler come though. See picture below. I have also met other dog owners here to socialise dogs.</p> <p>I am increasingly becoming dissatisfied being a Monash ratepayer. This space should be retained for all to enjoy.</p>	Your comments and concerns are noted. Council does value open space and green space and this proposal would not be considered if there was a deficiency of green or open space in the immediate area. Further details on this can be found at Issue 2 - Loss of Open Space in the Officer's report.
SUB13 – call, Councillor email Public Question Time April and May Address Not provided – Monash resident	Unclear	<p><u>Email #1 – 26/4/23</u></p> <p>Dear Josh,</p> <p>The notification letter (issued to a limited number of residents only) regarding 65a Power Avenue, identifies it as a suitable site for 48 units. The letter states building on this on existing park land is appropriate due to “transport, education, services and open space”.</p> <p>From Council minutes 30.11.2021, it seems this park has been put forward as a preferred site over and above 1399-1401 Centre Rd, Clayton and 329-333 Waverly Rd, Mt Waverley – both existing residential sites that appear to provide all the same or similar access to “transport, education, services and open space”.</p> <p>Where is the report with supporting evidence to demonstrate building units on our local park provides access to these facilities any more than the other sites?</p>	<p>This is noted and Council did extend the consultation period and notify all owners and occupiers within 400 metres of the site and had two information sessions.</p> <p>For clarification the site has not been presented as a preferred site over the other two sites that have been identified. It is one of three sites identified as being suitable. Further detail on the three sites and their consideration is contained in the Officer report at Issue 1 – Site selection.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>How can meaningful community consultation be met by only notifying a handful of residents when removing this local park will affect so many? Our local community would like to hear from all councillors on the above and have the opportunity to express other thoughts and concerns about the proposal.</p> <p>We invite you to attend a community meeting Weds the 3rd of May, 7:00pm at the Amaroo Neighbourhood House, 34 Amaroo St, Chadstone.</p> <p>To RSVP and to indicate your interest in hearing from the community please contact: XXXXXXXX@gmail.com Or phone XXXXXX: XXXXXX</p> <p>Please feel welcome to follow us on Instagram 65aPowerAvenue where local park users are connecting to show how we use and value our local park. Or hashtag #65aPowerAvenue to show your support for us.</p> <p>We look forward to hearing from you.</p> <p>Kind Regards, XXXXXXXX</p> <p><u>Email # 2 – 9 May 2023</u></p> <p>Dear Peter,</p> <p>Thanks for following up and yes, you're correct most of the questions raised have been addressed.</p> <p>I appreciated the response and the follow up with a community information session, the wider circulation of letters and the extension of time for feedback.</p> <p>I had hoped for a more formal meeting but I have been assured by councilors that issues raised at this drop in session will also be noted as part of the feedback.</p> <p>The only point that hasn't yet been addressed is my interest in seeing evidence of a report to support the decision to put this site forward as a suitable site for development. Would you be able to assist there? I imagine there is one?</p> <p>Also, I was in touch with Tina's assistant Amanda today, to note that although the mistake was duly found and addressed it did shake my confidence in the systems in place to make sure mistakes like this don't</p>	<p>This has been addressed earlier in this response, and consultation is detailed in the Officer's report.</p> <p>A response was provided directly to the resident at the time.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>happen. I do understand we are all human and things can happen. I am quite accepting of that. But moving forward how are things set up so this doesn't happen. And although I take in good faith that letters have been more widely circulated, how can residents be reassured they have been as widely circulated as Council agreed? Please appreciate I'm not seeking to be combative, but I do feel it's a valid point to be raised when there are many ramifications for many residents when any major development or loss of green space is proposed. Amanda suggested you may be the right person to raise this with.</p> <p>I appreciate your time. Look forward to hearing back from you when you can.</p> <p>Email – 29/5/23 In a planning property report on the government website, it's zoned as PPRZ....but that doesn't mean it requires rezoning as it's not shown in the title as "vested"? Is that correct?</p> <p>Email – 29/5/23 So it leads to a general question that might summarize, if buying land for example, what does one need to ask to be sure a nearby local park or reserve is not potentially open to development or reuse (without rezoning)?</p> <p>Email – 30/5/23 Weterh freehold lot</p> <p>Email 29/5/23 Thank you. That's exactly the information I was looking for - that the land was up for assessment and that no alternative green space was being offered, didn't make sense to me with the information I had at hand.</p> <p>As such my questions for public question time are largely answered and obsolete. But if they are addressed they will hopefully clarify things for others in the community that are also asking these questions.</p>	<p>The land does not need to be rezoned for the development to occur. It is permitted under the current zoning. Additional information is contained in the Officer's report under Issue 2 - Loss of Open Space.</p> <p>A response was provided directly to the residents at the time of the email.</p>

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		<p>I hope the amount of concern shown for the importance of holding open green space for all in the community, especially as population density increases, is taken on board. I also hope more long term solutions to social housing are promoted. It is desperately needed but consuming ever dwindling green spaces will not solve the problem long term. It is a very short sighted bandaaid to an issue that deserves much more forward planning and funding. Again, thanks for getting back to me. Much appreciated.</p> <p>Email 29/5/23 Another question if I may. Wether freehold lot or reserve on title, the land still requires rezoning for development, is that correct? Also to comment, using this land may contribute a small proportion to social housing but I would argue at great expense to existing and future residents. Further to this, council acknowledgement on the Monash Open Space Strategy web page, that residents would like more space and council aspires to meet this need, would be best achieved by not reducing existing open space. Thanks again for your time.</p> <p>Email 29/5/23 Sorry, but I am still confused. 😊 In a planning property report on the government website, it's zoned as PPRZ....but that doesn't mean it requires rezoning as it's not shown in the title as "vested"? Is that correct?</p> <p>Email 29/5/23 I do appreciate you bringing me up to speed on all of this! It is indeed confusing. Thanks for getting back to me.</p> <p>So it leads to a general question that might summarize, if buying land for example, what does one need to ask to be sure a nearby local park or reserve is not potentially open to development or reuse (without rezoning)?</p>	<p>A response was provided to the resident at the time and information is available in the Officer's report at Issue 1 – site selection.</p> <p>A response was provided to the resident at the time and information is available in the Officer's report at Issue 1 – site selection. The land does not need to be rezoned for the development to proceed.</p> <p>A response was provided directly to the resident at the time.</p>

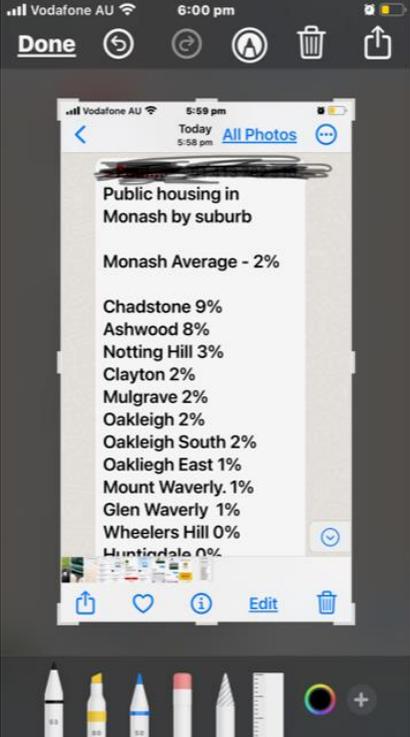
Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Email 27/5/23 Thanks for responding. I do appreciate that, given I have not heard back from any of the councilors. Thanks for acknowledging that my questions will be added to the report.</p> <p>However, as you have said, my queries point to issues that question the validity of this reserve ever being proposed. It appears this site is a reserve that should have been removed from the assessment process. It also appears that the way this site was presented for assessment was misleading and the preference is to avoid replacing it with equivalent green space by leasing it out instead of selling it.</p> <p>I accept I may have completely misinterpreted things, especially since I have access to limited information. But I would like answers to this ASAP to confirm if I am correct. The questions do go to the heart of the matter and if I don't hear answers from within council or the councilors I think it's important to take the matter further.</p> <p>Email – 21/5/23 I write to pose further questions regarding the proposed development of Railway Parade South Reserve (65a Power Avenue). If you could please take the time to read through them and respond.</p> <ol style="list-style-type: none"> 1. There are multiple references across the council website, within council documents and on individual council profiles that highlight and support the need for more open space for many reasons. Given this proposal appears to fly in the face of all that council and councilors propose to support, why has this proposal <u>ever</u> come this far? 2. Sydney's lord mayor, Clover Moore, has called a plan to rezone and develop underused state land as "really disappointing" and said the state government should instead be focused on genuine 	<p>The Officer's report under Issue 1 – Site selection provides additional information regarding the selection of this site. Council's Shape Monash page also has relevant supporting and historical information and Council reports on consideration of the site and why it was considered appropriate to be considered for a social housing proposal. The area is well served by open space and, the Officer recommendation proposes some changes including a reduced footprint and retention of some publicly accessible green space on the land.</p>

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		<p>investment in social and affordable housing, while thinking carefully before making any decisions to sell off land. “Once public land is sold, it’s gone,” she said. “All levels of government are custodians and they really should have a conscience and responsibility about the future too.” Why doesn’t council also push back against the Victorian State Government’s pressure to use public land for development?</p> <p>3. Existing public housing sites such as 25 and 27 Power Avenue provide plenty of scope to increase density and upgrade and improve existing public housing without eroding parkland. Why isn’t this being proposed?</p> <p>4. A NSW Labor Minister says providing incentives to developers to convert surplus commercial space presents a ‘good opportunity’ for the state. Have creative alternatives such as using vacant offices to boost social housing stock been put forward or considered by Melbourne councils?</p> <p>5. Referring to the Report to Council 30th March 2021 “A number of sites were immediately excluded from the assessment process due to the land being public open space. The current low provision of open space in areas of Monash and the requirement to replace any public open space land effectively means that Council would incur two financial imposts, firstly the loss of the asset and secondly through the need to replace the value of that asset in the open space network. The three sites provide a suitable base to explore opportunities and the suitability of any of these sites for the provision of affordable housing.” Why, when one of those three sites (being 65a Power Avenue) is clearly a public open space, wasn’t it excluded?</p> <p>6. Railway Parade South Reserve has been referred to as “65a Power Avenue”, “vacant land”, “predominantly an access way/trail”, “a triangular site” all of which reveals no local understanding. This reserve is a well-used local park. Early community engagement</p>	<p>The consideration of this site is a Council consideration and decision. Council agrees that more can be done. Further detail on this is in the Officer’s report at Issue 7 Renovation of existing State Government owned Social Housing. The Officer recommendation also recommends further advocacy on the issue.</p> <p>The Officer report at, Issue 7 - Renovation of existing State Government owned Social Housing, provides additional detail in response to this question. Council cannot make decisions for the State Government.</p> <p>The comments are noted, and this is a question for the State Government as opposed to individual Councils on a case by case basis.</p> <p>Relevant details about the site are outlines in the Officer’s report at Issue 1 – Site selection</p> <p>The comments are noted. The site is still being considered and no decision has been made. Council felt it was important to firstly see if there was a social housing provider that may be interested in the site, and secondly what they may propose to do with it. This provides the local residents in the area more information to consider in any</p>

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		<p>could have provided this knowledge. Why wasn't community feedback sought before the reserve was put forward for consideration?</p> <p>7. Referring to this public open space as vacant land, and 65a Power Avenue could be interpreted as misleading. Why hasn't this park been referred to as a reserve?</p> <p>8. I refer to page 7 of the Report to Council 30th March 2021 "public open space can be used for municipal purposes in accordance with the planning scheme or sold only if the council has provided for replacement public open space." 65a Power Avenue is zoned as a PPRZ zone. It is public open space, why hasn't a replacement POS been put forward to the community for consideration?</p> <p>9. If correct that maintained ownership means council doesn't need to replace the park, then is council's preference to lease out the reserve an effort to avoid providing a replacement?</p> <p>10. If any public open space can be used for municipal purposes in accordance with the planning scheme, then what is protecting any of our parks from development?</p> <p>I appreciate you taking the time to note my concerns and respond where you can.</p> <p>Email 21/5/23 Thanks for the chat on Thursday – given we are all trying to juggle family and a million other things that was much appreciated. Please see below the thoughts I said I'd put in writing.</p> <p>For the purpose of being brief, I won't detail the multiple references across the council website, within council documents and on individual council profiles that highlight and support the need for more open space. In light of this, a proposal like this flies in the face of all that council and councilors propose to support. I feel strongly it should never have been endorsed in the first place.</p>	<p>submissions to Council so that those comments can be considered before a decision is made.</p> <p>The reference to vacant land, is that there are no improvements upon the land, and they were made as part of the expression of interest process to see if social housing providers would be interested in the site. The status of the land was not relevant as part of this process, but the reasoning and its suitability to be considered are further explained at Issue 1 – Site selection. This section of the Officer's report also outlines why if the development is to proceed replacement open space is not required to be provided, noting that the adjacent Vic Track land to the north of the site remains unaffected and the Officer recommendation in the report proposes a reduced building footprint with an ability for some greenspace to be retained.</p> <p>Council is considering a lease on the land as it does not want to sell the property. Further, Council's contribution to realising social housing is the provision of the land, as a development for social housing would likely not be viable if land purchase was also required.</p> <p>There are various controls on land through zoning and reservation on title that may not make all open space areas suitable for consideration. Municipal land is used for many purposes, including by community groups, sport clubs with any number of different uses and buildings being present on open space land for use by the community. As outlined in your question 5, Council did immediately exclude land that was reserved as open space.</p>

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		<p>I also feel very strongly that council has a role to show leadership and push back against the State Government’s pressure to snatch public land for development. It appears I’m not alone. See the following exert from Clover Moore who has expressed my exact thoughts:</p> <p>Sydney’s lord mayor calls plan to sell unused parcels to develop housing ‘disappointing’ <i>Sydney’s lord mayor, Clover Moore, has called a plan to rezone and develop underused state land as “really disappointing” despite the New South Wales premier Chris Minns’ insistence that the government housing scheme did not amount to privatisation. Moore said the state government should instead be focused on genuine investment in social and affordable housing, while thinking carefully before making any decisions to sell off land. “Once public land is sold, it’s gone,” she said.</i></p> <p><i>“All levels of government are custodians and they really should have a conscience and responsibility about the future too.”</i></p> <p>Further to this it would be great to see sites such as 25 and 27 Power Avenue upgraded and improved or creative alternatives being put forward by council as outlined in a recent Guardian article:</p> <p>NSW Labor eyes vacant offices as option to boost social housing stock <i>Exclusive: Minister says providing incentives to developers to convert surplus commercial space presents a ‘good opportunity’ for the state</i></p> <p>With thanks for your time to read this. I will circulate these thoughts also to all councillors for consideration.</p>	
SUB14 – emails, calls, Info Session, Public Question Time April Submission, Petition, Letter in Appendix 1	Not in Support	<p><u>Email # 1 –20 April 23</u></p> <p>I wanted to provide feedback for the proposal of social housing in my street. Actually oppose it. I can’t find on the website provided where I can submit my thoughts.</p> <p><u>Email # 2 – 7 May 23</u></p>	

Submission #, type and address	Sentiment	Submissions	Officer Response
Railway Parade		<p>The other 800 residents have not received their letters yet. Last Monday I was told that they were going to receive them by wed, but no. Of the few homes that did receive the original letter, those residents have informed many other residents of this proposal and the majority are very concerned about it. So I'm imagining that when all 800 residents find out there will be a lot more voices put forward.</p> <p>With this meeting on 24/5 will our concerns be noted and gathered and the councillors be informed about our issues? Is this meeting a chance for us to ask about the endless amount of questions / concerns/ issues we have? Will someone from council be there to collate our thoughts and will they be passed onto the councillors?</p> <p>Attached below is the current social housing stats in Monash . As you can see our suburb of chadstone is the highest. In comparison to other Monash suburbs, it is outstandingly high.</p> <p>My belief is to look at all the other suburbs in Monash and share the load of public housing. I also believe that you or any other councillors wouldn't like to live opposite a social housing complex that is going to rid my view of green space, impact the traffic and parking and possibly cause more behavioural issues which we are already dealing with. Three doors up the road the police are there every second day dealing with domestic violence and drug dealing. Please put yourself in our shoes - we have lived here for 22 years and have put a lot of time and energy into our home and the neighbourhood... As a suburb it has changed a lot due to the private housing people. It seems like it's going to become a ghetto type suburb and the reputation will decline again. As mentioned in my last email there are 8 social housing flats within 500 m of this proposal. It seems congested and that it is all being put into one area.</p> <p>Email - 8/5/23</p>	<p>Details on the community engagement process are detailed in the Officer's report, and Officer's were on hand at the information session and did capture comments and questions.</p> <p>Ashwood recorded a total of 458 criminal incidents in 2022 which was fewer than the suburbs of Glen Waverley, Mt Waverley, Oakleigh, Clayton and Mulgrave, and slightly more than Wheelers Hill and Huntingdale.</p> <p>The Officer response for your question or comment relating to current social housing statistics and social housing flats nearby is also addressed in the Officer's report under Issue 3 - Too much social housing in Ashwood/Chadstone area already.</p> <p>The loss of green space issue is addressed in the Officer's report at Issue 2 - Loss of Open Space. The response to SUB09 also provides additional information regarding your commentary about the area becoming a ghetto.</p>

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		 <p>Email – 14/5/23 can you tell the percentage of social and private housing going into this proposed build? I have heard that it is a mix and that the social housing percentage is 25%. Can you verify this pls?</p> <p>Email # 17/5/23 The letter says there are 48 units and the developer schedule says 52 units . 26- 1 bedroom units and 26- 2 bedroom units. Which is the correct info please?</p> <p><u>In-person submission at Council’s information Session</u></p> <p>- Feels like creating a ghetto</p>	<p>If the development is to proceed the whole building will provide for social housing.</p> <p>The proposal provides for 48 dwellings and this information was updated and clarified on Council’s shape Monash page on Councils website..</p> <p>The Officer’s report and Issues themes provide responses to these questions. The Officer recommendation also proposes a range of changes and improvements to what may be developed in the site if it to proceed.</p>

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		<ul style="list-style-type: none"> - Lots social housing in that area - Why are they so close together - Traffic, blocking + congestion - Not enough car spaces - Why not upgrading but upscaling existing issues - High density housing – not appropriate for the area. <p>Email – 29/5/23 please find attached a list of local resident that oppose this proposal. A total of 96 signatures.</p> <p>Email 29/5/23 Email included <i>Monash Development Guide – Multi Storey Development – Guidelines for Multi Storey Development of Three Storeys and Above in the City of Monash</i>. May 2004. Please read documentation and look at the red and blue areas that need to addressed.</p> <p>Email – 29/5/23 Monash Social Housing Letter to Council – refer to Appendix 1</p> <p>Email – 25/5/23 just wanting to confirm that after last nights drop in session that you were pleased to organise a more formal meeting where residents can ask questions as a whole to you and the other councillors. I appreciate you taking the time to hear our concerns, but we think it would be invaluable to schedule another meeting where questions are asked and answered as a whole so that everyone is informed. Once a date has been confirmed is it possible to send an email or letter to every resident that will be effected if this dwelling goes through.. we don't have access to everyone's email , so an email or letter on your behalf would be greatly appreciated. Also we think it's imperative that the other councillors attend seeming that they are the ones who ultimately decide our fate. It would show great support to us as Monash residents that our voices are important and more importantly being heard. This proposal effects so many people , that the support of our councillors is ultimately critical.</p>	<p>Please also refer to SUB 09 & 14</p> <p>Noted</p> <p>This document is not relevant to the proposal. The Officer recommendation proposes changes, a reduced building footprint and other measures including improved internal amenity for residents beyond what is specified in Planning Schemes as being the minimum standard for social housing developments.</p> <p>This letter is addressed later in the submission table.</p> <p>A meeting was arranged by Councillor Paterson in this format in response to requests from local residents.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Email - 5/6/23</p> <p>Just a quick question- at the information evening I spoke to the architect about my concerns about the proposed driveway to the social housing dwelling on railway pde sth, CHADSTONE, which is directly opposite my house. When i expressed my concerns he didn't write down that factor and seemed to be like" I just design these things". I was wondering how this issue will be addressed if this build goes ahead as I'm very concerned. Plus another point I would like to add is that with this build it will block my light north facing , making my premises very dark . Plus the driveway to the build comes over the bike path . I'm not sure if you are aware but those cyclists come down that hill at a speed that is potentially dangerous- if you were to put a driveway there , it's a recipe for a disaster.</p>	<p>The recommendation in the Officer report is that the proposed driveway be moved to Power Avenue, which will also allow for some greenspace to be retained on the site.</p> <p>Planning considerations will look at overlooking and overshadowing requirements, but given the distance between the property and residents on the other side of the road it is not likely to be an issue under planning requirements.</p> <p>Whilst the accessway is required to be moved, the issue of cyclists and vehicles is addressed in Issue 4 – Traffic concerns</p>
SUB15 – email Salisbury Rd	Not in Support	<p><u>Email 8 May 23</u></p> <p>We regret to inform you that we cannot proceed with the construction of social housing on 65a Power Avenue. We have carefully considered your proposal, but unfortunately, we must decline it. We are writing this email to explain our reasons for this decision.</p> <p>Firstly, we believe that constructing housing on this green space will have a significant negative impact on the environment. This area is a valuable resource for the local community and provides numerous benefits such as clean air, improved mental health, and recreational opportunities. We cannot in good conscience contribute to the destruction of such a vital resource.</p> <p>Secondly, there are already many social housing units in the surrounding area, and constructing more housing will cause a further oversupply of housing, leading to a decrease in property values for the existing homeowners. This situation will create significant financial burdens for the people who live in the area, many of whom have already made significant investments in their homes.</p>	<p>The concerns are noted. Further details regarding the selection of the site (Issue 1 – Site selection) and greenspace (Issue 2 Loss of open space) are provided in the Officer's report.</p> <p>Whilst it is agreed that there is social housing provided in area and historically, there is not an oversupply of housing given the demand for social housing. Further detail is provided in the Officer's report at Issue 3 - Too much social housing in Ashwood/Chadstone area already.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Thirdly, we are concerned about the rising property taxes in the area. Building more social housing will only add to the tax burden on the community, which is already struggling to keep up with the current rates.</p> <p>Finally, we want to emphasize the importance of preserving green spaces and supporting the well-being of the local community. It is vital that we consider the impact of our actions on the environment and the people who live in the area. We are confident that there are better ways to address the issue of affordable housing without resorting to the destruction of this green space.</p> <p>We appreciate your efforts to improve the community, but we hope you will understand our reasons for declining your proposal. We strongly urge you to consider other options for addressing the affordable housing crisis that do not harm the environment or the well-being of the local community.</p>	<p>Whilst Council is responsible for collecting rates, property taxes are the responsibility of the State Government (as is allocation of funding for Social housing). As demonstrated through this proposal, Council recognises that access to adequate housing is a human right and social housing is essential infrastructure and improves social and economic resilience.</p> <p>Your comments about preserving greenspace is noted, and the suitability of the site as well as the fact that it is generally well served by open space is detailed in the Officer's report.</p>
<p>SUB16 – email</p> <p>Railway Parade South</p>	<p>Not in Support of development but in support of social housing</p>	<p><u>Email #1 - 8 May 23</u></p> <p>I am a resident of Railway Parade South and have been notified of the proposed development at 65a Power Avenue, Chadstone.</p> <p>I have been to the information website where the letter says I can provide feedback but I couldn't easily find where to give that feedback so that only leaves me with your email address.</p> <p>I am aware that the suburb of Chadstone has extensive social housing, I embrace that and support it. But Chadstone, I understand, has approximately 9% social housing which exceeds most, if not all suburbs in Monash, Boroondara and other LGA's in the surrounding areas and likely further afield.</p> <p>I don't have the mathematical skills but my simple maths tells me that these apartments are going to be extremely small compared to other pre existing local, very aged social housing apartments. Rebuilding local, pre-existing, aged, poor design, no accessibility engineering and run down apartments could be considered by Council and Government. Rebuilding on a larger footprint but which currently comprise of less than half the apartments than</p>	<p>The issue of the provision of social housing and is detailed in the Officer's report at Issue 3 - Too much social housing in Ashwood/Chadstone area already.</p> <p>Your comments are noted. The Officer's report recommends a range of improvements which may be delivered on the site including addressing internal amenity considerations. Council agrees with your comments regarding some of the existing social housing in the area and the recommendation also includes advocacy for improvement of</p>

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		<p>what is planned for the new development, would be beneficial to the existing residents, new tenants, local community, more efficient, provide the same access, if not better, to all the amenities the new development claims to be close to. I am referring to existing social housing in Power Avenue.</p> <p>The development of 48 units with 45 car parks will also have significant detrimental effect on the amenity of the area - traffic flow, pedestrian access and outlook.</p> <p>I am also disappointed that Monash Council would consider removal of more green spaces when they should be considering expanding and not reducing them. They are invaluable assets that can't be gotten back.</p> <p>I do not support this proposal as I love living in this area, have lived in more densely populated area and it is the open space, peaceful amenity, easy traffic flow and neighbourhood feel that is at risk and will be sacrificed for the 100's of us that live in the vicinity. I respectfully request that an alternative location is sought, one that is already 'established', one that does not force an extremely dense population into a disproportionately small pocket of land, does not remove green space and negatively affect the amenity of an area. I would rather this be built next door to me over a larger footprint, (where houses already exist) than remove the green spaces.</p> <p><u>Email #2 – 24 May 2023</u> I am currently at the information session for this project and the descriptions I have heard to describe it is 'debacle' 'dogs breakfast' 'ridiculous' 'confusing' and so on. I have asked numerous facilitators to take control but they have refused. There are numerous different conversations occurring throughout the room and it is extremely hard to hear anything.</p> <p>I respectfully request a town hall like meeting be scheduled asap. I am none the wiser regarding process or what's next, this was a complete waste of time. Most residents here believe this decision has been made.</p> <p>Based on social housing percentages, removal of green space, traffic congestion that comes with this, not to mention the very small size of units</p>	<p>these older residences for social housing. This is a matter and decision to be made by the State Government.</p> <p>The Officer recommendation recommends an increased ratio of carparking per dwelling above those normally provided for social housing development and more in line with planning requirements that apply to apartments.</p> <p>Council does have an open space strategy aimed at increasing open space across the Municipality particularly in areas that are deficient in open space. This area is well served by open space and modifications recommended in the Officer report to the building will allow some green space to be retained in conjunction with the Vic Track land immediately to the north of the site that remains unchanged. Further detail regarding the loss of open space can be found under Issue 2 in the Officer's report.</p> <p>A town hall meeting was arranged by Councillor Paterson and held as was requested by many local residents.</p>

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		packed into this development you are surely obligated to provide the rate payers an opportunity to actually be informed through a traditional information session, not a marketing session.	
SUB17 – email Woonah St Chadstone	Not in support of the development but supportive of social housing	<p><u>Email 11 May 23</u></p> <p>Social housing is a responsibility for all of us and we should encourage developments that assist the disadvantaged and displaced etc.</p> <p>Where the development is proposed is one where there are many older residents – in fact just the other side of the railway line is a Lions club community centre which is one predominantly occupied with older residents.</p> <p>Personally since I have lived here, and there has been the development of many multi story flats at the Warrigal Road end of Chadstone/Holmesglen which were not here previously, I have encountered some more recent disturbing incidents:</p> <p>Drug dealer shot in Woonah St Drug addled person collapsed in my drive way and medical services called to assist an over dosed “druggie” – (quoting the police who attended). Drinking in carpark by dis-shevelled people behind Holmesglen shops My house was broken into (and neighbourhood watch reports many such incidents – seemingly an increase) Beggars at Holmesglen shops On many walks around the parks etc encountering shopping trolleys with discarded alcohol bottles in them – and some dodgy looking people hanging about.</p> <p>I would like the integrity of the neighbourhood maintained, so would hope the new development is mainly set aside for families who have landed on hard times or older displaced citizens – basically to maintain the integrity of the area.</p> <p>I am not your usual whinger against development type– indeed 1 Paringa court has been developed that overlooks my properties’ back yard and living</p>	<p>Any development, whether it is social, affordable or private housing, can generate negative externalities that potentially impact quality of life and amenity for the people living or working close by.</p> <p>While there is no evidence that the development of low and medium density social housing is associated with increased rates of crime, graffiti and anti-social behaviour, tenants in social housing, are still subject to the laws of the broader community and it is important that these issues and concerns are conveyed to the Victorian Police.</p> <p>HousingFirst proposal includes a wrap-around service component. Through this model, they will partner with professionals and support services (e.g. educators, mental health workers and financial counsellors), to provide tailored wrap-around support, so tenants can address complex issues and challenges that often accompany homelessness, to ensure success in their housing, develop community connections and improve wellbeing.</p> <p>Further information on this topic is addressed under ‘Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour’ in the Officer’s report.</p> <p>While it is encouraged that you should report criminal incidents to the Police, please know that issues such as rubbish, shopping trolleys and graffiti can and should be reported to Council via the phone, email or using the snap send solve app for Council attention and response.</p>

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SUB18 – email Paringa Court	Support	<p>areas – and being multi story my privacy has been compromised – particularly given the removal of trees that also shielded my property.</p> <p><u>Email 10 May 23</u></p> <p>I'm writing to voice a concern about the proposed development at 65a Power Avenue.</p> <p>The letter received in the mail indicated that there would be 46 car parks for a total of 48 units, of which an indeterminate number would be two and three bedroom units.</p> <p>I find this amount of car parking wholly inadequate. The area is well serviced by public transport but you only need to walk around the neighbourhood to see how much street parking is already used, even outside of houses with a two car garage. The court I live in is just across the road from the proposed development and I am concerned about parking overflow into what is already quite a narrow court.</p> <p>The other block of public housing units nearby always has a heap of cars parked on the road just outside. I really think the number of parking spaces planned needs to be reconsidered.</p> <p>Given the housing crisis I of course support the development in principle, I just wanted to raise this particular concern. Thanks for taking the time to read</p>	<p>The recommendation in the Officer's report requires additional carparking per dwelling in line with planning scheme requirements to be provided if the development is to proceed. More details are available in the recommendation section and at Issue 6 - Development Design concerns.</p>
SUB19 - email Paringa Court	Not in support	<p>In short, I'm deeply concerned about this proposal and would like to voice my opinion to vote against this project for the following reasons:</p> <p>1) There is already an abundance of social housing in the Area. For example the corner of Power ave and Winbierra Parade, behind my property 47-49 Woonah St, and on Jingella Ave and just some examples of social housing in Chadstone.</p> <p>2) The safety of the neighbourhood has not been at its best. The area is covered in Graffiti especially along the Waverley rail train and the front fence of some properties on power ave. While I do not have evidence to prove that they are connected to social housing, however, adding 48</p>	<p>It is acknowledged that there is social housing in the local area, and it is an area that historically had a significant presence of social housing so this is not unexpected or new. Further details are available in the Officer's report at Issue 3 - Too much social housing in Ashwood/Chadstone area already.</p> <p>It is agreed that anti social behaviour and graffiti are not necessarily related to social housing with many areas and suburbs right across metropolitan Melbourne experiencing it. Some further information is</p>

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		<p>additional units for social housing is definitely a concern for me and many of my neighbours and an increase in risk for the community.</p> <p>3) The nearby suburbs such as Ashburton, Ashwood, and mount Waverley have all been considered great suburbs with good reputation with exception of Chadstone as we have only seen limited growth in the area over time. By adding more social housing this does not help the community.</p> <p>4) The proposed area can be better served to turn into a playground/park for the kids. I'm not aware of any playground that is within this area that kids can play in.</p> <p>Overall, I encourage the council to review this project and consider possibly diverting the resources into making the community cleaner and safer. Wouldn't the money be better spent in removing the graffiti from the Waverley rail trail and also adding fencing next to the railway tracks to benefit the community?</p>	<p>available in the Officer's report at Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>Your comments regarding the reputation of the suburb are noted, but it is not clear other than anecdotally where this information is derived from, nor the basis that such a sentiment can be substantiated. Council respectfully disagrees with the comment that 'adding more social housing does not help the community'. Victoria is in a housing crisis and there is a significant short fall of social housing to meet current needs. Council recognises that social housing not only supports an inclusive and diverse city but allows people to participate fully in their community. Council is committed to being a city for people. We are inclusive, we care for our most vulnerable and we know that the availability of safe, affordable housing supports the health and wellbeing of our community. Further detail on the need for social housing is detailed in the Officer's report.</p> <p>Your comments are noted. Council spends its budget on a variety of matters each year, and residents are able to input and participate in Council's budget process if they choose. Importantly, other than the consideration of making the land available for social housing, Council is not spending any money on the development if it were to proceed. It will be construction and maintained by the social housing provider.</p>
<p>SUB20 – email</p> <p>Binalong Avenue Chadstone</p>	<p>Not in Support</p>	<p><u>Email 10 May 23</u></p> <p>We have been Monash residents at xxxxxxxx, Chadstone for the last 19 years. We have 3 kids who attend local primary and high schools, and who play basketball at Waverley Basketball Stadium, netball at Ashwood High School and baseball at Waverley Baseball Club, all in the City of Monash. We are actively involved in the local community, being team managers and coaches for our kids' sports, as well as being on school council. We are friendly and have good relationships with our neighbours, sharing phone numbers, chatting at letter boxes, and looking after each other's pets. We also run our successful small business from our home office (nearly 17 years), employing 18 staff. We share this information in the hope that our feedback below is received in an open-minded way, and acknowledged that it comes from a considered, practical perspective.</p>	

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		<p>We would like to provide feedback on the Housing proposal for 65a Power Avenue, Chadstone.</p> <ul style="list-style-type: none"> • Residents of social housing in the local area have caused a significantly high and disproportionate number of police and welfare call-outs in the last few years. Residents often don't feel safe with their neighbours and lack of support from council, police and social housing employees, with some deciding to move out of the area. With Chadstone already having 9% social housing, it is important to better integrate social housing projects throughout other suburbs in Monash which have a much lower (or zero) proportion of social housing (e.g. Clayton 2%, Mount Waverley, 1%, Huntingdale 0%). In Binalong Avenue, which adjoins Railway Parade Sth, there have been a number of police/welfare issues with social housing tenants raised in the last year alone: <ul style="list-style-type: none"> o xxxxxx Avenue (evictions, weapon usage, property damage, physical threats, squatting) o xxxxxx Avenue (welfare/child protection, stolen vehicles, foul-language, drug abuse, property damage) o xxxxxx Avenue (drug use, physical threats, foul-language, hoarding) • Our kids and dog use the green open space at the corner of Power Avenue and Railway Parade Sth on a regular basis. If this 'local' green space is removed, we will be more than 400m from our nearest green space/park, being the 'district' classified Batesford Reserve, which is often unavailable due to organised sporting events on weeknights and weekends. • The Concept Design Plans reveal a total of 52 dwellings, while the FAQs and letters to residents list only 48 units. The information provided to Monash residents should be clarified and consistent, including the replacement of the Concept Design Plans with an updated version, as necessary. • The Concept Design Plans reveal only 43 residential car spaces despite up to 48-52 dwellings, which is less than one per dwelling. While this site has been selected due to its connections to transport, it is clear from 	<p>Your concerns and comments are noted. Further detail and response is detailed in the Officer report under Issue 3: Too much social housing in Chadstone/Ashwood area already and Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>Council agrees with your sentiment that social housing is needed across the Municipality. However, whilst available, underutilised, or unencumbered Council land that is suitable for social housing is limited in Monash. Council Officer's assessed land holding sites against a set of key criteria. From this process three sites were selected as suitable for social housing based on needing to be well-connected to public transport, having a minimal impact on adjacent residential properties and their proximity to shopping precincts and commercial areas.</p> <p>Your comments are noted. It is noteworthy that the Vic Track land immediately to the north of the site would remain as is and unaffected. Further, Officer's have recommended a reduced building footprint to allow the retention of some green space at the eastern end of the site if a proposal were to proceed. Further details are available in the Officer's report and at Issue 2 – Loss of open space.</p> <p>The proposal was for 48 dwellings and this was clarified on Council's shape Monash page. With the changes in the Officer's recommendation, it is likely that the number will reduce.</p> <p>The Officer report requires an increase in carspaces per dwelling if the proposal is to proceed. This is detailed at Issue 4 – Traffic concerns in the Officer report.</p>

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		<p>the car usage in this area, especially other social housing projects in Power Avenue and Winbarra Parade, that residents often have more than one vehicle per dwelling, leading to a lack of parking availability and congested parking on local roads. Car parking is already congested at the eastern end of Railway Parade South, near Jordanville Station, and if parking is continued to be permitted at the western end of Railway Parade South near this housing project as well as the local streets adjoining the site, it will lead to unsafe and congested roads in the area.</p> <ul style="list-style-type: none"> It is disappointing to see the plans showing 3-levels, but with the higher levels predominantly at the higher eastern end of the site, making the building height above the existing raised train line. From a visual aesthetics perspective and to better fit the 'lay of the land', the higher levels would be more appropriate at the naturally lower western end of the site, where the raised train line is at its highest point. 	<p>Your comments regarding the design are noted, however the height at primarily 3 storeys is considered appropriate as this is also reflective of the height allowed on residential properties surrounding the site.</p>
<p>SUB21 – email</p> <p>Jindabyne Av</p>	<p>Not in Support</p>	<p><u>Email 10 May 23</u></p> <p>This is a resident of Jindabyne Avenue, one of the streets adjacent to where your "proposed" housing is situated. I have seen numerous flyers and the letter that was posted to us informing me of the proposal.</p> <p>For background information, my family and I have lived on this street for more than 20 years. We have seen the street and surrounding areas progress greatly and beneficially over the years hence why living here is well within our wishes. My personal opinion as well as the opinions of those I live with is that we are strongly against this housing proposal. The idea itself is ignorant having no regard for the residents it is affecting. The traffic surrounding Railway Parade is uncongested and manageable for those who live here. No heavy disturbances or delays are currently causing the residents problems. The new proposal has stated a planned 48 units over 3 levels and 43 car spaces. These figures in themselves will worsen traffic conditions in the area substantially. It will potentially create further blockages and delays at Huntingdale Road, High Street, and even Warrigal Road (just to name a few).</p> <p>We get a beautiful array of sunlight in the mornings with plenty of people using the path for cycling, running, and walking. The large grassy area is</p>	<p>Your opposition to the proposal is noted. Council is undertaking consultation to understand the views of local residents before a decision is made. No final decision has been made. Details regarding consultation are detailed in the Officer's report.</p> <p>Issues raised relating to carparking and traffic are addressed in the Officer's report at Issue 4 - Traffic Concerns.</p> <p>Your concerns regarding use of the site, the openness of the area and the loss of views is noted. Further detail regarding the loss of</p>

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		<p>completely separate from the bike path. Families are seen there playing all types of sports and having picnics. When runners have breaks they rest in the area, and walkers are seen with their dogs. Personally, my siblings and I have been using the Glen Waverley train line since we were kids. The view attained when passing the location whilst on the train is mesmerizing, because nothing currently blocks the view, houses are seen for quite a distance. The current state of the location creates a feeling of openness and naturalism. Building a housing complex will take all of these beautiful things away.</p> <p>And as I have read the bike path is stated to be retained. In my opinion, the number of cyclists and runners currently using the path will be slashed as no one would want to run or cycle past a building. Instead, people want to feel open and natural as they currently do when using the path.</p> <p>The problems the proposal brings:</p> <ul style="list-style-type: none"> - increased traffic and congestion - loss of natural open space (outstanding natural beauty) - loss of view (blocks natural light) - bike path use decreased <p>I write in order to share my opinion as the council has assured us we will be heard and our opinions won't be ignored. I mean no disrespect or hate to anyone when writing this email. Plenty of other locations are at the government's disposal for building housing units, use one that makes everyone happy.</p>	<p>greenspace is detailed at Issue 2 - Loss of Open Space in the Officer's report. It is agreed that if the development was to proceed it would be different to what exists, but this unfortunately in itself is not sufficient for a proposal to not proceed.</p> <p>The Officer's recommendation requires greater building setbacks and retention of the shared path with an ability for it to be widened in the future. There is no evidence to suggest that the use of the path will decrease if a building is constructed on the land.</p>
<p>SUB22 – email</p> <p>Jingella Avenue Ashwood</p>	<p>Not in Support</p>	<p><u>Email 11 May 23</u></p> <p>I have only lived in Ashwood for a short time, and will likely move soon though will most likely still be a ratepayer. I would hate to think of myself as a NIMBY but in this case I think I have to say Not All In My BackYard.</p> <p>Obviously I'm not a social housing expert, but thought it was widely accepted that it is poor practice to have social housing concentrated in only certain locations throughout a city. Ashwood, while being a wonderfully convenient place to live seems to have a much higher proportion of social housing than surrounding areas.</p>	<p>Your comments are noted and there is detail in the Officer's report at Issue 3- too much social housing in Chadstone/Ashwood area already, regarding social housing in the area.</p> <p>A decision on the proposal has not been made and all comments and concerns raised will be considered as part of the decision making process.</p>

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		Please reconsider. The proposal doesn't even appear to be for mixed tenure housing which I understand is the current best practice approach to social housing.	
SUB23 – email Euroka Street Chadstone	Not in Support	<u>Email 12 May 23</u> I am writing to say that I am AGAINST the proposal to consider vacant land at 65a Power Avenue, Chadstone as a potential site for additional social housing within the City of Monash. I don't want the increase of traffics and crime in the local community. Thank you for your consideration!	Your comments and concerns are noted. There is no reason to assume that there will be an increase in crime if this land is developed for social housing. Further details on traffic (Issue 4 - Traffic Concerns) and crime (Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour) are in the Officer's report.
SUB24 – email, Info Session Submission and Letter attached at Appendix 1. Winbirra Parade	Not in Support of development but supportive of social housing	<u>Email 15 May 23</u> I am writing to express my deep concern regarding the proposed social housing development in Ashwood. While I understand the importance of providing affordable housing for those in need, I believe that this particular location is not suitable for such a development. As a resident of Ashwood, I am worried about the potential increase in thefts and petty crimes that often accompany social housing developments. Such issues can significantly impact the overall safety and appeal of a suburb, and I fear that they will detract from the quality of life in Ashwood. Furthermore, I believe that the creation of social housing in this area will negatively affect school outcomes. I have a young family and my kids deserve to go to schools and receive a quality education, I'm very concerned about the quality of life and education receding, furthermore most important for me is the safety and wellbeing of my family, which will be compromised. Lastly, many residents have invested their hard-earned money in their homes, and they deserve to live in a neighbourhood that maintains its value and appeal. I urge the council to reconsider this proposal and explore alternative locations for social housing that are more appropriate for the needs of both the community and those in need of affordable housing. As a council, I know	Pleased see SUB 23 for the response to this issue. Your concerns seem to relate to the general provision of social housing in this area and not just this proposal. There is nothing to suggest that social housing affects the quality of schooling or the quality of education at local schools. Further, there is nothing to suggest that social housing on this site will affect safety and the wellbeing of local residents, and more information on this is contained in the Officer report at Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour. The purpose of the community engagement process is to enable local residents to provide their thoughts to Council as part of the decision making process.

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		<p>that you have the best interests of the community at heart, and I trust that you will make the right decision.</p> <p><u>in-person submission at Council’s information Session</u></p> <ul style="list-style-type: none"> • Ashwood has already got enough social housing • Traffic management concerns • How will the services education[?] be addressed. • Crime rate to increase/ health safety concern. • Dumping of rubbish • Request a formal town hall meeting. <p><u>Email 29/5/23</u></p> <p>I am writing to express my deep concern regarding the proposed social housing development in Ashwood. While I understand the importance of providing affordable housing for those in need, I believe that this particular location is not suitable for such a development.</p> <p>As a resident of Ashwood, I am worried about the potential increase in thefts and petty crimes that often accompany social housing developments. Such issues can significantly impact the overall safety and appeal of a suburb, and I fear that they will detract from the quality of life in Ashwood. If you think social housing is not proportional to crime rates, please ask the insurance firms who increase the rates based on the facts.</p> <p>Furthermore, I'm very concerned about the quality of life and sanitation receding, furthermore most important for me is the safety and well-being of my family, which will be compromised.</p> <p>Lastly, many residents have invested their hard-earned money in their homes, and they deserve to live in a neighborhood that maintains its value and appeal.</p> <p>I urge the council to reconsider this proposal and explore alternative locations for social housing that are more appropriate for the needs of both the community and those in need of affordable housing. As a council, I know</p>	<p>The Officer response for your question or comment relating to neighbourhood value is addressed in the July 2023 Council report "Main Issues Raised through Community Engagement Process", Issue 8 - Property Values.</p> <p>Your comments regarding the impact of social housing on school outcomes is noted.</p> <p>Answers to the in person submissions made at the information session are detailed in the Issues section of the Officer report. Dumping of rubbish can be reported to Council for investigation and action. Lastly a town hall style meeting was arranged and held.</p> <p>Your acknowledgement of the importance of providing affordable housing for those in need is noted.</p> <p>Your comments regarding the appropriateness of the site are noted and are further addressed as part of Issue 1 – Site selection in the Officer’s report.</p> <p>Concerns relating to crime and quality of life have been addressed above on this response.</p> <p>There is nothing to suggest that a social housing proposal on this site will affect the value and appeal of the area. If the concern is relating to property values, this is discussed at Issue 8 – Property values in the Officer’s report.</p>

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		<p>that you have the best interests of the community at heart, and I trust that you will make the right decision.</p> <p>I am attaching a detailed letter outlining said concerns. We will not be dismissed as simply part of the NIMBY (Not In My Back Yard) crowd as our 2 suburbs already happily accommodates and welcomes 17% of the state's social housing. Our concerns are legitimate and should be given fair and reasonable consideration by both council and the Minister.</p>	<p>Information relating to the proportion of social housing in the area is detailed in the Officer's report.</p>
<p>SUB25– email And Councillor email</p> <p>Power Avenue Chadstone</p>	<p>Not in Support of development but supportive of social housing</p>	<p><u>Email 15 May 23</u></p> <p>I'm writing to lodge a very angry protest at your proposed development in Power Ave. my daughter and her children live in that street. I want my grandchildren to grow up in an environment where they can enjoy some green space. Your suggested development screams of hypocrisy, when viewed in the light of your very own declaration Re green spaces. There are already an unbalanced number of social housing sites in both this street and the suburb generally. Are you attempting to create a ghetto? Other proposed developments in the adjoining suburbs are developing car parks and already existing structures. No one else is losing a beautiful green space. I predict you are going to face enormous opposition from residents. I'm sure the media will be interested in this. Find another site. And not a green site.</p> <p><u>Email 31/5/23</u></p> <p>I am writing to request you reject the proposed development at the above address. Below are just some of the reasons. Additionally , social housing is important, however, equally important are green spaces. I am requesting an alternative site, with existing structures be developed as an alternative. PARKLAND @ 65A POWER AVE TO BECOME TOWERING 4 STORY APARTMENT COMPLEX!</p> <ul style="list-style-type: none"> ○ 4 stories high plus underground carpark ○ 43 car spaces for 48 units (1-3 bedroom) ○ 96 garbage bins put out weekly 	<p>Please refer to the Officer response for SUB 16 where some of these issues are answered.</p> <p>Your comments regarding creating a ghetto are noted, please refer to the Officer response at SUB 09 & 14.</p> <p>Your opposition and comments are noted. A range of changes and improvements to the proposal form part of the Officer recommendation in the Officer's report. Your acknowledgement that social housing is important is noted. It is proposed that garbage collection will be by private contractor and not via on street bin collection.</p> <p>It is common to have residential development close to or abutting railway lines.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<ul style="list-style-type: none"> ○ Dangerously close to the Glen Waverley Rail Trail path ○ Design has been rushed with major flaws ○ Council applying to rezone site from 'Public Park and Residential Zone PPRZ' to 'General Residential Zone GRZ' so they can proceed without providing replacement open space 	The land does not need to be rezoned for the development to be able to proceed.
SUB26 – call Cleveland Road Ashwood	Not in support	<p>Call – 16/05/23</p> <p><u>Pls note – transcribed from phone call</u></p> <p>Resident for many years – Remembers the Jordanville of the past where it was dangerous</p> <p>People in need of social housing do not always behave in a manner consistent with community standards for acceptable behaviour</p> <p>Wants Council to consider a balanced development including both private and public tenants – better outcomes. EG. Nearly Warrigal Rd development – which is working well.</p>	<p>It is unfair and incorrect to associate anti-social behaviour exclusively with Social housing residents if that is what was intended.</p> <p>The site is being considered for social housing alone. It is unclear which site near Warrigal Road is being referred to, but the development on the corner of Warrigal Road and Power Avenue is exclusively social housing except for the eastern most building which is exclusively private dwellings. Concerns about the combination of social housing and behaviour is addressed in the Officer’s report at Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p>
SUB27 Address not provided	Unclear	<p>I live in a Homes Victoria Ground Floor totally detached unit on an estate of 4 other similar one- bed units.</p> <p>I am a Victim of Crime.</p> <p>One of the other residents still living on the estate threatened to kill me and cut me up on January 15 last year. I had a witness that morning as my gardener had arrived.</p> <p>I rang the Police. Three Units of 2 Police Officer’s each turned up and he was still making dangerous threats in the Hearing of the Police on site.</p> <p>On March 30 of this year he Unlawfully assaulted me.</p> <p>He will have to appear before The Renters' Tribunal and I will be summonsed to give evidence.</p> <p>Housing Victoria will be seeking an Order to send the Police to his Unit, seize his possessions and demand that he comply with the Order and leave the property.</p> <p>If he hails to comply he will be forcibly removed and I imagine the locks will be changed and the window he smashed in will be repaired.</p>	<p>Your comments are noted. If the proposal is to proceed the social housing provider will manage the building and tenants including occupancy. It is not known who these tenants will be or that one could be the person you are referring to.</p> <p>This is a legal and Police matter and should be raised with them if there is a breach of any legal orders.</p>

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		<p>I have been told that Homes Victoria regard him as a dangerous tenant and he will not be offered another property. Once he is evicted and off the property I will be seeking to vary the current Intervention Order.</p> <p>Now that you know that he is considered to be a dangerous tenant and there is an Intervention Order between him and me and that I live close by and I am The Protected Person on an Intervention Order that is current until 2025 it begs the question: In all conscience will you be willing to give such a dangerous individual a place to live so close to the limit of how close he can live and thereby creating more violent, aggressive and dangerous behaviour towards me after you now know that he may be (and quite possibly will be) evicted from where he's currently living. I await your reply.</p>	
SUB28 email Jindabyne Ave	Not in support of development but in support of social housing	<p><u>Email - 26/5/23</u></p> <p>I am writing to you in relation to the proposed social housing development at 65a Power Avenue.</p> <p>I have lived in Jindabyne Avenue as a property owner for over 30 years and have experienced the integration of social housing into the mainstream housing in this area. My observation of this process as a rate payer in this area, is the ongoing unmanaged unsightly rubbish on nature strips and in front yards of social housing properties, unkempt gardens, and the intermittent abandoned car.</p> <p>I have attached some recent photos of 3 such situations in our immediate area. 35 Jindabyne Avenue - with much unsightly rubbish in front yard, XX-XX Jindabyne Avenue - where this rubbish on nature strip has been there for months, and XX Gooyong Avenue which has always had a certain amount of rubbish in the front yard, as well as at the moment, an abandoned car at the curb, which has been there for months.</p> <p>I am not against social housing, but it is about how it is managed and who is responsible for the management and upkeep of these properties and what is the cost to the rate payer and to the quality of the environment we live in and</p>	<p>Your comments are noted, however HousingFirst is proposed to manage the residential dwellings. This is different to many individual social housing dwellings that do not have regular on site management. However issue with gardens and rubbish or if the property becomes unkempt will be addressed through Councils Local Laws as they are right across the Municipality.</p> <p>The properties that you refer to have been referred to Council's Community Amenity area for investigation and any action that may be necessary.</p> <p>This is answered earlier in this response.</p>

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		<p>experience. This brings me to the concerns of the proposal of 65a Power Avenue</p> <p>A major concern I have is that this proposal of 48 units with only 43 parking spots available will bring an even bigger increase to obstruction to roadways in the area with parked cars in surrounding streets. For example, I have a 3 bedroom rental property across the road which has 6 cars connected to it with usually only one in the driveway making it difficult to navigate out ones driveway for number of residents. So how is 65a Power Avenue going to handle the number of cars connected with this residential property with 2 and 3 bedroom units. Each bedroom can have up to two people in it and maybe more with the present housing crisis, each with a car and once you do the maths, there are going to be many more cars than 43. How is this parking in surrounding street going to be managed? Who is going to be responsible for managing any problems or concerns, if this proposal goes ahead such as construction noise, increase car parking issues (tradies during construction and tenants on completion), rubbish dumped on nature strip or on parts of the property, noise levels, anti-social behaviour etc.</p> <p>Apart from the above concern the biggest concern is that this proposal is taking away yet another green space that is utilized by families to play ballgame etc and dog owners. I know we have an oval close by but on the weekends that is often occupied with sporting club activities of cricket, soccer or football games.</p> <p>Think about this- would you like this construction in the area where you live?</p> <p>I will be attending the meeting on Wednesday 24th May at 6pm and would hope that all the above concerns are addressed.</p> <p><u>Email # 2 – 24/5/23</u> Thank you for listening and taking notes about our concerns tonight. I hope there is some further consultation about these important and relevant concerns for rate payers in this area. I have already sent you an email about some of my concerns about this proposal at 65a Power Avenue. However here are some more areas for consideration.</p>	<p>The recommendation in the Officer’s report identifies a number of changes to be incorporated if a development is to proceed and this includes an increased ratio of carparking per dwelling on site. This is further discussed at Issue 4 – Traffic concerns in the Officer’s report.</p> <p>If the development is to proceed issues that arise from construction will be addressed as they are on a daily basis right across the Municipality by the relevant Council department.</p> <p>The Officer’s report responds to your questions relating to management of social housing, including but not limited to dumped rubbish and anti social behaviour at Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>Details relating to green space are addressed in the Officer’s report at Issue 2 - Loss of Open Space.</p>

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		<p>One of the problems in this area is that there is a large concentration of social housing along Power Avenue and Winbirra Parade, which would now be on both sides of the Railway line if this proposal goes ahead.</p> <p>Is this really integrating social housing into the general mainstream housing or are you just creating a ghetto type environment where problems can be concentrated and hence can escalate.</p> <p>This area already has visits by police due to problems in the social housing especially in Winbirra Parade.</p> <p>Also I wonder if the council has considered the land beside and behind the Batesford Road Hub.</p> <p>It is land that is out of sight to most of us and I'm not sure if it is used much by people in the area and it seems a larger area than along Railway Parade. It would also be closer to the support services to which this proposal has mentioned that the tenants of the proposal may need.</p> <p><u>in-person submission at Council's information Session</u></p> <p>Parking considerations – already a problem Social housing is generally unkept Starting to dump rubbish, people don't care Environment is lowered Not respecting environment they live in. Having to report Height not conducive of what's around Loss of open space for passive use All social housing in area – Police?</p> <p><u>Email – 14/6/23</u></p> <p>I write this to you all with a great despondency as to the future of the Chadstone/Ashwood area of Monash.</p> <p>There is a strong indication with this latest proposal of 65a Power Avenue will again burden this area with more social housing, more traffic congestion, parking problems, dumped cars, and rubbish.</p> <p>The local rate payers on past experience have no guarantee or certainty that problems arising from this proposal will be resolved due to the council being able to hand over the reins to HousingFirst.</p> <p>And you wonder why the local community is so against this proposal?</p>	<p>Please refer to Issue 3 - Too much social housing in Ashwood/Chadstone area already in the Officer report and responses in SUB09 & 14.</p> <p>The sites that Council has considered are detailed at Issue 1 – Site selection in the Officer's report. The site you refer to is not under consideration.</p> <p>These matters have been dealt with in various responses in this table and some are also dealt with in the Officer's report.</p> <p>Council is not handing over the reigns to HousingFirst. The proposal under consideration is whether this land should be ultimately leased to HousingFirst who will construct and provide for social housing which is an area that they specialise in.</p>

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		<p>Why is it our “back yard “ that is the target and not Mt Waverley or Glen Waverley? Is it because we are thought to be an easy target due to a larger proportion of the population being of low socioeconomic status and less likely to voice their opinion?</p> <p>Apart from this proposal taking away open green public space, the community has no confidence that this social housing, if built, will be properly maintained and that there will be someone available to resolve problems. I pay my rates. I vote for councilors to represent my community’s best interests such as a pleasant environment within to live with open space and security. But when it comes to maintaining and upgrading the social housing in this area, it does not seem to be the Monash Council’s problem or anyone’s responsibility. This community strongly believes that this proposal is driven by political aspirations and is not in the interests of the local community. There is a great need to upgrade the social housing in this area, especially the two story flats in Power Avenue, rather than just fill the area with more social housing.</p> <p>I urge you all to consider whether this proposal is the right one for this location and to reconsider redevelopment of existing outdated social housing in the Chadstone area with a bigger build on those locations.</p> <p>Thank you for your time in considering our communities concerns regarding the 65a Power Avenue Proposal.</p>	<p>The Officer’s report at Issue 1 Site selection details why this site and the other sites that are considered possibly suitable. There is one site in Mount Waverley and one in Clayton in addition to this site that were identified.</p> <p>Council has received a reasonably significant amount of responses to this proposal which is pleasing as it enables Council to consider the views of local residents as part of its decision making process.</p> <p>The matter of loss of green space has been covered numerous times in this table and at Issue 2 – Loss of open space in the Officer’s report including at SUB 06 & 10.</p> <p>This is the responsibility of the State Government or the relevant housing provider. The Officer recommendation does recommend advocacy for the improvement of existing social housing sites and Council’s Community Amenity department do deal with unsightly properties and other amenity related issues as are able to be enforced under Council’s Local Law.</p> <p>Your comments and all those received are available to all Councillors and will be considered as part of Council’s decision making process.</p>
SUB29 Email Jindabyne Ave	Not in support of development but in support of social housing	<p><u>Email #1 – 26 May 2023</u></p> <p>I am writing to you today to express my objection to the proposed social housing development at 65a Power Avenue, Chadstone. I am a local resident and ratepayer, and I am concerned about the impact that this development would have on our community. I understand the need for social housing, and I believe that it is important to provide housing for those who are in need. However, I believe that this particular development is not in the best interests of our community.</p>	Your acknowledgement of the need for social housing is noted.

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		<p>First, I am concerned about the disproportionate distribution of social housing in our area. The recent development of Ashwood Chadstone Gateway at 4-6 Power Ave is only 600 metres away from the proposed site. This would add to the already abundant number of social housing properties in the area, and it would contribute to an uneven distribution of social housing across Monash.</p> <p>Unevenly distributing a high number of lower socio-economic population into one area will negatively impact on that area in a number of ways. It can lead to an increase in crime, graffiti, and other social problems. It can also make it difficult for residents to access essential services, such as schools and hospitals.</p> <p>Second, I am concerned about the suitability of the proposed site for social housing. The location is next to a train line, which would be noisy and disruptive for residents. There are also no immediate educational facilities or services near the site.</p> <p>Third, I am concerned about the impact that the development would have on traffic and parking in the area. The proposed complex would have 45 car parks, which would not be enough to accommodate the residents and visitors. This would lead to increased traffic congestion and parking problems in the area.</p> <p>Fourth, I am concerned about the impact that the development would have on the character of our neighbourhood. The proposed complex would be a three-storey building, which would be out of character with the surrounding single-family homes. It would also block the view of the Glen Waverley Rail Trail, which is a popular recreational spot for residents.</p> <p>Finally, I am concerned about the lack of transparency and public consultation surrounding this development. The community information session that was held was poorly organized and there was no clear opportunity for residents to give their input.</p> <p>For all of these reasons, I urge you to reject the proposed social housing development at 65a Power Avenue, Chadstone. I believe that this development would be harmful to our community and I strongly urge you to reconsider your plans.</p> <p>Thank you for your time and consideration.</p>	<p>The area has traditionally had a higher proportion of social housing dating back decades. Understanding that there has been change to private ownership increasing progressively over the years the Officer's report at Issue 3 - Too much social housing in Ashwood/Chadstone area already provides a further response on this issue.</p> <p>It is unclear what an uneven or even distribution of social housing may look like and whilst there may be a higher proportion of social housing in this area given its history compared to other suburbs, that in itself is not a reason that a site may not be suitably considered. It is unclear why social housing as opposed to private dwellings and an increase in density would have a negative impact on essential services such as schools and hospitals. Further details can be found at Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour in the Officer's report. The Officer recommendation in the Officer report also proposes advocacy in relation to existing State owned and run social housing in the area.</p> <p>It is not uncommon to have residences near noise sources such as railway lines and freeways or airports, and there are building techniques that can address noise and improve internal amenity.</p> <p>The Officer's recommendation includes a number of design improvements including increased setbacks and to the form of the building along with including an increase to the ratio of carparking. The issue of car parking is discussed at Issue 6 - Development Design concerns.</p> <p>Your comments regarding the information session are noted. There were a number of staff available to speak to residents and provide clarification. It was intended as an information session, although staff were capturing comments and there was the ability as you have to email your thoughts and concerns on the proposal. In response to requests from the community, a further town hall style meeting was arranged by Councillor Paterson, which was also attended by other Councillors.</p>

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<p>SUB30 email</p> <p>Address not provided</p>	<p>Not in support of development but in support of social housing</p>	<p><u>Email #1 – 18 May 2023</u></p> <p>Please do not destroy the green space at 65a Power Avenue, Chadstone.</p> <p>Every inch of green space that we have left should be protected. As our Council, you should be leading the charge on this instead of continuously putting forth proposals to destroy green space with new developments in Ashwood/Chadstone.</p> <p>The three other sites that you have identified as potential social housing developments (in Clayton, Mount Waverley & Oakleigh) are currently car parks and/or existing buildings. Not green spaces.</p> <p>To quote directly from your own Monash Open Space Strategy - November 2021.</p> <p>Open space provides an important role to the community with a wide range of benefits:</p> <ul style="list-style-type: none"> • Psychological benefits - restorative values and stress reduction through use and views of green space and contact with nature • Environmental benefits related to the conservation of habitat and biodiversity, and protection of biological and cultural heritage. Open space can minimise the impacts of climate change • Civic pride and the benefits associated with aesthetically pleasing environments and spiritual reflection • Economic benefits through events and value of trees as assets; increased property values due to proximity to open space <p>I live on Winbirra Parade which becomes Power Ave and also connects with Batesford Road. These roads are used together as a cut through between Warrigal Rd and High St - as well as from Huntingdale Rd and the Monash freeway. The traffic on these residential roads is already ridiculously congested by cars, trucks and buses! Sitting in line to turn onto Warrigal Road from Batesford Rd is an absolute nightmare in peak hour and this massive development will no doubt add to it!</p>	<p>Please refer to SUB 06 & 10 that discuss loss of green space and open space.</p> <p>Please refer to SUB 10 where traffic and parking matters are discussed. Whilst this development if it proceeds will add vehicles to the area, the vehicle numbers and number of movements given it's a residential development will not cause a significant change from what is experienced in the area currently.</p>

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		<p>We already have a significant amount of social housing in these three streets. I have highlighted a map attached to show the properties that I am aware of already being social housing. I'm sure there are actually even more than this which of course you would know better than me.</p> <p>Source: https://www.cordellconnect.com.au/public/project/ProjectDetails.aspx?uid=1237766</p> <p>You're meant to spread out social housing so that people are integrated into the community. How can you reason putting so many large complexes so close together?</p> <p>From previous dealings with this Council, I have the distinct impression that you do not value open green space unless it is used for organised sport. In my opinion, this mindset is so unbelievably destructive and misguided. Green space that is simply green space, is so important - for the reasons I just listed above from your own Strategy. That being said, many residents do actually use the space at 65a. I walk past it with my daughters almost daily on my way to our local cafe and I always see people in it with their kids, on their own or with their dog. My toddler loves to jump out and run around on the grass there for a break from the pram and it's her favourite spot to watch the trains go past.</p> <p>Social housing is of course important but you need to find an appropriate site that is not green! You should be looking at updating the falling down social housing in this area, rather than building more (eg. 63 Power Ave, 37 Batesford Rd & 95 High St).</p> <p>Don't develop on green space if you're actually serious about our environment.</p>	<p>Please refer to SUB 29 where the issue of social housing in the area has been discussed.</p> <p>Council values open space and the amenity and enjoyment it can provide to residents. Our open space areas play a number of roles, including active and passive recreation, as well as other community uses. Open space is further discussed at SUB10.</p> <p>Please refer to SUB 29 and the Officer report at Issue 3 - Too much social housing in Chadstone/Ashwood area already</p>

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		<p>afternoon, right now, there are several police cars with flashing lights outside. This is really worrying to me as I have two teenagers. Additionally in Yarrinup avenue there is a house of people who sell hard drugs, which is also a concern.</p> <p>My daughter danced with conservatoire of ballet as a younger teenager in Richmond near the high rise housing commission. When I picked her up I had to lock my car in the middle of the afternoon due to ice users lingering around.</p> <p>So my question is will the area be safe and should you be receiving input from the police?. It is not just the residents, but the outsiders who visit them. And this will be along a walking/ bike track for the general public including my dainty teenage daughter and son. Will there be an increased risk of safety issues using the track together with poor visibility issues? Isn't it a more sensible and safe option not to have too many people on drugs, with violence issues (or their friends) living together in close proximity? Will there be major violence and drugs/crime issues? Am not sure who will be living there?</p> <p>(When we moved into the area 20 years ago, I rang the police and it wasn't noted to be an area of major crime. Is this changing with the higher density housing?)</p> <p>Also with safety, will there be increased road use issues with a whole lot off housing packed in to a small street?</p> <p>The other issue is future plans for high density housing in our block. At least the units are maximum 3 storey. Are there future plans for high rise which many people think are inappropriate, especially where they are on residential streets rather than main roads.</p> <p>My son is in Year 12 so I probably can't attend on wed night and I don't want to be disrespectful.</p> <p>Thanks so much,</p>	<p>Responses are provided throughout this document and in the Officer's report in regard to social housing and crime including at SUB 19 & 26.</p> <p>The location and type of housing to be provided on a site is not a Police matter and they do not have a role to play. Their role is Policing.</p> <p>These issues have been responded to above.</p> <p>Please refer to SUB 19, 26 & 29.</p> <p>Please refer to SUB 10 where parking and traffic has been discussed in more detail.</p> <p>Council does not know what other residential development and apartment buildings may be proposed in the future. Any applications will follow a planning process which includes community consultation and input.</p>
SUB32 Email Jindabyne Ave	Not in support of development but supportive of social housing	<p><u>Email 24 May 23</u></p> <p>Recently the City of Monash wrote to local residents to say that 65a Power Avenue, Chadstone has been identified as a potential site for additional social housing within the City of Monash.</p> <p>We have duly considered this information, taking into consideration the need for housing for the homeless and disadvantaged, but consider that this</p>	

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		<p>when driving past these buildings in Power Avenue. The street becomes very narrow once cars are parked at the sides.</p> <p>The increased traffic will also create a greater risk of accidents happening at the intersection of Railway Parade South and Power Ave; in particular when turning right during peak hour. There is a very poor line-of-sight along the road to the right due to the concrete blocks supporting the railway bridge. People will start to take risks when there is a backlog of traffic turning onto Power Ave. This is already a problem now, so it would only get worse if this development goes ahead.</p> <p>Another concern is the bike path that runs down the relatively steep hill along Railway Parade South in front of the proposed development. Cyclists ride down this path at high speed each day when commuting to work or school. Cars turning in or out of the development will inevitably crash with a cyclist, with cars parked in the street likely to block the drivers' vision. During the several years of construction of this development the construction traffic will cause mayhem and frequent blockages along Railway Parade South, not to mention the construction noise and congestion of tradies' vehicles!</p> <p>I have witnessed first-hand the attitude of tradesmen to cyclists at the recent development at Markham Ave, Ashburton where the bike track is also at the front. The tradesmen do not give a flying factor for safety of cyclists and themselves, walking and working on any side of the bike path without looking or giving way.</p> <p><u>Neighbourhood characteristic</u></p> <p>We recently built our new house in Jindabyne Ave, Chadstone and had to meet the neighbourhood characteristics for a number of aspects of the design. It is difficult to imagine how a -storey complex, housing 48 units will be in line with the existing neighbourhood characteristics. The immediate area is predominately family residential properties of one or two stories. Taking away the open space and building a congested complex with a large number of car parks does not really seem to fit the local character of the neighbourhood.</p> <p><u>Development Study</u></p> <p>The Development Study for this proposal shows that designing a large complex to fit on a triangular block is not very practical and would be difficult to meet council requirements.</p>	<p>Please refer to SUB 10 where traffic and parking matters are discussed. Whilst this development if it proceeds will add vehicles to the area, the vehicle numbers and number of movements given it's a residential development will not cause a significant change from what is experienced in the area currently.</p> <p>Please refer to the Officer response at SUB07.</p> <p>Please refer to SUB 09 where the scale of the development in the area has been discussed.</p> <p>Your comments regarding nearly educational facilities or services are noted.</p> <p>The Officer recommendation outlines a number of requirements for increased setbacks and a reduced building footprint. Matters of compliance and suitability of a development will be considered as part of a planning application process, however. This process is not</p>

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		<p>The building offset from the roadside property boundary at the Eastern end is almost zero. Considering that we were forced into an 8-9m offset when building our house, this is ludicrous to suggest that a 3-storey building immediately on the front boundary meets the neighbourhood characteristics.</p> <p>Page 21 of the Hayball study shows a view of what people would see at the end Jindabyne Ave; it's a monstrosity! To repeat myself, this does not meet the neighbourhood characteristics.</p> <p>The architectural license of hiding the building behind enormous trees that are currently non-existent and that would take 50 years to grow to that size is disingenuous in trying to show the building in a favourable light. These huge trees also distort the perspective of the height of the building.</p> <p>The proposed location of the carpark driveway will be dangerous and disruptive for traffic turning right out of Jindabyne Ave onto Railway Pde Sth; not to mention for the households opposite.</p> <p><u>Security</u> On the Council's webpage for the proposed development, the following is stated: <i>"Dwellings and entrances will also provide passive surveillance and an enhanced sense of security along the highly valued Glen Waverley Rail Trail path."</i></p> <p>It is difficult to understand how the author of this statement came to this conclusion. By taking away an open space and filling it with a building complex that will cast varying shadows at night and partially hidden areas in the entrances and communal garden would not fill me with a sense of security when walking past, especially as a lone female. The cross-section of tenants living there are even less likely to provide an increased level of safety and security to the immediate area, as evidenced by the increase in crime and graffiti from the Ashwood Chadstone Gateway development.</p> <p><u>Community Information Session</u> Where to start...! This was the most disorganised event I have been to. Upon entering the meeting room, it was a noisy rabble. There was no clear indication of who was with the Council or involved with the proposal. No-one from the Council wore name tags and it was a free-for-all, with the noisiest person bending the ear of unknown people whilst others strained to hear what was being said. There was a distinct lack of structure and order to</p>	<p>assessing the application, rather whether Council should make the site available for use for social housing.</p> <p>Your comments about neighbourhood character and fit are noted and would be addressed as part of any planning process.</p> <p>The Officer recommendation identifies that the vehicle access point should be moved to Power Avenue where it is better suited for a number of reasons, but its current location does not raise immediate safety issues.</p> <p>Your comments regarding safety are noted and these would be considered as part of any final design if the proposal were to proceed. It is unclear why residents of social housing would not aid in providing for passive surveillance in the area. Please refer to SUB 26 where safety, security and graffiti have been discussed.</p> <p>The information session was designed to provide information not to justify the proposal or otherwise. Following requests from the community a second information session in a town hall format with questions and answers was arranged.</p>

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		<p>the proceedings. The dissemination of information or the ability to give an opinion was totally random. Please re-think how these sessions are run in future. I overheard a few snippets of information, but there was no structure to the presentation of pro's and con's for the proposal. A big "fail" from me!</p> <p><u>Summary</u> As local ratepayers and voters for both council and state government elections, we strongly urge the City of Monash council not to issue a lease for this development. All our neighbours, that we have spoken to, are also objected to this proposed development and are likely to vote accordingly in the future.</p>	<p>Your comments regarding the engagement process however are noted.</p>
<p>SUB33 Email</p> <p>Gooyong Ave</p>	<p>Not in support of development but supportive of social housing</p>	<p><u>Email 24 May 2023</u></p> <p>As owners of XX Gooyong Avenue we would like to express opposition to the density of the proposed HousingFirst development at 65a Power Avenue.</p> <p>48 units with less than 1 car space per unit is insufficient parking for a development of this size and will lead to more issues with street parking. The development site is also not within the Holmesglen and Jordanville "accessible area" zones on the residential development framework map provided on the "Monash Housing Strategy" plan, and more distal from the train station than the similar high density 4 & 6 Power Ave redevelopment built by HousingFirst 10 years ago.</p> <p>As such there will be more reliance on non-public modes of transport by residents and greater need for car spaces.</p> <p>We also suggest the social housing provision, could be better achieved with a lower density development of less units on this land, with more communal open space and parking per capita, and in line with existing townhouse/ multi-housing developments in Chadstone (some of which are also social housing) who were subject to stricter planning frameworks.</p> <p>Having high density developments of insufficient size, communal space and parking will lead to unnecessary congestion, increased likelihood of local street usage by tenants with consequent safety risk to the local community.</p>	<p>Your comments regarding site density are noted.</p> <p>In response to feedback received through the community engagement process, the Officer recommendation at Item 5 proposes conditions to be incorporated into the overall design. Car parking ratios, building height, site coverage etc. is addressed. This is likely to impact density and provide a balanced approach to deliver social housing while addressing local residents concerns.</p>

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<p>SUB34 Email</p> <p>Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>My primary concern as a nearby resident is the lack of parking to be provided. The letter I received stated that there is 43 parking spaces for 48 units.</p> <p>If you look at the nearby 64 Winbirra Pde Ashwood set of units, there's only 10 units there but you will find on any given day cars parked in the street and on the nature strip - some of which don't appear to be driveable as they haven't moved in months and this is causing a traffic hazard especially when people park on the other side of the road too.</p> <p>While I understand the need for housing, I do ask the council to please reconsider the amount of units for the provided parking, especially as children (including mine) use the footpath in that area to ride bikes and it's not safe having to try dodge cars parked wherever they want on the footpath due to insufficient parking.</p>	<p>Your concern about development parking is noted and the Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. This will provide a minimum of one car space for each one or two bedroom unit, with an additional car space for three bedroom units. Further response to parking and traffic issues can be found at SUB07, 09, 10 & 11</p> <p>Your acknowledgement of the need for housing is noted.</p>
<p>SUB35 Email</p> <p>Beatrice Avenue Chadstone</p>	<p>Not in support of development but supportive of social housing</p>	<p>I wish to take this opportunity to formally convey my strong opposition to proposal based on the following reasons:</p> <ol style="list-style-type: none"> 1) There is already an alarmingly high density of social housing in the Chadstone - Ashwood area, and adding such a large development on the proposed site will centralise a large number of these housing schemes within a 100-200m radius of this site alone. In actuality you are creating slums and ghettos of the future by tightly packing in such high volume of social housing in such close proximity. 2) The proposed developed will include 48 units over 3 levels and 43 car spaces. To be frank, this is huge. Far too large for the surrounding infrastructure and will cause massive congestion on Railway Parade, Winnbirra parade and Power Avenue. 3) Keeping the area as park land is what is best for the community. Surely there are alternate sites that are being considered that are not already being used by children and families as park land? 	<p>Please refer to the Officer response at SUB29. Details in relation to the selection of the site are contained in the Officer's report at Issue 1 - Site Selection. The entire Municipality and Metropolitan Melbourne are experiencing housing growth, but the specific density of the area was not a consideration in determining whether a site may be suitable for a social housing proposal.</p> <p>Your concern about development parking is noted and the Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. This will provide a minimum of one car space for each one or two bedroom unit, with an additional car space for three bedroom units. Further response to parking and traffic issues can be found at SUB07, 09, 10 & 11</p> <p>Council acknowledges that the area is used by residents, and further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the Officer report at Issue 2 - Loss of Open Space. The report also details that there is a significant</p>

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		<p>Whilst I am all for providing social housing to those in our community that need it most, I believe the proposed site at 65a power avenue is not the right location. The safety and well-being of our community should be the 1st consideration in making this decision and I implore you to reconsider this proposal.</p> <p>Thank you for your attention in this critical matter and I eagerly await your response and trust that you will act in the best interest of the community.</p>	<p>amount of open space near the site in addition to Batesford Reserve. Further details are provided at the Officer response at SUB06 & 10.</p> <p>Your acknowledgment of the need for providing social housing is noted.</p>
<p>SUB36 Email Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>I am not objecting to this proposal as a social housing project.</p> <p>The basis of my concerns are mainly related to the height of the project and the proximity to the road / intersection / bike path:</p> <ol style="list-style-type: none"> 1. This proposed development is close to a well used intersection. How is the traffic going to be managed at the intersection of Power Avenue and Railway Parade South with the increased number of vehicles? 2. There would also be more pedestrians in the vicinity (with the increase in dwellings) and there would need to be a means of safe pedestrian crossing across Power Avenue. See picture page 17 where the footpath ends on the east side of Power Ave, with no corresponding footpath matching on the west side, and no other crossing treatment. 3. Parking along Railway Parade South significantly interrupts the flow of traffic along the street. How will this be addressed (expectation of more parking on north side by trades, visitors, etc.) If drivers instead use the surrounding streets that puts increased pressure on streets / properties in the general vicinity. 4. The project as presented shows significant shadowing ALL DAY over Railway Parade South and the existing bike path. <ol style="list-style-type: none"> a. This is a particular problem with potential reduced visibility at the intersection of Jindabyne Avenue. b. Railway Parade South would be partially overshadowed all day which presents a safety (visibility) problem, 	<p>Your objection to the proposal rather than to social housing is noted.</p> <p>Please refer to the Officer responses at SUB 06, 07, 09 & 10</p> <p>The traffic and parking matters you raise are generally related to pre-existing issues in the general area. The Officer recommendation at Item 5 and in the Officer response to Issues raised, particularly Issue 4 – Traffic concerns seeks to address your concerns.</p> <p>Council’s Engineering Department will also assess and consider the need and opportunity to provide a single crossing at Power Avenue in the future, but this is not associated with this current proposal.</p> <p>Please refer to SUB 07, 09, 10 & 11</p> <p>Shadowing will be considered through the planning process. There are however no controls that relate to assessing shadowing onto a roadway, and buildings casting shadows onto roads is common throughout the Municipality and metropolitan Melbourne without issue.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>particularly with cars parked along the north side of the road.</p> <p>c. When wet, the bike path would potentially become slippery as there is no chance for it to dry out in the sun.</p> <p>d. Reduced amenity of the bike path.</p> <p>5. The project 'looming' over the bike path reduces the visibility for oncoming cyclists / pedestrians. The building seems too close to the bike track / foot path at the bin store / water tank points – Level 2 & 3 3Br/2Br at the far east comes right up to the path (and has balconies overlooking it).</p> <p>6. In the picture on page 17 the bike path appears to be curved near the intersection of Railway Pde S and Power Ave. This reduces visibility of approaching bikes / pedestrians. More bikes would choose to use the roadway, which defeats the purpose of having a bike track, increases congestion and reduces safety.</p> <p>A comment about lack of use of the existing space – there is no playground, there isn't even a single seat. It is currently very muddy. The grass is often too long. The space could be used by the community with drainage, proper maintenance, a simple playground, a few seats, a fence (for dogs or kids). It would be nice to have a low key space for the locals to use, without having to go to Batesford, which is often too crowded and is further away.</p> <p>About the bike path in general – there isn't a seat anywhere along Railway Parade Sth. For those of us that are mobility challenged this makes the path inaccessible, particularly given the slope heading east. We drive elsewhere to walk, when we actually live opposite the bike path.</p>	<p>The shared user path is accessible at all hours. Council would expect all users of the path to be cognisant of the conditions and to adjust behaviour accordingly. The Officer report in the recommendation identifies additional building setbacks to the property boundaries and shared path.</p> <p>These concerns are addressed above.</p> <p>These concerns are addressed above.</p> <p>Your comments regarding the site are noted, and will be further considered following the outcome of this process as needed. Further information relating to why this site was proposed is in the Officer report at Issue 1 – Site Selection, and has been addressed in the Officer response to SUB 06 & 10.</p> <p>Your comments regarding a seat along the shared user path will be referred onto Council's Urban Design team.</p>
SUB37 Email Paringa Court Chadstone	Not in support of development but supportive of social housing	<p>I'm giving my feedback for the proposed plan to build 48 units for social housing. Our family has lived across the road from this land since 1957.</p> <p>I'm sympathetic that social housing is needed. I'm just against the size of this build at this location. Monash has already lost a good deal of its gardens, due to removal of all trees when older homes are demolished. It's been sad to see. Massive homes are built everywhere around here now.</p>	<p>Your acknowledgement of the need for social housing is noted.</p> <p>Our Planning staff are happy to discuss tree removal and development in the Municipality, various Council and State Government Policies and what we are doing to try and preserve vegetation in the</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>I don't want to see a three-level block of units. I would be okay with two levels with 24 units only. We already have similar further along Power Avenue.</p> <p>I very much hope this proposal will not be approved.</p>	<p>Municipality and respond where possible to the type of development that we are seeing right across our suburbs.</p> <p>Your feedback about your preference for two levels rather than the proposal is noted.</p>
<p>SUB38 Email</p> <p>Melinga Cres</p>	<p>Not in support of development but supportive of social housing</p>	<p><u>Email 26 May 2023</u></p> <p>We recently received correspondence in the mail regarding the above proposed housing plan at 65A Power Avenue. We are currently overseas so were unable to attend the recent meeting at Batesford hub. One of the questions I had was if this development is in addition to current housing in the area or replacing others - which I assume it's for former.</p> <p>We would like to provide some feedback on the proposed plan. Ultimately we are not comfortable to have that scale of development for social housing put in where we reside. Although we currently live in Melinga crescent, we will soon be moving to Woonah st around the corner from the proposed site.</p> <p>Please don't anticipate any prejudice here but we have to base our views on our recent experiences with social housing. Our neighbours directly opposite are in social housing, and ourselves and other neighbours have had to call the police on several occasions due to fights (including an alleged stabbing), noise, parties and hoon driving. And more concerning is that there is a young child living at this property. We have also been exposed to some others who live up the street, who we have seen do donuts and burnouts in our street and frequently enough either drinking and leaving rubbish in our park or vandalising the play equipment or fencing.</p> <p>We are not heartless and appreciate that we need to help solve the homelessness issue in Melbourne. However we already have a significant number of social houses in Chadstone(our new next door neighbour in woonah st is in one and current neighbours also) but we do not think more, or a large development will benefit the area and the future of our residence here. Again we can only base this on the experience we have had. Like most of these things the majority would be peaceful contributing community members however we fear a small percentage will ruin it for everyone as</p>	<p>The proposal is to provide new social housing units rather than a replacement of existing units.</p> <p>Please refer to SUB09 where the scale of the development is discussed.</p> <p>Your concern about the combination of public housing and safety is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue in contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour. Further detail is available in the Officer response at SUB 19 & 26.</p> <p>Your acknowledgement of the need to help solve the homelessness issue in Melbourne is noted.</p>

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		<p>currently is the case. Our concern is that those given somewhere to live don't appear to have the same level of respect for their property or the community at large as those of us who have worked and saved quite hard to be able to afford to live here. We really see a great future for Chadstone and it fast becoming a great family suburb and would not like to deviate from this path.</p> <p>Thank you for considering our feedback and we hope that the council can find an alternative solution.</p>	
<p>SUB39 Email</p> <p>Railway Parade South</p>	<p>Not in support</p>	<p><u>Email 28 May 23</u></p> <p>To whoever this may concern. I attended the proposed information session as requested on Wednesday 24th May 2023. Like the majority of residents that attended, I was not only saddened to see how far this 'proposal' had gone by but was extremely disappointed with the lack of consultation that we of Railway Parade South and surrounding streets had been given.</p> <p>There are several extremely valid points to be made here. The first is that Chadstone itself has over 8% social housing already as was stated by one of your councilors present on the night, why is this location being expedited a lot further than the other four locations? These were the words of your council representatives on the night. Why should we be treated unfairly compared to the rest of the municipality</p> <p>Another comment was made that this accommodation was going to be targeted at nurses and other lower paying professions. Firstly I do not believe this at all. How are the developers or the government going to cherry pick who they want in these units? I dare say this is nowhere near the demographic which will be potentially housed here.</p> <p>The same councilor got very defensive at one stage telling the residents that there was housing on this site originally. I have been a resident, and now a property owner of Railway Parade south for my entire life of 57 years. My</p>	<p>The site is still being considered and no decision has been made. Council felt it was important to firstly see if there was a social housing provider that may be interested in the site, and secondly what they may propose to do with it. This provides the local residents in the area more information to consider in any submissions to Council so that those comments can be considered before a decision is made.</p> <p>Council has identified 3 sites as possibly be suitable for affordable housing. The Power Avenue is the first site being proposed. It is not a case of one of the three only being considered, nor is it being expedited. Details regarding the status of the other two sites is contained in the Officer report at Issue 1 – Site selection, but, 65A Power Avenue is the first site to be progressed – once the Mount Waverley site has been remediated, that site will be considered. The third site, being is Clayton, is affected by decisions of the Suburban Rail Loop Authority.</p> <p>The proposal provides for all dwellings to be occupied by Victorians registered on the Victorian Housing Register. The proposal does provide for 25% of the dwellings to be provided to key workers. Key workers are defined by the Victorian Planning Authority as an employee who provides a vital service, especially in the essential services, health or education sectors.</p>

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		<p>parents built in 1960, and there has never been housing there. The councilor then proceeded to tell us it was always owned by the Vic housing department. Incorrect also. It was owned by the Victorian Railways till the 1980's I believe.</p> <p>The same councilor also told us she was an advocate for social housing and would push for this development. Once again she was not listening to the vast majority that she is supposed to be representing.</p> <p>Finally I am concerned with the drop in value of our properties along Railway Parade and surrounds due to the people that will be housed here. What relief or compensation will we get, zero I dare say and our rates will go up as our property values diminish.</p> <p>Council needs to have a sit down meeting with these residents that you so call represent and listen to our frustrations and concerns before anything further occurs please.</p>	<p>Your comments regarding the history of the site are noted, and that there is no recollection of a statement being made that this site was previously occupied by housing. It was purchased by Council many years ago as vacant land.</p> <p>Unfortunately there is no guarantee that land from time to time may be required for other purposes. There is no financial compensation available and this is further discussed in the Officer's report at Issue 8 - Property Values.</p> <p>A further information session in the form of a town hall, question and answer format has been held. Councillors will have access to all feedback received as part of the decision making process.</p>
<p>SUB40 Email</p> <p>Maude St, Chadstone</p>	<p>Not in support</p>	<p><u>in-person submission at Council's information Session</u></p> <p>Concerns:</p> <ul style="list-style-type: none"> - Huge volume vs size of site - Extra traffic, congestion - Concerned about people who are going to live there + their associates + friends - Worried that the suburb will go back to the way it was - Property values will drop 	<p>The Officer recommendation at Item 5 proposes a range of requirements in relation to setbacks, height levels, a reduction in the available land, etc. to balance the need for social housing with local residents concerns about the form of the building.</p> <p>Further information relating to traffic issues are responded to in the Officer report at Issue 4 - Traffic Concerns.</p> <p>The proposed development will be available to people on the Victorian Housing Register.</p> <p>Unfortunately Property values are not a relevant consideration in planning matters.</p>
<p>SUB41 Email</p> <p>Jindabyne Ave</p>	<p>Not in support</p>	<p><u>in-person submission at Council's information Session</u></p> <ul style="list-style-type: none"> • Safety • Not enough carspaces • Traffic congestion railway/power • Dumped rubbish • Railway Pde very busy • Replacement busses use Railway and into Power 	<p>Your concerns are broad and all encompassing.</p> <p>Please refer to SUB 07 and these matters have been responded to throughout the table.</p>

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		<ul style="list-style-type: none"> • Noise level during construction • Construction vehicles – where will they park • Park is popular + Batesford is used by walkers walking their dogs. • Existing path well used by mobility scooters • Don't want social housing in this spot. • Worried about health + wellbeing of the community <p><u>Email 2/6/23</u> I wish to raise my concerns about the proposed high rise apartment complex at 65a Power Ave.</p> <p>The proposed site is used by locals for exercise & play. Elderly & people in wheelchairs all use the path to get around.</p> <p>The corner that is the proposed site is already congested with traffic. With parking an issue it could cause problems with emergency vehicles manoeuvring.</p> <p>The corner & underpass is prone to flooding.</p> <p>Who will ensure that the area doesn't become a dumping ground as other public housing in Winbirra & Power does.</p> <p>Having the green open space is beneficial for the locals mental health.</p>	<p>Matters relating to Safety are discussed in the Officer report Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour and SUB 19 & 26.</p> <p>Concerns about the local road network and parking have been referred to Council's Transport Engineers and further information and response is available in the Officer's report at Issue 4 - Traffic Concerns. They are further discussed at SUB 07,09,10 & 11. The Officer's report in the recommendation section proposes an increase in carparking for future residents if it is to proceed.</p> <p>The local area is well served with open space areas and further detail on open space is addressed at Issue 2 - Loss of Open Space.</p> <p>Should the proposal proceed, any issues during construction can be referred to Council's Planning and/or Building Departments.</p> <p>This concern is addressed above.</p> <p>Concerns about flooding has been addressed in the Officer recommendation at Item 5, by requiring the building to have finished floor levels as required by Melbourne Water.</p> <p>Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue is contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour. Council's community Amity department are able to enforce Council's Local Law as it relates to unsightly and unkempt properties.</p>
SUB42 Info session and	Not in support of development but	<p><u>Councillor Email – 14/6/23</u></p> <p>Thank you for your email.</p>	

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<p>Councillor Email</p> <p>Grand View Rd, Chadstone</p>	<p>supportive of social housing</p>	<p>I would like to give my last plea - please do not support this proposal. I attended the meeting but I think none of my concerns were answered. Even if Monash council does not think this land is classified as "public park land", the reality is that it is already serving the community as a public park land. By taking it away, it will affect the local community and our families enormously. I don't live on the railway pde but I can appreciate the importance of preserving this beautiful stretch of green park and the bicycle track. The bicycle track is used by many Monash residents including people living in the surrounding suburbs like Mount Waverley. So this development will impact more than just Chadstone and Ashwood residents.</p> <p>You said in the meeting that you are sympathetic towards the community. Why would you need to feel sympathetic if this is a fair and just development? You feel sympathetic because this development has created a win-lose situation for the community. I think in the long run, no one will be the winner, because 30 years down the track, all you will probably see is an old, rundown building occupying a corner position when it should have been kept as a green park with beautiful trees and green grass with an uninterrupted bicycle track serving the entire local community. I am sure you don't want to be part of the councillors that leave this kind of legacy.</p> <p>Please preserve the precious green land not just for the local community, this green park land belongs to everyone living in the Monash council.</p> <p><u>Councillor Email – 14/6/23</u></p> <p>I am writing to you again because you will be one of the Monash councillors to decide the future of our local park land at 65a Power Ave Chadstone. When I searched up, I realised you are also the current mayor of the Monash council. Although you don't live in our area, as the Mayor I am sure you would care about all the developments in the entire city of Monash.</p> <p>The local community in Chadstone and Ashwood are angry and upset about this development and I am sure you can find from our emails more than enough reasons for this. The voices of the local residents are clear and loud - Please do not take away our public park land and destroy the bicycle track that all of us enjoyed using.</p>	<p>Council is committed to addressing homelessness. The proposal guides Council's efforts to address homelessness and to influence the supply of social housing.</p> <p>Council acknowledges that the area is used by residents, and further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the Officer report at, Issue 2 - Loss of Open Space. The report also details that there is a significant amount of open space both passive and active, near the site in addition to Batesford Reserve.</p> <p>The shared user path will be retained. Pleased refer to the Officer's response at SUB 06, 07,</p> <p>Council understands your concern about building standards and while this is still a proposal has included a requirement for an Asset Management Plan as an obligation within the proposed lease to ensure the building maintains community standards for appearance.</p> <p>Council will also advocate to the State Government for improvements to their assets as addressed in the Officer's report at Issue 7 – Renovation of existing State Government owned social housing.</p> <p>Your desire to have the land retained as greenspace is noted.</p>

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		<p>On the Monash website, you said your first priorities are to</p> <ul style="list-style-type: none"> • protect our renowned spacious and leafy green character and stop inappropriate development <p>You have surely set the right priority for your local ward, but as the Mayor and as one of the councillors to vote for the development of 65a Power Ave Chadstone, I would like to plead with you not to support this proposal. Even if Monash council does not think this land is classified as "public park land", the reality is that it is already serving the community as a public park land. By taking it away, it will affect the local community and their families enormously. I don't live on the Railway Pde but I can appreciate the importance of preserving this beautiful stretch of green park and the bicycle track. The bicycle track is used by many Monash residents including people living in the surrounding suburbs. So this development will impact more than just Chadstone and Ashwood residents.</p> <p>We understand the importance of social housing but it should not be developed by taking away the public park land being used by so many local communities and families. This park was used for kids and adults playing with their pets, doing exercises and playing sports. The life and the wellbeing of the local community are just as important as the lives of people who live in social housing. And the public green space should be preserved for the benefits of the entire community no matter which ward you are living in. I think in the long run, no one will be the winner, because 30 years down the track, all you will probably see is an old, rundown building occupying a corner position when it should have been kept as a green park with beautiful trees and green grass with an uninterrupted bicycle track serving the entire local community. I am sure you don't want to be part of the councillors that take away this green stretch of park land and leave a regrettable legacy.</p> <p>Please preserve the precious green land not just for the local community but for everyone living in the Monash council.</p> <p><u>in-person submission at Council's information Session</u></p>	<p>Please refer to SUB 06, 09 & 10.</p> <p>Your acknowledgement of the importance of social housing is noted.</p>

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		<p>My number 1 concern is the safety of the area. I have problems at the moment with social housing residents nearby. You would not want this if it was built next to your house. 65Power should be kept for open space, it is still being used by families. Why would you want to destroy a neighbourhood like this? The traffic is already very busy, this project will make it much worse. I think it's brutal for the residents in this area, as their house prices will be significantly impacted.</p> <p><u>Councillor Email – 7/6/23</u> I am a local resident in Chadstone, I would like to express my objection to the public housing proposal at 65a Power Ave Chadstone.</p> <p>1. I am surprised that the council would select this site for public housing. The proposed site is a public park that many locals use for walking the dog and play with kids and exercise. We often used this park when the ovals were occupied. While social housing is necessary, why would the council want to select a public park as the site to build social housing. We need to preserve public parks like this for the well being of the local community. Social housing should not be created by sacrificing other residents' amenities. Instead of taking away this green public area, the council should add more facilities such as kids playground, more chairs and trees to create a more family friendly environment. This will benefit all local residents including many public housing tenants within the area.</p> <p>2. The area next to 65a Power Ave is already full of social housing. There was a large new social housing complex just built recently across the road on the other side of the railway. It is too obvious that there is an over-concentration of social housing in the Chadstone and Ashwood suburbs. Chadstone already earned itself a reputation of over-concentration of social housing. The council should not try to add more social housing in this suburb, it's made it even worse by trying to build on a public park area.</p> <p>3. The proposed development is not a suitable site for public housing for many other reasons as well. The railway pde is very narrow as it is, when car parks on one side of the road, we often have to share one lane for both directions and the road is very busy especially during rush hours. Sometimes the railway pde becomes very dangerous if there are speeding cars. By</p>	<p>Please refer to the Officer response at SUB 06, 07 & 10, Your concern about the combination of public housing and safety is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue is contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>Unfortunately, there is no guarantee that land from time to time may be required for other purposes. The impact upon your property value is difficult to predict. This is further discussed in the Officer's report at Issue 8 - Property Values.</p> <p>This concern is addressed above, with additional information in the Officer response to SUB 06, 07 .</p> <p>Please refer to the Officer response at SUB 11 & 29. Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. The issue of the appropriateness of the site have been discussed in the Officer report at Issue 1 - Site Selection and you may also wish to refer to Issue 3 – Too much social housing in Chadstone/Ashwood area already.</p> <p>Please refer to the Officer response at SUB 07, 09, 10, 11. The matters you raise are generally related to pre-existing issues in the general area. The factors that Council may be able to influence are discussed in the Officer report at Issue 4 – Traffic concerns.</p>

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		<p>adding 48 units into this small area, it will add many extra traffics and cause congestion. Did the council look at the consequence of this project on road safety?</p> <p>4. Our family often rides bicycles on the bicycle path in front of this proposed site. When going downhill along the railway pde, the bicycle will pick up speed right in front of this proposed site. I believe this development will only create more safety hazards.</p> <p>5. My neighbour who is a meteorologist also observed the site is often flooded during severe thunderstorms or during intense rain. He has recorded this area being inundated in water for multiple times in the last few years. Has the council fully examined the flood risks?</p> <p>6. When the council proposes to build social housing, I think the council has the responsibility to take into consideration the local community's wellbeing, the long term sustainability of the development as well as the environmental impact of this project. As a community member that pays council rates, we deserve to be heard and our opinion should be respected.</p> <p>I feel the proposal was rushed without careful consideration and hope all councillors will listen and respect the local communities' opinions. In the past when I voted for councilors, I did not give a lot of thought. From this experience, I have learned the important job that a councillor does. I hope all of you genuinely care about the local community and the rate payers.</p>	<p>Please refer to the Officer response at SUB 07 & 09. However, Council shares the concerns of residents about cyclist safety. The shared user path is not a dedicated bicycle path and it is expected that cyclists ride to the conditions and in a safe way.</p> <p>Council has addressed concerns about flooding in the Officer recommendation at Item 5 and proposes that any build has finished floor levels as required by Melbourne Water.</p> <p>To clarify, Council is not proposing to construct the development, it is considering leasing the land for social housing to be provided on it. Your comments are noted and this report accompanies report which will be presented at the July 2023 Council meeting. Council has not yet made a decision and all the feedback received will be available and considered as part of the decision making process.</p> <p>This is the purpose of the consultation to hear from residents and inform Councils decision making process.</p>
<p>SUB43 Info Session</p> <p>Address not provided</p>	<p>Unclear</p>	<p><u>in-person submission at Council's information Session</u></p> <ul style="list-style-type: none"> • Will the land be private, during and what would we do with our dogs etc. • Can we walk through the park? • Worried about loss of greenery 	<p>The land will remain in Council's ownership, however the land that will be occupied by the development if it is to proceed will not be publically accessible. The Officer recommendation identifies a reduced building footprint with the ability to retain some greenspace on the land in conjunction with the Vic Track land to the north between the site and the railway line that remains unchanged. Council has recently considered and made changes to its dog off and on lead areas and</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
			<p>there is information on Council’s website where and how dogs can be exercised.</p> <p>Please refer to SUB 06 & 10. The local area is reasonably well served with open space and more detail regarding open space and green spaces, including the proposed retention of part of 65A Power Av for community use is addressed in the Officer’s report at Issue 2 - Loss of Open Space.</p>
<p>SUB44 Info Session</p> <p>Address not provided</p>	<p>Not in support</p>	<p><u>in-person submission at Council’s information Session</u></p> <p>I am disappointed in the loss of open space. I am concerned about the increase in traffic and safety impacts on pedestrians, bikes, dog walkers, kids. The volume in cars is a concern. My family specifically go to that park. My other concerns are:</p> <ul style="list-style-type: none"> • Noise • Safety • Volume of cars • Disruption from construction works. 	<p>Please refer to SUB 06 & 10.</p> <p>The local area is well served with open space areas and retention of part of 65A Power Av for recreational purposes is addressed at Issue 2 - Loss of Open Space. The report also details that there is a significant amount of open space near the site in addition to Batesford Reserve.</p> <p>Council understands your concern regarding the local road network for vehicles, bicycles and pedestrians. The matters you raise are generally related to pre-existing issues and matters that can be addressed through this proposal are addressed in the Officer report Issue 4 – Traffic Concerns. Your comments have been referred to Council’s Transport Engineers for consideration and we would recommend a further discussion on these matters with them.</p> <p>Should the proposal proceed, any issues during construction including noise can be referred to Council’s Planning and/or Building Departments.</p>
<p>SUB45 Info Session</p> <p>Address not provided</p>	<p>Unclear</p>	<p><u>in-person submission at Council’s information Session</u></p> <p>Very close to railway Vibration specialist (foundations)</p>	<p>Victrack have advised that they have no issues with the location of the proposal. The design and construction of the building will need to accord with the Building Code of Australia and the Building Act (Vic) 1993.</p>
<p>SUB46 Info Session</p>	<p>Not in support</p>	<p><u>in-person submission at Council’s information Session</u></p>	

Submission #, type and address	Sentiment	Submissions	Officer Response
Address not provided		<p>Flooding: Engineering plans to show drainage on Power Ave Impact assessment of development on current drainage problem</p> <p>VicTrack land management Back-up of Traffic Need traffic management plan</p> <p>Power Ave is an overland flow path</p> <p>Neighbourhood social housing units</p> <ul style="list-style-type: none"> - Check how many and ownership status - Already enough - Confirmation of levels <p>14 June closing date for comms 6 weeks from time plan was updated Bike path – would VicTrack allow this? Note – Jordanville station – no standing Suggestion re. close to public transport?? Garbage trucks 48 units/43 car spots</p> <p>Why focus on small oval? Can't use oval – sports</p> <p>Need another Council meeting Too many on the site. Should be a few in the residential area</p> <p>Impact to house insurance? Creating an unsafe environment.</p>	<p>Concerns about Traffic, Parking and Flooding have been raised as issues through the engagement and the Officer recommendation at Item 5 seeks to address this concern. This will be further assessed including with the input of Melbourne Water if the development is to proceed. Further information relating to parking, traffic issues and the shared user path are responded to in the Officer report at Issue 4 - Traffic Concerns</p> <p>The proposed development does not impinge upon nor does it affect Vic Track land management. A submission from Vic Track is attached to this consultation report and they have advised that they have no issues with the location of the proposal.</p> <p>The path is a shared path, on Council land and not associated with Vic Track. Please refer to the Officer response at SUB09 where the shared path is discussed.</p> <p>Details in relation to the selection of the site are contained in the Officer's report at Issue 1 - Site Selection. The entire Municipality and Metropolitan Melbourne are experiencing housing growth, but the specific density of the area was not a consideration in determining whether a site may be suitable for a social housing proposal.</p> <p>Please refer to SUB07, 09, 10 & 11 where parking and traffic has been further discussed in the Officer response.</p> <p>Council is unsure and unable to quantify any upon house insurance, nor is it foreseen that the development will have an impact on home insurance. If the suggestion is that insurance will grow as a result of crime (noting the comments about an unsafe area please refer to the Officer's response at SUB 19 & 26 where this has been discussed further.</p>

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			Council does however propose to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue in contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.
SUB47 Info Session Address not provided	Not in support	<u>in-person submission at Council’s information Session</u> 8% need our ciden[?] to check Chadstone/Ashwood already contribute enough Reduction in land value – rate impact safety	The Officer’s report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site have been discussed at Issue 1 - Site Selection and you may also wish to refer to Issue 3 – Too much social housing in Chadstone/Ashwood area already. Unfortunately, there is no guarantee that land from time to time may be required for other purposes. The impact upon your property value is difficult to predict. This is further discussed in the Officer’s report at Issue 8 - Property Values. Your concern about the combination of public housing and safety is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue in contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour, and please refer to the Officer response at SUB 19 & 26.
SUB48 Email Address not provided	Not in support	I am very concerned regarding the proposed social housing development at 65a Power Avenue, Chadstone. I am a resident and feel that if this development is approved there will be too much congestion on the roads, and make it very hard and dangerous walking, riding or driving or attempting to park in the area. Near the corner of Power Street and Winburra there are council housing developments and many cars are parked on Winburra Road, causing issues. Cars nearly hit and have hit parked cars as it is not wide enough to pass or just carelessness.	Council understands your concern regarding the local road network for vehicles, bicycles and pedestrians. The matters you raise are generally related to pre-existing issues and matters that can be addressed through this proposal are addressed in the Officer report Issue 4 – Traffic Concerns. Your comments have been referred to Council’s Transport Engineers for consideration and we would recommend a further discussion on these matters with them. Further please refer to the Officer response at SUB 07, 09, 10 & 11 where parking and traffic matters have been discussed.

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		<p>On the weekends there are sporting events at Batesford Road and cars are parked everywhere - very difficult to pass at any time. Traffic driving under the rail bridge gets congested. If this is approved, cars will be parked near the bridge and down the Power Avenue will be so congested as it is a narrow road will be difficult for passing.</p> <p>We walk and ride down these areas and feel with all this congestion it will be so dangerous. I do not believe that even though parking has been made available, people will still park outside and cause further congestion. This can be noted by looking at the parking down Winburra Road.</p> <p>We do not wish this proposal to be approved.</p>	<p>Comments regarding parking on weekends is noted and have been referred to Council's transport Engineers for assessment and intervention if required. Consideration of or changes to parking restrictions can be considered for current circumstances and further if the development were to proceed and they were required.</p>
<p>SUB49 – emails with letter and Petition. Letter attached as Appendix 1. Petition attached as Appendix 2.</p> <p>Jordan St Ashwood</p>	<p>Not in support</p>	<p><u>Email and Letter – 28/5/23</u></p> <p>We the continuants of Chadstone and Ashwood insist council address our concerns about the proposed construction of social housing at <i>65A Power Avenue, Chadstone</i> before proceeding with any decision. Please find attached a detailed letter outlining said concerns. We will not be dismissed as simply part of the NIMBY (Not In My Back Yard) crowd as our 2 suburbs already happily accommodates and welcomes 17% of the states social housing. Our concerns are legitimate and should be given fair and reasonable consideration from both council and the Minister.</p> <p><u>Email and Petition – 13/6/23</u></p> <p>I raised a fair few concerns in my email dated 28th May and although some were addressed at the town hall meeting on the 7th, not all were. Further to that, I reminded you of the areas we wanted clarification on at the town hall meeting and was respectful enough to allow you and your fellow councillors time to digest and research before returning comments. As you can imagine, I'm disappointed to not have heard from you still.</p> <p><u>You are yet to address or respond to the following issues;</u></p> <ul style="list-style-type: none"> Inadequate consideration to equal and fair distribution of social housing across Monash. Please respond in writing your justification. As explained at the last meeting, there are more options for open space that is zoned in the same way that 65A 	<p>Please refer to the Officer Responses in SUB53.</p>

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		<p>Power Avenue is. The fact that you say you did a thorough investigation for the state both proves your team's incompetence. How on earth can we trust you to make the right decision if your team hasn't given you all the options and information?</p> <ul style="list-style-type: none"> • No consideration was given to the proposal of creating a social housing district leading to the potential of concentrated disadvantage. Multiple reports have already been shared that prove this to be true and it goes against the state's own proposal for integration. • The proposed designs of the units are not what we will end up with, you have admitted as much. We have shown how they won't meet the code and so it is more reasonable to suggest that you will only end up with around 30 units, not 48. Confirm that you understand this and will make your decision based on 30 new dwellings! If you disagree, show us plans to the contrary, please. • You have not shown us any traffic management plans or justified how you will manage off-street parking. Turning a blind eye to say that it simply doesn't happen is neglectful. Will you widen the street to ensure that emergency services such as Fire or Ambulance can make it down that street? • Finally, we put to you a proposal that would have strong community support whereby you propose to the state that instead of giving them council land, they renovated their own buildings both on Batesford and power avenue. These lots would easily give you a net gain of 50 dwellings and would improve the area along with living conditions dramatically. A person's living conditions are directly related to their self-worth and the way they treat their dwelling and surrounding areas. • No financial plan that shows the council's commitment to additional social services and investment in public spaces in Ashwood and Chadstone to compensate for the uneven distortion of social housing. 	

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		<p><u>Rebecca, at the town hall meeting, you misrepresented the crime and burglary rates in both Ashwood and Chadstone,</u> which are in fact around twice (per capita) what they are in Mt Waverley and Glen Waverley. At best, this proves you to be incapable of being in council, let alone voting on this major decision which is based on the presumption that you can research basic statics to guide your decision. And at worst, you purposely manipulated/cherry-picked the data to suit your agenda. I understand there is no direct correlation between crime and social housing but I suggest there may be when you concentrate 55% into one area. As also mentioned at the town hall, things not listed as a crime such as dumping of shopping trolleys or noise complaints (arguing, fighting, etc) as a result of mental health issues is not recorded as a crime but is 100% happening in higher concentration in social housing. Again, you don't need a report to know this, live around and here and you know!</p> <p>Further to his, we believe you have a conflict of interest by both being on the Eastern Affordable Housing Alliance and by your ambitions to join state government, proven by the fact that you ran for pre-selection for Labor in Chisholm at the last federal election but were unsuccessful. It is undeniable that the big build is a priority of the Andrews government and a counselor who helps find council land for them would be looked on favourably.</p> <p>Equally, I'd make the argument that all other ward councillors also present a conflict of interest, more social housing into Chadstone and Ashwood wards means less in theirs while still hitting the council's own goal. Why wouldn't they vote in favor of this build?</p> <p>As I have mentioned before, we the residents have a substantial war chest, initially collected to fight this build in court, however, we have decided that that money (which is in the tens of thousands) would be better spent to ensure that 1 to 2 of the counselors that represent us are correctly represented at the 2025 election. We can't go after all of you, but we have the funds to run a pretty substantial campaign against 2 of you. Rebecca, due to the conflicts I have listed above, you will be one of these councillors. You will see your face on billboards, social media adverts and a professional letter drop advertising that "Rebecca Paterson rezoned a park, took away open space from locals to turned into a huge 3 story social housing block</p>	

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		<p>with not enough car parks... and she will do it in your street next. Vote for anyone but her!</p> <p>The question I pose to every other councillor is how confident are you that you too can withstand an advertising campaign like this one? Which one of you will join Rebecca? We have zero compassion or patience left for any of you if you choose to unfairly discriminate against the residents of Chadstone and Ashwood.</p> <p>I trust it won't come to this and you will all represent the needs and wants of the residents before any personal agenda, ambitions , charity or state government program.</p> <p>Please do not call me to discuss, Id prefer your response in writing and please include all on CC. Our feeling as a community is that you gave a town hall meeting to tick a box and will do what you want anyway. So the ball is now squarely in your court.</p> <p>On Behalf of 286 Monash Council Residents</p> <p>PLEASE FIND OUR PETITION HERE - https://www.parliament.vic.gov.au/view-sign-e-petitions/details/12/500</p>	
SUB50 Email Jindabyne Avenue	Not in support	<p><u>in-person submission at Council's information Session</u></p> <ul style="list-style-type: none"> • Safety • Not enough carspaces • Traffic congestion railway/power • Dumped rubbish • Railway Pde very busy • Replacement busses use Railway and into Power • Noise level during construction • Construction vehicles – where will they park • Park is popular + Batesford is used by walkers walking their dogs. • Existing path well used by mobility scooters • Don't want social housing in this spot. <p>Worried about health + wellbeing of the community</p>	Please refer to the Officer response in SUB41.

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<p>SUB51 Email</p> <p>Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>I'm writing to provide feedback on the proposed social housing development at 65a Power Avenue.</p> <p>My primary concern as a nearby owner is the lack of parking proposed. I understand the plans are 43 parking spaces for 48 units.</p> <p>For example the nearby 64 Winbirra Pde, Ashwood set of units, there's 10 units. on most days, there's cars parked in the street and on the nature strip which suggests the amount of parking is inadequate. Some appear to have been there a long time and might not be driveable as they haven't moved in months and this is causing a traffic hazard especially when people park on the other side of the road too.</p> <p>While I understand the need for housing, I ask the council to please reconsider the number of units and number of on site parking, especially as children, elderly and public use the footpath in that area and having that as a high motor traffic area may compromise safety.</p> <p>Thanks for your consideration.</p>	<p>Please refer to the Officer Response in SUB34</p>
<p>SUB52 Email</p> <p>Grandview Rd Chadstone</p>	<p>Not in support of development but supportive of social housing</p>	<p>Email 4/6/23 with attached letter</p> <p>I wish to express my deep concern re the proposal to construct public housing at 65a Power Ave Chadstone.</p> <p>My main concern is the rezoning of green space for housing development. Green space in our community should be treasured and preserved at all costs. Once it is gone it will never be recovered. In this area there are a number of old run down areas of social housing in Power Ave near the corner of Winbirra Pde and further along Power Ave towards Warrigal Rd. These building were built in the 1950's and early 1960's and are way past their use by date. Why not redevelop these sites?</p> <p>The green space should be developed by the council to provide facilities for the local people, an enclosed dog walking area perhaps – many councils provide these but there is nothing in our area. More seats and trees for shade would be a start. A number of trees have fallen over in this area over the years but have not been replaced. The council needs to improve the land not rezone it.</p>	<p>Please refer to the Officer response at SUB 06, 10, & 29</p> <p>The local area is reasonably well served with open space and more detail regarding open space and green spaces is addressed in the Officer's report at Issue 2 - Loss of Open Space.</p> <p>The social housing on the corner of Power Avenue and Winbirra Parade is a State Government asset. Council will advocate to the State Government for an improvement to these assets. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing, please also refer to the Officer response at SUB 29.</p>

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		<p>I would also ask council to consider that Chadstone has already a substantial amount of social housing 9% I am told whereas Mt Waverley has only 1%. So why not share the load. I suspect this area has been chosen because of the supposed lower socio economic area. Heaven help the ruckus if green space was taken away from Mt Waverley!</p> <p>If this project is to go ahead the current plans have many shortcomings. There is insufficient detail re traffic and parking which will cause a major issue along Railway Parade South. The amount of parking in the proposal seems unrealistic to me. Railway Pde is a busy road and already quite narrow. Also a lot of people, including me, cycle along the bike path. Heading down a steep hill significant speeds can be attained and this could prove dangerous. Is there any plan to change the bike path?</p> <p>Furthermore if houses are built on this area I believe the council has failed to consider the flooding risk at the western end of the area. When there are severe thunderstorms with intense rain the runoff pools along Power Ave around the railway bridge. There have been a number of instances I can recall over the past 20 years when this has occurred. December 2007 and February 2011 are notable ones but more recently in January 2022. On those occasions with over 50mm of rain falling in less than an hour the water levels were around one metre above the road under the bridge. The western end of the green space is slightly lower than the bridge so this area is subject to flooding when there is a severe storm. With climate change we can only expect more of these events. This is an area where I have some expertise as I worked for over 40 years with the Bureau of Meteorology.</p> <p>I urge you to consider carefully what you are proposing here. Social housing is a pressing issue but losing green space should not be the price the community has to pay</p> <p>Email 14/6/23 Thank you for responding to my email. I was able to attend the meeting last Wednesday, I am sure you took notice of the residents' concerns. I would just like to point out a few words from your own website</p>	<p>Your comments about other locations such as Mount Waverley are noted. One of the three sites that have been identified as possibly being suitable for social housing is in Mount Waverley. Details of this are available under issue 1 – Site selection. Please also refer to the Officer response at SUB 11.</p> <p>Please refer to the Officer response to SUB 07, 09, 10, 11. The community engagement is to consider a proposal and no decision has yet been made. Please refer to SUB 11.</p> <p>Further information relating to parking, traffic issues and the shared user path are responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design concerns. The Officer recommendation requires adequate setback to the shared path, and requires that it be retained. There has not yet been a consideration for changes to it and any consideration is separate to consideration of this proposal. Please also see Officer response to SUB 07.</p> <p>The flooding risk is addressed in the Officer recommendation at Item 5 by requiring the development to have finished floor levels as required by Melbourne Water. Please refer to the Officer response for SUB 46.</p>

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		<p>“I am particularly passionate about retaining our garden city character. Mount Waverley Ward, as well as many other parts of Monash, are such beautiful, nature-filled places to live, and I will fight to make sure that that remains the case. I will also fight to make sure that all members of our Monash community have access to recreation and green public spaces, rather than just the powerful and privileged few”</p> <p>Also</p> <p>“I am so excited to be able to work for you to rebuild our canopy cover, rewild and regenerate our creeks and reserves, make our public spaces and services more affordable and accessible”</p> <p>I know that social housing is important. I have lived here for many years and have never been too concerned about past developments but to use park space is totally unacceptable especially when there are other options as discussed at the meeting. I know the area concerned is not zoned as open space even though that is how it is used. In my opinion it should be rezoned to reflect how it is used then perhaps it could be developed more as per you quotes above. I do hope you will adhere to your philosophy and not decrease the park space in Chadstone.</p>	<p>Your comments are noted. Please refer to the Officer response to SUB 06 & 10.</p> <p>Your comments regarding suitability of the site, retention of the site as open space and its improvements are noted.</p>
<p>SUB 53 Email to Councillors, Letter in Appendix 1 and Petition in Appendix 2</p> <p>Grandview Rd Chadstone</p>	<p>Not in support of development but supportive of social housing</p>	<p>Email 14/6/23</p> <p>I have emailed all of you on the 1st June regarding my opposition to the development at 65A Power Av Chadstone.</p> <p>To date, and to my greatest deception and concern, I've only received a response from Anjalee and Josh. I eventually received a response from Brian as I sent a dedicated email to our ward councillors.</p> <p>That is a very poor response, out of 11 councillors.</p> <p>I am yet to hear back from Rebecca who has never taken the time to respond to any of my emails (that is 5 of them), which is appalling given that this is a project that she is leading.</p> <p>Besides, I note that the latest meeting had not been publicly advertised on the Monash website.</p>	<p>Please refer to Table 4 for the Officer response to the Monash Social Housing Letter to Council.</p> <p>The second community meeting was arranged by Councillor Paterson following requests from the local residents. In discussions with them, it was clarified, given the short period of time, that local residents</p>

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		<p>If it was not for our community self organization, I would have received very little information about this proposal, and never received any notice or flyer despite owning 2 properties in the very close area (both residential places).</p> <p>Could you please acknowledge that all the concerns raised in my previous emails, as well as the concerns in the email below from xxxxxxxx, which I fully support, have been registered for consideration?</p> <p>On the plus side, it has been a great opportunity to get to know more of our neighbours and community. It's great comfort to know we could raise sufficient funds to impact the outcome of the 2025 elections, should the wrong decision be made regarding this development.</p> <p>On Tue, Jun 13, 2023 at 9:15 PM xxxxxxxxxxxxxxxx wrote: To Rebecca Paterson and fellow councillors,</p> <p>I raised a fair few concerns in my email dated 28th May and although some were addressed at the town hall meeting on the 7th, not all were. Further to that, I reminded you of the areas we wanted clarification on at the town hall meeting and was respectful enough to allow you and your fellow councillors time to digest and research before returning comments. As you can imagine, I'm disappointed to not have heard from you still.</p> <p><u>You are yet to address or respond to the following issues;</u></p> <ul style="list-style-type: none"> • Inadequate consideration to equal and fair distribution of social housing across Monash. Please respond in writing your justification. As explained at the last meeting, there are more options for open space that is zoned in the same way that 65A Power Avenue is. The fact that you say you did a thorough investigation for the state both proves your team's incompetence. How on earth can we trust you to make the right decision if your team hasn't given you all the options and information? • No consideration was given to the proposal of creating a social housing district leading to the potential of concentrated disadvantage. Multiple reports have already been shared that 	<p>should use their networks to advise of the information session. The meeting was well attended.</p> <p>It is not clear where your properties are, but Council wrote to every owner and occupier within a radius of 400 metres from the site. A range of information about the proposal was (and is) on Council's website.</p> <p>All emails received have been included in this table and are available to Councillors as part of the decision making process.</p> <p>Please refer to the Officer response at SUB 06, 10, 11 & 29.</p> <p>Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer's report at Issue 1 - Site Selection.</p> <p>Please refer to the Officer's response at SUB 19, 26 & 29.</p>

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		<p>prove this to be true and it goes against the state's own proposal for integration.</p> <ul style="list-style-type: none"> <li data-bbox="506 336 1279 528">• The proposed designs of the units are not what we will end up with, you have admitted as much. We have shown how they won't meet the code and so it is more reasonable to suggest that you will only end up with around 30 units, not 48. Confirm that you understand this and will make your decision based on 30 new dwellings! If you disagree, show us plans to the contrary, please. <li data-bbox="506 762 1279 919">• You have not shown us any traffic management plans or justified how you will manage off-street parking. Turning a blind eye to say that it simply doesn't happen is neglectful. Will you widen the street to ensure that emergency services such as Fire or Ambulance can make it down that street? <li data-bbox="506 1091 1279 1347">• Finally, we put to you a proposal that would have strong community support whereby you propose to the state that instead of giving them council land, they renovated their own buildings both on Batesford and power avenue. These lots would easily give you a net gain of 50 dwellings and would improve the area along with living conditions dramatically. A person's living conditions are directly related to their self-worth and the way they treat their dwelling and surrounding areas. <li data-bbox="506 1390 1279 1445">• No financial plan that shows the council's commitment to additional social services and investment in public spaces in 	<p>The design as part of the consultation was a schematic design and not the final design for the proposal. This will be required if it is decided that the development is to proceed. The community engagement process was to consider a proposal only. The Officer's report in the recommendation at item 5 proposes conditions upon the proposed Lessee such as an increase in carparking, setbacks requirements, building form etc. within a reduced footprint. The aforementioned items are designed to create the parameters within which a building can be transparently designed.</p> <p>Please refer to the Officer response at SUB 07, 09, 10 & 11. Concerns raised with the local road network and parking have been referred to Council's Transport Engineers and further information and response is available in the Officer's report at Issue 4 - Traffic Concerns. The Officer's report in the recommendation Item 5 proposes an increase in carparking if the proposal proceeds. The matters you raise regarding Fire and Ambulance are generally related to pre-existing issues in the general area. Your comments have been referred to Council's Transport Engineers for consideration.</p> <p>Council shares your sentiment regarding advocating to the State Government for improvement to their assets. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. Please also refer to the Officer response at SUB 29.</p> <p>With reference to your comment about Council's commitment to additional social services. The partnership with HousingFirst is</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Ashwood and Chadstone to compensate for the uneven distortion of social housing.</p> <p><u>Rebecca, at the town hall meeting, you misrepresented the crime and burglary rates in both Ashwood and Chadstone,</u> which are in fact around twice (per capita) what they are in Mt Waverley and Glen Waverley. At best, this proves you to be incapable of being in council, let alone voting on this major decision which is based on the presumption that you can research basic statics to guide your decision. And at worst, you purposely manipulated/cherry-picked the data to suit your agenda. I understand there is no direct correlation between crime and social housing but I suggest there may be when you concentrate 55% into one area. As also mentioned at the town hall, things not listed as a crime such as dumping of shopping trolleys or noise complaints (arguing, fighting, etc) as a result of mental health issues is not recorded as a crime but is 100% happening in higher concentration in social housing. Again, you don't need a report to know this, live around and here and you know!</p> <p>Further to his, we believe you have a conflict of interest by both being on the Eastern Affordable Housing Alliance and by your ambitions to join state government, proven by the fact that you ran for pre-selection for Labor in Chisholm at the last federal election but were unsuccessful. It is undeniable that the big build is a priority of the Andrews government and a counselor who helps find council land for them would be looked on favourably.</p> <p>Equally, I'd make the argument that all other ward councillors also present a conflict of interest, more social housing into Chadstone and Ashwood wards</p>	<p>proposed to deliver wraparound support services to provide timely access to health, mental health, education and employment services to impact upon social behaviours. Further detail on these issues can be found in the Officer's response under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>With reference to your comment about investment in public spaces. Council does not anticipate a significant strain upon existing public spaces but does note that Infrastructure planning for population growth and changes is an important function for each layer of Government and this proposed change, if it proceeds, will be considered within future infrastructure planning.</p> <p>Your feedback in noted. On the PowerPoint presentation we used the phrase "total criminal incidents" this is both the language used and the way the data is presented by the Victorian crime statistics agency. When presenting data in this format, Ashwood and Chadstone did record fewer total criminal incidents than Glen Waverley, Mt Waverley, Oakleigh, Clayton and Mulgrave. However, we have noted your feedback and will consider other ways to present crime statistics in future so to avoid confusion.</p> <p>Responses to all other items you have raised are addressed above.</p>

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		<p>means less in theirs while still hitting the council's own goal. Why wouldn't they vote in favor of this build?</p> <p>As I have mentioned before, we the residents have a substantial war chest, initially collected to fight this build in court, however, we have decided that that money (which is in the tens of thousands) would be better spent to ensure that 1 to 2 of the counselors that represent us are correctly represented at the 2025 election. We can't go after all of you, but we have the funds to run a pretty substantial campaign against 2 of you. Rebecca, due to the conflicts I have listed above, you will be one of these councillors. You will see your face on billboards, social media adverts and a professional letter drop advertising that "Rebecca Paterson rezoned a park, took away open space from locals to turned into a huge 3 story social housing block with not enough car parks... and she will do it in your street next. Vote for anyone but her!</p> <p>The question I pose to every other councillor is how confident are you that you too can withstand an advertising campaign like this one? Which one of you will join Rebecca? We have zero compassion or patience left for any of you if you choose to unfairly discriminate against the residents of Chadstone and Ashwood.</p> <p>I trust it won't come to this and you will all represent the needs and wants of the residents before any personal agenda, ambitions , charity or state government program.</p> <p>Please do not call me to discuss, Id prefer your response in writing and please include all on CC. Our feeling as a community is that you gave a town hall meeting to tick a box and will do what you want anyway. So the ball is now squarely in your court.</p> <p>On Behalf of 286 Monash Council Residents</p> <p>PLEASE FIND OUR PETITION HERE - https://www.parliament.vic.gov.au/view-sign-e-petitions/details/12/500</p> <p>On 28 May 2023, at 4:12 pm, xxxxxxxxxxxxxxxxxxxxxxxx wrote:</p>	

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>We the continuants of Chadstone and Ashwood insist council address our concerns about the proposed construction of social housing at <i>65A Power Avenue, Chadstone</i> before proceeding with any decision.</p> <p>Please find attached a detailed letter outlining said concerns. We will not be dismissed as simply part of the NIMBY (Not In My Back Yard) crowd as our 2 suburbs already happily accommodates and welcomes 17% of the states social housing. Our concerns are legitimate and should be given fair and reasonable consideration from both council and the Minister.</p> <p><MONASH SOCIAL HOUSING LETTER TO COUNCIL.pdf></p> <p>Email 8/6/23 If the council decides to go ahead, we hand over the land without any control whatsoever on what would be built, including town planning.</p> <p>What is the main motivation for Monash to take on this project?</p> <p>I think the social housing numbers are pretty right already. Would that then be a matter of getting the fund coming in for the council? How much would the lease income for Monash? How much of that money would be spent on ongoing maintenance and other operational costs?</p> <p>Email 7/6/23 Also, I would like to use the opportunity to raise a couple of more issues as I looked further into the plans: - It appears that the plans do not comply with a number of rules such as setbacks etc, for this kind of development. Have you received an assurance report to confirm that the proposed development complied with all applicable regulations? Have high level gaps and issues been summarised for your review?</p>	<p>The Officer report includes a number of changes(requirements that will need to be implemented) Any proposal will require a planning permit and the appropriateness of a development will e assessed under the planning process.</p> <p>Council motivation is to see that appropriate social housing is provided within the Municipality and it has identified three locations that it considers may be appropriate. Please refer to the Officer response at SUB 11.</p> <p>This proposal is not about income. It is about providing social housing, and Councils contribution toward that is the use of the land if the proposal is to proceed. The lease is proposed to be provided at an annual rental of \$1.00 per annum. The proposed lease to HousingFirst will include an obligation upon the tenant to repair, maintain and refurbish the building.</p> <p>The recommendation in the Officer’s report has identified a number of design changes and improvements that would be required if the</p>

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		<p>- Do we really want to build so poorly designed accommodation (and right around many others if this kind): the apartments that are located on the North side would enjoy a bit of sunshine, but it will have to be blocked out because it's on the train line side. The apartments built on the south side won't have noise issue but will have no sunlight at all. It doesn't seem fair to have people in need of a bit of help, to be provided with a subpar, not enjoyable home.</p> <p>- The communication process has be clunky. I've never received a letter about this development even though we own two properties in the close neighbourhood. Tomorrow's meeting is not advertised on Monash website. Do you know what is a consultation process and strategy is?</p> <p>Email 7/6/23 I write regarding the proposed construction of social housing at 65A Power Avenue, Chadstone.</p> <p>The community acknowledges that there is a need for social housing, however, questions the reasoning for increasing social housing on the boundary of two suburbs that already currently hold 55 per cent of the City of Monash's social housing. The state average for social housing within a suburb is 3 percent, however Chadstone alone has 9 per cent and Ashwood 8 per cent.</p> <p>There has been inadequate consideration given to the distribution of social housing across the City of Monash and the importance of integration of social housing in residential areas. The current proposal would create a social housing district leading to a potential of concentrated disadvantage.</p> <p>The community proposes that the existing dilapidated social housing on the corner of Power Avenue and Winbirra Parade be considered for redevelopment over a new build on a park that the community uses as a public space and recreation zone and therefore should not be developed. There has also been no details of a traffic management or parking study supplied. The amount of parking proposed is unrealistic and the setbacks don't abide by the City of Monash's town planning requirements.</p> <p>Please do not allow this proposal to proceed.</p>	<p>development is to proceed. Officer's have considered feedback and the Officer recommendation at Item 5 outlines proposed conditions reflective of local resident feedback.</p> <p>There is no compliance report, and the proposal (with the changes required) would be assessed as part of a planning application process.</p> <p>There is nothing to suggest that this will be a poorly designed outcome. The orientation of the site is not unique even for apartment style buildings. Internal amenity and other considerations would be considered under the planning process, noting that there are improvements in the Officer's recommendation that will improve the outcome on the site if it is to proceed.</p> <p>Letters were sent to 1153 occupiers and owners within a 400 m radius of the site.</p> <p>This has been addressed above. Please refer to the Officer's response at SUB 29</p> <p>This has been addressed above. Please refer to the Officer's response at SUB 29</p> <p>This has been addressed above. Please refer to the Officer's response at SUB 29</p>

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			This has been addressed above.
SUB 54 Email Railway Parade Chadstone	Not in Support	<p>Like most of the residents in the area, I'm concerned about the social housing proposal. Following are some of the reasons I'm not happy with the proposal.</p> <ol style="list-style-type: none"> 1. The proposed social housing has less car parks than units and is built on an area with narrow roads. It is too optimistic to think that not all households would have at least a car and there won't be any visitors. According to the Australia Bureau of Statistics, there are an average 2 cars per household. 2. Unproportional concentration of social housing in the area around 65a power avenue which is more than 3X higher than the neighboring area and suburb. 3. It has been flagged by some residents here that the site consists of flood risk. Few times that area has been under water. I can only imagine building a multi storey dwelling will worsen the problem. 4. There are heavy development and use of space restrictions imposed on the household of the area in the name of garden city character yet we want to replace an entire park with a multi storey dwelling. <p>All in all I'm strongly against the proposal.</p>	<p>Your concern regarding car spaces is noted and the Officer recommendation at Item 5 requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. Please also refer to the Officer response to SUB 07, 09m, 10 & 11</p> <p>Please refer to the Officer's response at SUB 29</p> <p>Please refer to the Officer response to SUB 46</p> <p>Your comments regarding planning controls are noted, there are however no special or additional requirements in this area as compared with other locations across the Municipality. Please also refer to the Officer response to SUB 06 & 10.</p>
SUB55 Email Address not provided	Not in support of development but supportive of social housing	<p>I am a nearby resident for more than 10 years. I acknowledge the need for social housing and share deep empathy with those experiencing homelessness. It is for this same reason; I oppose the location of this housing development. The site is not suitable due to the railway noise that can impact the health and well-being of the social housing dwellers. Furthermore, the housing can impact traffic along the railway parade for everyone and the loss of green space cherished by the local community and families.</p>	Your acknowledgement of the need for social housing is noted.

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		<ol style="list-style-type: none"> <li data-bbox="504 236 1285 719">1. The noise issues from the Railway line, impact the rights of proposed dwellers to an adequate standard of living and their health and wellbeing. Most of the train runs from 5 am to midnight and hourly into the early morning of 1- 4 am. Trains pass through the railway as often as every 5 mins. This can impact the sleep and peace of those living in social housing and direct consequence on emotional, mental, and physical health. The train horns and sound vibrations from rail wagons can seriously be disturbing to dwellers. I am sure that none of us would want to live ~ 20m from the rail line, and neither would they. I have stood on the proposed housing site and listened to the passing trains, and I would not want people especially young families with children and babies to live there. I encourage people to stand where the proposed development is and experience the significant noise of the railway. In caring for the health of social housing dwellers, this location is not suitable. <li data-bbox="504 727 1285 1145">2. The housing development will cause the build-up of traffic along the narrow road of the railway parade and nearby streets. With only 43 planned car spaces for 78 people, the parking spaces are not enough. It is common for each household to have more than one car. Shortage of car spaces can lead to street parking. However, the Railway Parade is narrowed and not suitable for street parking and nearby street parking is already used up by residents. At the southeast end of the railway parade, there are adjacent islands made for the Glen Waverley Rail Trail allowing only single cars to pass. Railway Parade is already a highly accessed road. The housing development can lead to high traffic along this narrow road causing problems for nearby residents and social housing residents. <li data-bbox="456 1185 1285 1409">3. Loss of Green and open space The nearby Batesford reserve is highly used by sporting clubs for training and games. 65a Power Avenue is easily accessible and has become a go-to place for all people to relax, with young families taking their kids to play there, and enjoying the open grass area. Families would play soccer there and many would walk along the Glen Waverley Rail Trail. 	<p data-bbox="1312 236 2074 424">The Officer recommendation at Item 5 proposes acoustic treatments to any apartments facing the railway line to mitigate noise from the railway line. The proximity of the site to the railway line is not unique and is similar to many locations right across Metropolitan Melbourne. It is common for residential properties to share a boundary with a train line.</p> <p data-bbox="1312 727 2074 1078">Please refer to the Officer response at SUB 07, 09, 10 & 11. The Officer recommendation at Item 5 requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. Concerns raised about the local road network and parking have been referred to Council’s Transport Engineers and further information and response is available in the Officer’s report at Issue 4 - Traffic Concerns. The Officer’s report in the recommendation section proposes an increase in carparking and other improvements to the proposal including setbacks, building form and internal amenity for future residents if it is to proceed.</p> <p data-bbox="1312 1185 2074 1439">Please refer to SUB 06 & 10. The local area is reasonably well served with open space and more detail regarding open space and green spaces is addressed in the Officer’s report at Issue 2 - Loss of Open Space. The Batesford Reserve oval is home to domestic sport competition but the area to the south of the oval is always accessible to families, and there are other passive reserves, or areas for passive recreation available in close proximity to the site.,.</p>

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		<p>In consideration of the railway noise on the health of the social housing dwellers, this social housing should be developed at a more suitable site. Thank you for your consideration.</p>	
<p>SUB56 Email</p> <p>Address not provided</p>	<p>Not in support</p>	<p>I strongly oppose this application for a number of reasons:</p> <ul style="list-style-type: none"> • It is unethical and unfair, and against good social housing policy, to put more social housing in the Ashwood and Chadstone area that currently holds 55% of Monash’s social housing. It will impact on already overrun support services and doesn’t place people in need of social housing in the best position to receive these services when competing with so many others in the area. It is irresponsible without first ensuring the services are in place to support any future residents. • Increasing social housing beyond 55% of the total in Monash in Ashwood and Chadstone will create a district of social disadvantage, which does not work to anyone's best interests. • It is completely inappropriate and irresponsible to let the state government use this land with no real understanding of what the building will look like and how it will be designed and the impact it will have on current residents as well as future residents. It was clearly stated by the town planner that the drawings presented at the community meeting and on Monash council's website do not represent what will be built. How can the council possibly account for the impact on existing residents, bike path users, council services when you don’t know what is actually going to be built and by the time you do know you can’t do anything about it. Monash city councils have a responsibility first to the residents over any future resident. No competent business (the council) should ever consider losing control over its core business and by handing the land to the state government this is exactly what will happen and clearly does not represent current Monash resident's best interests. • The current social housing in the area is in desperate need of repair, improvement and clean up. Houses, fences and unregistered cars already litter the very narrow roads. This clearly demonstrates that the council is either not managing to deal with 	<p>Please refer to the Officer’s response at SUB 19, 26 & 29. Information relating to the selection of the site is available in the Officer’s report at Issue 1 - Site Selection.</p> <p>Council is proposing that the partnership with HousingFirst will deliver wraparound support services to provide timely access to health, mental health, education and employment services to impact upon social behaviours. Further detail on these issues can be found in the Officer’s response under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>It is not proposed to give the land to the State Government. The proposal is to make it available to Housingfirst as a social housing provider. They may be eligible to receive funding from the State that would go toward construction of the project if it were to proceed. The community engagement process was to consider a proposal only. The Officer’s report in the recommendation at item 5 proposes conditions upon the proposed Lessee such as an increase in carparking, setbacks requirements, building form etc. within a reduced footprint. The aforementioned items are designed to create the parameters within which a building can be transparently designed. Council as land owner is proposing these conditions to be included within the proposed lease. A planning permit which includes conditions not provided for in the lease may result in the lessee/tenant being in breach of the lease placing their access to the land at risk.</p> <p>Please refer to the Officer response at SUB 29. Council shares your concern about the condition of some of the current social housing in</p>

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		<p>these issues or address with the state government the upkeep of these properties.</p> <ul style="list-style-type: none"> The parkland on 65a is well known among residents to be a well utilised area. Indeed, I and others use it everyday to walk on because the shared bike path/ footpath can be too dangerous to use due to the speed of the cyclists travelling downhill (which achieve speeds greater than the cars travelling on the road next to the path). I walk and train my dog everyday in this grassed space. It is also soon to be the only close space that I can go where dogs have to be on lead. All other parks in the areas will be off lead parks. Finally I urge the council to consider its own community engagement framework where it actually collaborates with the community over this proposal that affects the local residents so profoundly, and not just 'inform' or 'consult' residents which are the lowest level of engagement (and all that has happened to date at a community meeting and through feedback such as this email). 	<p>the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. These are State Government owned properties, and Council will advocate for their improvement.</p> <p>Please refer to the Officer response at SUB 07 & 09. The shared user path is to be retained. It is proposed that a portion of the land to the east is retained for community use.</p> <p>The following link provides dog off leash areas https://www.monash.vic.gov.au/Residents-Property/Animals/Animal-Regulations/Off-leash-areas-for-dogs/Dog-off-leash-areas-map</p> <p>Your comment in relation to community engagement is noted. All submissions along with an Officer's response are attached to the Officer report for consideration by Council as part of the decision making process.</p>
<p>SUB57 Councillor Email</p> <p>Address not provided</p>	<p>In Support</p>	<p>I was recently letter boxed with a pamphlet opposing the provision of affordable housing on the site.</p> <p>I would like to offer my wholehearted support to the project.</p> <p>It is a very appropriate site close all facilities, transport, shopping recreation and schools are not to far.</p> <p>Why is it that there is a constant outcry about lack of housing, the environment, loss of productive land, lack of infrastructure, sprawling suburbia etc and yet when projects like this are proposed we get the outcry "not in my backyard".</p> <p>We have an ideal location with minimal additional infrastructure requirements. There is a loss of some green space that the council should look at offsetting in some way.</p> <p>It is about time that we moved on from "what am I going to lose" or "what is in it for me" mentality to genuinely contributing to the greater good of society.</p> <p>Please stick to your plans and full speed ahead.</p>	<p>Your support is noted.</p> <p>The Officer recommendation at Item 5 has recommended a reduced footprint for the proposed lease and retention of some of the land at 65A Power Avenue as green space. With the number and proximity of open space areas in this area, there will not be a shortfall in local, accessible open space near residents.</p>
<p>SUB58 Email &</p>	<p>Not in support of</p>	<p>Regards the Housing Proposal - 65a Power Avenue Chadstone we would like to oppose this proposal.</p>	<p>Your acknowledgement for the need for social housing is noted.</p>

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<p>Councillor emails</p> <p>Grandview Rd Chadstone</p>	<p>development but supportive of social housing</p>	<p>I acknowledge the need for social housing, but there already seems to be quite a bit of social housing provided in Monash, especially in the Chadstone area.</p> <p>We have examples along Power Ave near the corner of Warrigal Rd providing multi-storey accommodation.</p> <p>The Cnr Power Ave & Winbirra Pde also has housing and the parking here needs to be addressed as there are numerous cars parked in the street causing dangerous traffic congestion.</p> <p>Regards to parking, along Railway Parade Sth near Huntingdale Rd end also has restricted parking during week days due to train passengers also the inclusion of the footpath into the path of the road making it difficult to navigate and sometime dangerous. The 65a Power Ave will further increase the parking in the street and dangerous driving conditions.</p> <p>There is adequate social housing provided in Chadstone already & if the proposal moves ahead without additional parking provided in Railway Pde there is going to be problems for residents and through traffic moving into other streets around the neighbourhood.</p>	<p>Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer's report at Issue 1 - Site Selection. Please also refer to the Officer's response to SUB 11.</p> <p>The matters you raise are generally related to pre-existing issues in the general area. Your comments have been referred to Council's Transport Engineers for consideration and we would recommend a further discussion on these matters with them. Additionally, further information relating to parking and traffic issues are responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design concerns. Please also refer to the Officer response at SUB 07, 09, 10 & 11. The Officer recommendation also requires a greater ratio of parking to be provided on the site.</p> <p>With the provision of social housing in the area please refer to SUB29.</p>
<p>SUB59 Email</p> <p>Address not provided</p>	<p>Not in Support</p>	<p>As a family, recently moving into this area, we are shocked to know that a large social house project is proposed in 65a Power Avenue.</p> <p>We are concerned about the high building density, community vibe & spirits and neighbourhood safety.</p> <ol style="list-style-type: none"> 1. In Ashwood, there are already more social housing than most of other suburbs in Monash/Victoria. To support homeless people, this social responsibility should be shared/taken across areas equally. Making one area a centre of social housing is not ideal for people who need help and people who wish to help. It is also not fair for nearby residents, who have already taken a lot, but being asked to take more. 2. We are extremely disappointed in Monash's decision process. Based on your website, Monash Council has started the plan years ago, without much information published publicly UNTIL NOW: 	<p>Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer's report at Issue 1 - Site Selection. Please also refer to the Officer response to SUB 29.</p> <p>Please refer to the Officer response to SUB 13.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<ol style="list-style-type: none"> 1. In March 2021, Council identified 65a Power Avenue Chadstone as being suitable for social housing in Monash. 2. In late 2022, Council completed an Expression of Interest to seek interest from Registered Housing Providers for the design, construction, and management of Social Housing. <p>When Council started the planning back in 2021 (or even earlier) , consultation should have started and information should have been available for neighbourhood residents and public. They live and are living here. Their family are to be impacted! We feel disappointed and betrayed, and strongly object this proposal. We ask Monash to re-consider the location, be transparent from very beginning and listen to people's voice.</p>	
<p>SUB60 Councillor Email</p> <p>Nioka St Chadstone</p>	<p>Not in Support</p>	<p>I am writing to voice my objection to the proposed construction of a 4-storey social housing complex on the corner of Power Ave and Railway Ave Chadstone.</p> <p>I believe Chadstone/Ashwood already has 55 % of the Monash City Council’s social housing. Our area has already done the heavy lifting as far as social housing is concerned. I know that where I live there are 6 units and 2 houses on both sides of our residence and across the street. It’s about time the rest of the municipality started doing their fair share. As for the “wrap-around” services; they are inadequate as it is. They will never cope with the extra numbers coming into our community.</p> <p>I also believe that the council is going to lease the land for a pittance. This in and of itself is a joke for obvious economic reasons. We also know, that if council agrees to this proposal, it will be rushed through the Victorian Government under their streamlined application process, and then no-one will have any say in what is built there. This is a huge red flag to me. You can spin it any way you like, but we all know how government and councils’ work.</p> <p>I feel that our community is always being used as the dumping ground for Monash City Council and I’m sick of it.</p> <p>The streets are already crowded due to overdevelopment – I’ve seen cars sideswiped because the garbage trucks have trouble navigating the streets. God forbid you need a fire truck! It is proposed that there will be 43 car spaces for 48 units. When was the last time you saw any family, including those in social housing, with only one vehicle? Let’s get real.</p>	<p>Please refer to the Officer’s response to SUB 11 and information relating to the selection of the site is available in the Officer’s report at Issue 1 - Site Selection.</p> <p>Council is proposing that the partnership with HousingFirst will deliver wrap around support services to provide timely access to health, mental health, education and employment services to impact upon social behaviours. Further detail on these issues can be found in the offices response under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>Council has received many comments regarding what might be developed on the land. The Officer’s recommendation includes a number of design improvements/ requirements that would need to be incorporated into any final design on the land. Please also refer to the Officer response at SUB 13.</p> <p>The entire Municipality and Metropolitan Melbourne is experiencing increased densities, and this area is not unique in this experience.</p> <p>The Officer’s report in the recommendation at item 5 proposes conditions upon the proposed Lessee such as an increase in</p>

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		<p>In conclusion, this development will be a disaster for this area. I beg you to not allow it to go ahead. Leave what's left of our dwindling green spaces alone.</p>	<p>carparking, setbacks requirements, building form etc. within a reduced footprint. Traffic and parking issues are further discussed in the Officer's response at SUB 07, 09, 10 & 11.</p>
<p>SUB61 Councillor email</p> <p>Railway Parade South Chadstone</p>	<p>Not in Support</p>	<p>Last Wednesday I attended the community meeting on the proposed social housing project on the corner of Power Avenue and Railway Parade South in Chadstone. As a resident of Railway Parade South for over 25 years, I am now formally writing to oppose the proposal.</p> <p>There are number of grounds for my opposition to this;</p> <p>1. The loss of the green space and trees: There is a contention that the area is adequately serviced by green space given the close proximity of Batesford Reserve. However access to the reserve is restricted at 'peak' times (week-ends and evenings) with organised community sporting groups using the reserve.</p> <p>There are also a number of established trees on the site that would be removed should the project go ahead. The proposal's plans show replacement trees but these would take at least 10 - 15 years (probably longer) to reach the levels shown on the plans.</p> <p>2. The size and scope of the project (as described) seems to be excessive for the space available. It was apparent from the community meeting that council had made no consideration with regard to additional street car parking should the project's car parking spaces be filled. The council seemed to have no answer in regard to access of garbage trucks and fire trucks in the event of an emergency. In the event of wet weather the western end of the space at the bottom of the hill is prone to flooding. The proposed driveway to an underground carpark may only serve to funnel excess rainwater into the carpark, creating a flooding scenario if drainage were to be overwhelmed.</p> <p>3. The council expects the community to provide feedback on the proposal when there (initially) were a number of variances between what the web-site describes and what the plans show. After attending the meeting it's apparent that the final product may bear no resemblance to either what on the web-site describes (48 1,2 or 3 bedroom units over 3 levels) or the plans provided (52 1 & 2 bedroom units over 4 levels). Neither council nor the community will have any idea what the final product will look like until a</p>	<p>Please refer to the Officer response at SUB 06, & 10.</p> <p>Council acknowledges that the area is used by residents, and further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the Officer report at Issue 2 - Loss of Open Space. The Batesford Reserve oval is home to domestic sport competition but the area to the south of the oval is always accessible to families. There are locations in close proximity to the site that also offer passive recreation opportunities and the local area is reasonably well served with open space.</p> <p>It is likely and unavoidable that the few trees on the site will need to be removed if the development is to proceed.</p> <p>Please refer to the Officer response to SUB 09. The Officer's report in the recommendation at item 5 also proposes conditions within the lease to address concerns of on site parking and garbage truck movements. The matter you raise regarding the fire truck is generally related to pre-existing issues in the general area. Your comments have been referred to Council's Transport Engineers for consideration and we would recommend a further discussion on these matters with them.</p> <p>Additionally, flooding concerns have been addressed in the Officer recommendation Item 5.</p> <p>The community engagement process was to consider a proposal only. The Officer's report in the recommendation at item 5 proposes conditions upon the proposed Lessee such as an increase in</p>

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		<p>planning permit is submitted and even then council may not be able to make amendments, if the proposal is referred to the State Government Minister. This is a council asset to which council is potentially forgoing any control over once a lease is granted.</p> <p>4. The Ashwood\Chadstone area already holds 55% of Monash's social housing. To further increase this has the potential to create a socially disadvantaged area within the municipality rather than to integrate social housing evenly around the City of Monash.</p> <p>5. Lack of infrastructure. It should be noted that Fiona Sherlock from the Ashwood Children's Centre attended the community meeting. As a former committee member and treasurer at ACC, I am more than aware of the great work Fiona and her team do with their limited resources. As the only not-for-profit child care centre in the area and the only one that a socially disadvantaged family could afford, it must be noted that ACC is currently full with a lengthy wait-list. The inclusion of additional families through this project would only increase the wait list size. There was a proposal to expand the centre and my understanding is council were approached for a financial contribution, which was denied. Council's inability to support the expansion shows that while council is supportive of more social housing they are unprepared to assist with the provision of services to support those that may be socially disadvantaged.</p> <p>7. The community meeting highlighted there a number of alternative options available including redevelopment of existing sites which required State Government action with little credit\recognition available for councilors to further their personal political ambitions or alternative council owned sites that could be used but were not immediately available.</p> <p>8. In the community meeting, Cr. Paterson stated that as our elected representatives councillors should vote on proposals in accordance with the wishes of those that elected them. My impressions of the meeting were that most if not all community members in attendance were not in favour of the project, with project's positives (all of which seemed to be addressed by the community) being presented only by the council representatives (either councilor's themselves or the council employees). The meeting had the impression that the decision to lease the land had already been made, but</p>	<p>carparking, setbacks requirements, building form etc. within a reduced footprint. This may result in a reduction in the dwelling number.</p> <p>Please refer to the Officer response to SUB 19, 26 & 29.</p> <p>Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer's report at Issue 1 - Site Selection.</p> <p>Council does not anticipate a significant strain upon existing community resources and services but does note that Infrastructure planning for population growth and changes is an important function for each layer of Government and this proposed change, if it proceeds, will be considered within future infrastructure planning.</p> <p>It Is not known who the future residents of the development will be if it proceeds. However, the challenges you outline are not unique or exacerbated by a proposal on this site, particularly given the growth that we are seeing right across Metropolitan Melbourne. The ACC does not provide services exclusive to social housing tenants, but decisions regarding funding and contributions are not related to this proposal, but considered under annual budget processes.</p> <p>Please refer to the Officer response at SUB 11 & 29. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing, and the Officer recommendation identifies advocacy in this space.</p> <p>Council has not made a decision regarding the site and a lease. All feedback received will be considered as part of that decision making process. This is also discussed in the Officer response at SUB 13.</p>

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		<p>was yet to be formalised and the community meeting was just so that it could be said community consultation had been obtained (I hope I am wrong in that regard). Councillor's Code of Conduct mandates that Councillors build public confidence in the integrity of local government. Any failure to recognise the extent to which the local community opposes this project, erodes the level of confidence the public has in these individuals and council as a whole.</p>	
<p>SUB62 Councillor email Address not provided</p>	<p>Not in Support</p>	<p>We, the undersigned members of the community, are writing this petition to express our strong opposition to the council's current proposal to develop a 4-storey complex on the parkland area located at 65A Power Avenue. This cherished green space has long been enjoyed by numerous residents and holds significant value for our community.</p> <p>We believe that the proposed development plan not only disregards the sentiments of the local residents but also fails to consider the adverse consequences it will have on our community and environment. We request your urgent attention to the following concerns:</p> <p>Loss of Public Green Space: The proposed project involves the removal of the existing public park without any provision for replacement green space. This decision deprives the community of a vital recreational area that promotes physical and mental well-being for individuals of all ages. We firmly believe that preserving and enhancing public green spaces is essential for a thriving community.</p> <p>Safety Hazards: The chosen location for the complex, situated between a railway and a bike path, raises serious safety concerns. Placing a building in such close proximity to a busy bike path, combined with the constant movement of garage bins and vehicles associated with the complex, poses a significant risk to cyclists, pedestrians, and overall community safety. We urge the council to prioritize the safety of residents by reassessing the location and implementing adequate safety measures.</p>	<p>Please refer to the Officer response to SUB 06, 10 & 11. The Officer's report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site have also been discussed at Issue 1 - Site Selection. The local area is reasonably well served with open space and more detail regarding open space and green spaces is addressed in the Officer's report at Issue 2 - Loss of Open Space. Further, the Officer recommendation includes a reduced building footprint with greater setbacks and retention of some open space at the eastern end of the site.</p> <p>Please refer to the Officer's response to SUB 07, 09, 10, 11. Traffic issues have also been considered as part of the Officer report at Issue 4 - Traffic Concerns. The Officer recommendation requires that if the proposal is to proceed, that the vehicle entrance be from the Power Avenue frontage. This will remove the possible vehicle/bike conflict, and the Officer recommendation provides for retention of the shared path and requires suitable setbacks from it. . Further information relating to parking, traffic issues and the shared user path are</p>

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		<p>Irreplaceable Loss of Biodiversity: The development of this green space will result in the irreversible loss of biodiversity. The parkland currently supports a diverse range of flora and fauna, contributing to the local ecological balance and providing a habitat for various species. We strongly oppose any actions that harm our environment and undermine our responsibility to protect and preserve our natural surroundings.</p> <p>In light of these concerns, we respectfully request that the council reconsiders its current proposal for the development of 65A Power Avenue. We urge you to explore alternative solutions that align with the expectations and needs of the community. We believe it is crucial to prioritize the well-being of residents, preserve public green spaces, and minimize potential risks to pedestrians and cyclists.</p> <p>By signing below, we, the concerned residents, express our support for this petition and demand that our voices be heard. We call upon the council to take immediate action to address these pressing issues and ensure the long-term sustainability and livability of our community.</p> <p>We appreciate your attention to this matter and kindly request a prompt response outlining the council's course of action in addressing our concerns. We also request the opportunity to participate in a public forum or meeting where we can voice our opinions and contribute to the decision-making process.</p> <p>Thank you for your time and consideration.</p>	<p>responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design concerns.</p> <p>Your comments regarding the biodiversity of the site are noted. Please refer to the Officer’s response to SUB 06 & 10.</p> <p>Please refer to the Officer response at SUB09.</p>
<p>SUB63 Councillor email</p> <p>Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>The proposed development of the site at 65A Power Avenue, Chadstone has raised many issues in the minds of residents in the area. To be fair, some can be discounted quickly as they stem from ill-informed biases. The rest are complex. This means it is difficult to cover all succinctly. I’ve tried to “boil down” the issues but as a result, it is impossible to detail all aspects of the objections I, and others, have to this specific proposal.</p> <p>I will focus on the</p> <ul style="list-style-type: none"> • need for more and better public housing, • appropriateness of the site location, • suggested design response, • likely social outcomes, and 	

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		<ul style="list-style-type: none"> the responsibilities and risks the council face with this proposal. <p>Social Housing</p> <p>There is no question that social and affordable housing must be a high priority for any community. The media reporting on government discussions suggests that in Victoria this is at crisis level. Therefore, something must be done.</p> <p>Any accommodation will no doubt improve the personal situation of any homeless person in the very short term. That said, finding a solution that has longer term objectives and delivers positive outcomes to the entire community must be the cornerstone of any initiative in social housing. Giving people a sense of comfort, safety and independence while making them feel part of the community they move into is vital to all, regardless of whether they are the tenants of new social housing, or those in the community around them that they will become a part of.</p> <p>Any design for this type of project must be driven by quality design that supports positive social outcomes and allows people to be lifted up, and not simply by financial or political expedience! Thus far I, and others, believe that due to the lack of specific detail on exactly what is proposed for this site, the council has failed to demonstrate that this proposal will be of any positive value to the community. This is not an objection to social housing. It is an objection to this vague proposal!</p> <p>Physical Location and Social Outcomes</p> <p>Selecting a site that supports a sense of self determination is critical for high quality social housing outcomes. No one wants to feel they are reliant on others to achieve the most basic functions of living in any society. A sense of dependence leads to negative health and social outcomes. Therefore, the need to build this type of accommodation in locations that are close to fixed asset public transport, health services and grocery shopping options is critical.</p> <p>The site at 65A Power Avenue does not meet these criteria, and risks negative outcomes.</p> <p>This site is close to the railway line but is approximately 1000 meters to the nearest station. It is approximately 1700 meters to the nearest supermarket (Ashwood Woolworths) and includes a steep hill climb. It's also approximately 1500 meters to the nearest medical practice.</p> <p><u>The physical isolation from all basic services will likely require residents to have cars to remain independent, particularly if they have any health or</u></p>	<p>Your acknowledgement of the need for social and affordable housing is noted.</p> <p>The Officer's recommendation in the report identifies a number of improvements/requirements to any final outcome on the site that are aimed at an appropriate development that has a greater regard to internal amenity than may otherwise be required under the normal social housing requirements.</p> <p>Please refer to the Officer's response to SUB 11. Council acknowledges that site selection is a contributing factor towards the success of a development of this nature. The Officer's report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site have been discussed at Issue 1 - Site Selection.</p> <p>Your comments regarding the location and its suitability for social housing are noted. If the proposal proceeds, Housingfirst as the social housing provider will work with residents. However as noted, there is other social housing provided in the local area with the same locational attributes.</p>

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		<p><u>mobility issues, or need to access any of these services after dark or during bad weather.</u> There is a bus service that runs past this site; however, it is both infrequent outside “business hours” and inaccessible for those with mobility issues.</p> <p>The very real risk is that rather than supporting people who need our care, we will further contribute to isolation and social disadvantage leading to further societal problems. This would be a morally bankrupt approach to a very real social challenge.</p> <p>There is also the point that this area already has substantially more public housing than any other part of Monash. The “not in our backyard” argument doesn’t apply here as we are already doing more “heavy lifting” in this space than most if not all eastern suburbs and possibly most of the state. Rather than compounding the existing issues, we should all work to increase both the quality and density of the existing public housing, while addressing the existing issues detailed above.</p> <p>Design Solutions</p> <p>If on the other hand, we assume that every dwelling will have a car to mitigate these location challenges, each dwelling will require one off-street carparking space. If health services are to be provided to the residents as suggested by council, further carparking would need to be provided. My hope is that as part of the positive social outcome we are all aiming for residents to further connect with the community, and therefore, have visitors like the rest of us who will also require car parking.</p> <p>As clarified at the public meeting on Wednesday 7th June 2023 at the Batesford Community Hub, the design supplied to council and residents for the purpose of consultation is “schematic” only. These plans do not reflect what ultimately will be proposed / built and therefore no traffic study can be undertaken.</p> <p>In the absence of a study, the following needs to be considered. Power Avenue at this location is narrow due to the VicTrack bridge structure and can’t be widened without substantial investment by VicTrack. The carriage way that is Railway Parade South is only approximately 7.2 meters wide and already a minor connection road. It is too narrow to park cars on both sides and still be able to get a garbage truck, fire truck etc. through.</p>	<p>Please refer to the Officer response at SUB 29.</p> <p>The Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. Council is proposing to require one car space for each one or two bedroom unit and two car spaces for each three bedroom unit.</p> <p>It was stated at the public meeting that the plans are a schematic and not final design. They are indicative of a proposal that could be constructed. Further, changes required by Council including a reduced footprint do mean that the design will reduce in scale and be different to the indicative plans if it is to proceed.</p> <p>Please refer to the Officer’s response at SUB 07, 09, 10 & 11. Traffic issues have been considered as part of the Officer report at Issue 4 - Traffic Concerns. The recommendation at item 5 proposes conditions within the lease to address concerns of garbage truck movements. The matter you raise regarding the fire truck is generally related to pre-existing issues in the general area. Your comments</p>

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		<p>Therefore, the only other options would be to have no standing on one side or to widen the road.</p> <p>No standing zones would force any additional cars into Jindabyne or Binalong Avenues to park. These streets are also approximately 7.2 meters wide and already have street parking issues. Road widening is expensive, and the question is who would pay for it? If the road is widened, will there still be adequate space for the bike path to be moved, as in its current location it is on this parcel of land.</p> <p>There are also a range of other design issues that need to be considered. Councils' Responsibility</p> <p>As noted above, it appears that neither the residents nor the council can make an informed assessment of the impact the proposal to lease the site at 65A Power Avenue for the purposes of social housing will have. The council town planner, when questioned regarding details of the design, admitted that no assessment could be made around either council planning laws, Australian standards or building codes because the drawings provided are indicative only.</p> <p>All we know is that there will be 48 dwellings based on the letter from the council, and that the approval of the final design will be at the discretion of the relevant state government minister. <u>To achieve this, standard street frontage setbacks will need to be drastically reduced or the height of the building increased.</u></p> <p>At this point it appears that the elected members of the council are being asked to make a decision on a well-meaning proposal with no detail of the social or financial implications for either the existing residents, the proposed future residents or the council itself. It also appears that if the council does vote to lease this land, they have no future recourse to impact any of the outcomes. Council needs to consider all likely ramifications rather than being pushed into a high-risk situation because it suits anyone's personal interests or agendas.</p> <p>If the decision to lease this land occurs and unforeseen cost are incurred by the council, this could negatively impact the future financial management of the council and the professional standing of both the councillors and the council staff. <u>Is this a risk any of us are prepared to take on?</u></p> <p>Alternatively, if more detail around the specifics of the proposal are available, they must be shared with us all so we can make informed decisions.</p>	<p>have been referred to Council's Transport Engineers for consideration and we would recommend a further discussion on these matters with them.</p> <p>Council would need to consider the need for any parking restrictions (or changes to existing restrictions) and the flow on effects from these if the development were to proceed, or in response to existing issues.</p> <p>Planning assessment and related matters are appropriately considered as part of a formal planning application, and not as part of a decision to consider making a parcel of land available for lease for the purposes of social housing. The Officer recommendation, however does impose a number of changes that would form part of the lease requirements and ultimately a planning application.</p> <p>The Officer recommendation requires a greater ratio of parking to be provided on site as well as imposing minimum setbacks to be incorporated. Ultimately, the number of dwellings able to be accommodated on the site may decrease.</p> <p>These matters have been addressed above.</p> <p>Council will assess the proposal including all feedback received as part of its decision making process.</p> <p>There are no costs to Council as a result of the proposed use of this land beyond considering whether it should be leased for the purposes of social housing.</p>

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		<p>Finally, based on the various conversations and forums that have developed around this topic, it is clear there are fantastic opportunities in the Chadstone and Ashwood area to upgrade existing public housing to achieve outcomes that could be exemplars for what can be achieved through clever design, council and state government action, and strong community support. This would reflect positively on all involved.</p> <p>I'm proud of the Monash community and my involvement in it over the last 30+ years. I'm also passionate about social housing and the need for clever design solutions that will improve the lives of all.</p> <p>If more land is required for social housing, then lets all understand the full detail and implications of any proposal to allow us to make informed decisions. As part of this, let's also ensure that before we reduce public open space, we have made the best use of existing public housing land by providing affordable, well-designed housing that lifts people up rather than making them live in substandard accommodation that will only further serve to marginalise them.</p> <p>If there is a need to <u>temporarily house</u> existing residents while rebuilding take place, then use 65A Power Avenue for this. Do not consign those who will live in the public housing as well as the surrounding residents to a sub-standard outcome just to serve a few personal ambitions!</p> <p>In closing, I strongly object to this proposal on the grounds that it is rushed, poorly considered and is inappropriate development that will fail to deliver good social outcomes. I'm happy to discuss this further with you to ensure we get the best outcome for all.</p>	<p>Please refer to the Officer response to SUB 29. Council shares your concern about the existing public housing in the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. These are State Government owned properties, and Council has resolved where it can to advocate for improvements to these assets.</p>
<p>SUB64 Email to Councillors</p> <p>Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>I hope this email finds you well. I am writing to express my unwavering opposition to the proposed lease of land at 54A Power Avenue, Chadstone, Victoria. As a concerned local resident deeply invested in the future of our community, I firmly believe that leasing this land for purposes other than public use would be a significant disservice to the residents of Chadstone, both present and future.</p> <p>Allow me to elaborate on some crucial concerns regarding this proposed lease. Firstly, it is essential to consider the potential consequences of leasing the land for social housing. As learned in the local meeting on this subject on the 7th June, if this proposal were to proceed, the council would effectively surrender control over the end result of the project. It is highly likely that</p>	<p>Council as landowner seeks to retain a level of control over the final design of the building. The recommendation at Item 5 of the report is a response to the submissions received and proposed to become a condition of the lease. Any condition through the planning process outside of the lease conditions can be considered as a breach of the</p>

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		<p>building plans would be stretched to their limits in an attempt to cram as many apartments as possible into the allocated space. This approach would disregard the serviceability and aesthetics of the surrounding area, resulting in a development that is clearly out of place and incongruous with the existing neighbourhood. The council's inability to influence these plans raises concerns about the long-term impact and compatibility of such a development within Chadstone.</p> <p>I am disheartening to have confirmed that Chadstone already accommodates a significant percentage of the Monash council social housing, I believe in the order of 55%. This concentration of social housing in our community underscores the urgent need for a fair and equitable distribution across the Monash council region. It can understand councillors from other wards agreeing to this proposal since it conveniently allows them to keep social housing out of their own wards. As councillors of the Mount Waverley ward, surely we must question why there must be added burden of social housing to an area that is already has so much. Do you they truly believe that this distribution is fair and equitable for our local residents? Has the same question been asked to councillors outside of the Mount Waverley ward as I would be interested to know what the response is.</p> <p>Furthermore, the land at 54A Power Avenue serves as a recreational site for our community. It provides a safe and enjoyable space for families, friends and neighbours to engage in outdoor activities. On weekends when the other fields are in use of sports teams, this space is always available. I myself am a full-time working father of two young children and I often use this space to go and teach my son how to kick a football and see my daughter progress with her walking and now running. I have fond memories this space which I am sure hundreds of others in the vicinity also do.</p> <p>Adding to this concern is the impact on the bike path that runs through this area. With a concentration of extra traffic due to the proposed development, the bike path would become more dangerous for cyclists and pedestrians alike. Preserving this land for public use would ensure the continued safety and enjoyment of this recreational facility for all members of our community.</p>	<p>lease. Council as landowner seeks to retain control in this manner. The process will still be subject to a planning process, where an assessment must occur, and decision made.</p> <p>Please refer to the Officer response at SUB 11 & 29.</p> <p>Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer's report at Issue 1 - Site Selection.</p> <p>Please refer to the Officer response at SUB 06, & 10. The local area is reasonably well served with open space and more detail regarding open space and green spaces is addressed in the Officer's report at Issue 2 - Loss of Open Space. The Officer recommendation has also recommended a reduced footprint for the lease area to allow for the retention of some of the land as green space. With the number and proximity of open space areas in this area, there will not be a shortfall in local, accessible open space near residents.</p> <p>Please refer to the Officer response at SUB 07. The recommendation in Item 5 also proposes a relocation of the driveway from Railway Parade South to Power Avenue. The shared user path will be retained. Further information relating to parking, traffic issues and the shared user path are responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design.</p>

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		<p>Additionally, the already busy traffic conditions in the area raise serious doubts about the adequacy of parking facilities for this proposed development. The existing areas with higher density housing are already plagued with insufficient street parking, resulting in an overflow of cars onto the streets. Introducing a larger-scale development without adequate parking provisions would only exacerbate the problem. It is essential to consider the potential strain on local infrastructure and the adverse consequences of inadequate parking for both residents and visitors to the area. It is easy to say that some residents will not require a car park or that larger families will only require one car park however in reality we know that living in the suburbs that transport by car is most convenient and that almost every adult has their own car. Have a look to your own family or neighbours and think about this.</p> <p>In conclusion, I urge you to reconsider the decision to lease the land at 54A Power Avenue for purposes other than public use. Instead, I implore you to explore alternative options that consider the concerns of the community, such as preserving the land for recreational use or carefully planning a development that aligns with the aesthetics and needs of the surrounding area. It is crucial to strike a balance between social welfare and the preservation of our community's identity.</p> <p>I understand the need for social housing and the pressure from the state government to provide more, however there are alternatives to this site as brought up at the recent community meeting on this subject on 7th June. Surely upgrades of the dilapidated social housing already in the area would be a more worthy project which would provide more housing and have greater community support.</p> <p>You represent the people in the community so please action our voice and reject this proposal. Let us work together to ensure that any decisions made reflect the best interests of Chadstone residents and maintain the values and integrity of our community.</p> <p>Thank you for your consideration.</p>	<p>Please also refer to the Officer response to SUB 07, 09, 10 & 11.</p>

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SUB65 Councillor email Address not provided	Not in Support	<p>I'd like to express my concern over the proposed public housing complex at 65A Power Av.</p> <p>As a member of the community and a father of a newborn girl my concerns include:</p> <ul style="list-style-type: none"> - Increased traffic: frequent speeding and traffic is already an issue around Power avenue, an addition of 43 carparks for 48 units will no doubt result in insufficient parking and increased congestion to an already busy area and parking along a narrow road on Railway Parade St - Public housing and safety: there is already a large number of public housing units in the area and I have genuine safety concerns for not only myself but mainly for my wife and child, this proposed development will add to the risk with influx of residents <p>Decreased parkland: maintaining areas of greenery and recreation should be a priority for the council given rapid urbanisation. The GW Rail Trail is should be retained and a large apartment block will be detrimental to the enjoyment of nature.</p>	<p>Please refer to the Officer response at SUB 07, 09, 10 & 11. Matters relating to speed will be referred to Council's Engineering Department for investigation and any appropriate interventions that may be needed. Further information relating to parking, traffic issues and the shared user path are responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design concerns.</p> <p>Please refer to the Officer's response to SUB 19, 26 & 29. Your concern about the combination of public housing and safety is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue is contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>Please refer to the Officer's response at SUB 06 & 10. The rail trail will be retained and the Officer recommendation has recommended a reduced footprint and retention of some of the land to the east as green space. With the number and proximity of open space areas in this area, there will not be a shortfall in local, accessible open space in close proximity to residents.</p>
SUB66 Councillor email Address not provided	Not in Support	<p>I object to this project.</p> <p>As a lifetime resident of Ashwood I am sick of the council using us as a dumping ground</p>	Noted.
SUB67 Councillor email	Not in Support	Strongly disagree with apartments going forward thank you	Noted.

Submission #, type and address	Sentiment	Submissions	Officer Response
Address not provided			
SUB68 Councillor email Jindabyne Avenue Chadstone	Not in support of development but supportive of social housing	<p>I write regarding the proposed construction of social housing at 65A Power Avenue, Chadstone.</p> <p>The community acknowledges that there is need for social housing, however, questions the reasoning for increasing social housing on the boundary of two suburbs that already currently hold 55 per cent of the City of Monash’s social housing. The state average for social housing within a suburb is 3 per cent, however Chadstone alone has 9 per cent and Ashwood 8 per cent.</p> <p>There has been inadequate consideration given to the distribution of social housing across the City of Monash and the importance of integration of social housing in residential areas. The current proposal would create a social housing district leading to a potential of concentrated disadvantage.</p> <p>The community proposes that the existing dilapidated social housing on the corner of Power Avenue and Winbirra Parade be considered for redevelopment over a new build on a park that the community use as a public space and recreation zone and therefore should not be developed.</p> <p>There has also been no details of a traffic management or parking study supplied. The amount of parking proposed is unrealistic and the setbacks don’t abide by the City of Monash’s town planning requirements. Please do not allow this proposal to proceed.</p>	<p>Your acknowledgement of the need for social housing is noted.</p> <p>Please refer to the Officer response to SUB29. The Officer’s report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site have been discussed at Issue 1 - Site Selection.</p> <p>Please refer to the Officer response to SUB29. Further, Council shares your concern about the poor state of some existing social housing properties in the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. Even though these are State Government owned properties, and Council will advocate for improvements to these assets.</p> <p>Please refer to the Officer’s response to SUB 07, 09, 10 & 11. Traffic and parking issues have been considered as part of the Officer report at Issue 4 - Traffic Concerns. The Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. The Officer recommendation also proposes a smaller building footprint and increased set backs from the property boundaries and the shared path.</p>
SUB69 Councillor email	In Support	I wish to express my support for the proposed housing development at this site. It would appear to me that there are few more suitable sites for such a development given careful planning and consideration of local concerns.	Support is noted.

Submission #, type and address	Sentiment	Submissions	Officer Response
Address not provided		<p>As an Ashwood resident, I frequently pass by this corner, and sometimes walk alongside this location. I have rarely seen it being used, and then mainly by pedestrians taking a shortcut. I have never seen this space used for recreation eg children playing, people picnicking etc. Earlier this year, during warmer weather, I observed a large pile of personal belongings, including bags of clothes and blankets, stowed behind trees and drew the conclusion that someone was sleeping rough in the existing open space. The provision of appropriate housing on this site would surely be far more desirable than it becoming a site of refuge for the increasing number of homeless.</p> <p>One of the things I find most attractive about living in Monash, is the accessibility of local parks for a variety of recreational and sporting uses. Alternative open space is available in close proximity to the proposed housing site and should not involve significant inconvenience for residents to access. The site has the significant attraction of being close to public transport options, including Jordanville Station and local bus routes. However, while the proposed development encourages bike use through the provision of multiple bike parking places, it is a concern that there are less car parking spaces proposed than there are units. While the shortfall is small, it is a concern given some residents, including those in units with multiple bedrooms, may have more than one vehicle. On street parking for the overflow would be detrimental to the local area, not just for nearby residents but for those accessing the Jordanville Station. I would hope that this number of car parks can be increased and that multiple charging stations for electric vehicles are being included.</p> <p>An aspect of life in a large city that cannot be avoided is population density. Those of us fortunate enough not to need support with housing, have an obligation to ensure that other citizens can enjoy housing security. While this is a sentiment that is widely shared, there may be a little of "not in my backyard" being expressed in this case. Change is always difficult to come to terms with, and concerns that change will impact on our existing way of life are legitimate. This proposal would seem to be at the lower end of the scale in terms of potential impact; issues related to parking, access to open space and rubbish collection can be resolved with thoughtful and considerate planning. One upside of the proposed development may be that the noise of</p>	<p>The Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. If the development were to proceed, Council would also consider any parking restriction that may need to be introduced should the need arise.</p> <p>Rubbish collection given the number of dwellings would be by a private centralised collection, and not Councils bin collection service.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>passing trains may be mitigated somewhat for existing residents by the new buildings.</p> <p>I would urge the Council to carefully consider submissions in relation to this development and to approve it with appropriate modifications and conditions to assuage concerns. I would also urge Council to ensure that any consequent future stresses on local services such as schools are planned for in advance</p>	
<p>SUB70 Email</p> <p>Railway Parade South Chadstone</p>	<p>Not in Support</p>	<p>On Wednesday last I attended the community meeting held at Batesford Community Centre regarding the proposed social housing project on the corner of Power Avenue and Railway Parade Sth in Chadstone.</p> <p>As a resident of Railway Parade South for over 25 years, I am writing to oppose the proposal.</p> <p>I understand that the plans provided were design concepts only.</p> <p>I am asking the council not to lease this land to HousingFirst</p> <p>There are a number of grounds for my opposition.</p> <ol style="list-style-type: none"> 1. The size and scope of the project (as described) is excessive. A short stroll to the other side of the railway line will see that any housing development does not allocate enough space for parking and council does not seem to consider that this will need to be addressed. At the community meeting that council members present also seemed to have no answer with regard to access of garbage trucks and even fire trucks in the event of an emergency. 2. During wet weather the western end of the space is prone to flooding. The proposed driveway to an underground carpark may only serve to funnel excess rainwater into the carpark, creating flooding if drainage was overwhelmed. 3. The loss of the green space and trees. This is a biggie --the space <u>is</u> used by the local community for dog-walking, ball games etc . There is a contention that the area is adequately serviced by green space given the close proximity of Batesford Reserve and other spaces . However, 	<p>Please refer to the Officer response to SUB 07, 08, 10 & 11. Further the recommendation at item 5 of the Officer’s report proposes conditions within the lease to address concerns of on site parking and garbage truck movements. The matter you raise regarding the fire truck is generally related to pre-existing issues in the general area. Your comments have been referred to Council’s Transport Engineers for consideration and we would recommend a further discussion on these matters with them. Rubbish collection would be via a private contractor.</p> <p>The Officer recommendation item 5 has recommended conditions to mitigate the flooding, and Melbourne Water would be a statutory referral authority and as part of their role would assess possible flooding, including requiring minimum finished floor levels for any development.</p> <p>Please refer to the Officer response at SUB 06 & 10.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>access to these areas is restricted at 'peak' times (week-ends and evenings) with organised community sporting groups using them. While the established trees on the site are few in number- they would have to be removed should the project go ahead. The proposal's plans show replacement trees but these would take at least 15 years or more to grow to any commensurate size.</p> <p>4. Attending the meeting did make one thing clear-that neither the council nor the community could have any idea what the final build would be given that HousingFirst could just go to the planning minister. Perhaps the council could put their efforts into pushing the state government into replacing the aged and inadequate housing development on the other side of the railway. Once you grant a lease you will lose the asset and any say over the site</p> <p>5. The Ashwood\Chadstone area already holds 55% of Monash's social housing. My first thought was "ghetto anyone?" No one in the area is opposed to social housing but far better to spread the social housing across the full Monash area.</p> <p>At the community meeting, it was stated that our elected council representatives should vote on proposals in accordance with the wishes of the community. My impressions of the meeting were that most of the community members in attendance were not in favour of the project. Failure to recognise the extent to which the local community opposes this project erodes any confidence the general public has in both the council and these individuals.</p>	<p>Council acknowledges that the areas is used by residents, and further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the Officer report at Issue 2 - Loss of Open Space. The report also details that there is a significant amount of open space near the site in addition to Batesford Reserve. The Batesford Reserve oval is home to domestic sport competition but the area to the south of the oval is always accessible to families, as are other passive open space areas in close proximity to the site.</p> <p>It is likely that the few trees on the site will need to be removed.</p> <p>Council as land owner is proposing conditions to be included within the lease. These conditions are in the Officer recommendation item 5.</p> <p>Please refer to the Officer's response at SUB 29 and additionally, Council also shares your concern about the existing State Government owned social housing properties in the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. Council will advocate for improvements to these assets as recommended in the Officer's report.</p> <p>Please refer to the Officer's response for SUB 29. The Officer's report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site have been discussed at Issue 1 - Site Selection.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
<p>SUB71 Email</p> <p>Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>I am writing about the proposed community housing development at 65a Power Avenue, Chadstone.</p> <p>I urge Council to not allow the development to proceed for the sake of the local community, residents and visitors to the area for the following reasons:</p> <p>Health & Safety, Green Spaces for Positive Mental Health This development raises major concerns for health and safety. We use the walking and bike path to unwind after a busy day. It is one of the only Public Park and Residential Zones in the area. We see families with children and dogs play happily on the current site and the open space provides recreation and healthy exercise opportunities. The proposed plans mean the area will no longer be available to local residents and visitors as a environmentally friendly place to relax and exercise. Our children enjoy the freedom of riding their bikes on the allocated walking and bike trail. The proposal for a development with 43 cars and 48 units on the corner block is a major thoroughfare and will cause major disruption, pollution, traffic bottlenecks up and down Railway Parade South and Power Avenue. I am concerned the size and scale of this community housing development will cause accidents, injuries and pollution. The plan has been poorly designed with no regard for the health and safety of current rate-paying residents in the area. Not to mention the major disruptions that would be caused by construction of such an oversized development. Surely there is a better way to address housing affordability than a development of this size and scale that will punish the living standards of current and future local residents.</p> <p>Community housing Chadstone is over-represented as a suburb for commission housing. Diversity is important for communities to thrive. While there is a need for housing affordability, research shows the answer is not about developing big buildings. People and communities need open spaces, easy access to amenities, recreation, transport and jobs. The current proposal is a mega build that does nothing to cater to these needs. Communities with social housing need to be co-created by communities for communities in order for them to be positive spaces for Monash to thrive: Example research:</p>	<p>Please refer to Officer’s response for SUB 06, 07, 09, 10 and 11. The Officer’s report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site and open space have been discussed at Issue 1 - Site Selection and Issue 2 - Loss of Open Space. Further, the Officer recommendation includes for a reduced building footprint with greater setbacks and retention of some open space at the eastern end of the site and for additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing.</p> <p>Should the proposal proceed, any issues during construction can be referred to Council’s Planning and/or Building Departments.</p> <p>Please refer to the Officer’s response to SUB 29. The criteria for evaluating potential sites is addressed in the Officer’s report in Issue 1 – Site selection as noted above.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>https://kpmg.com/au/en/home/insights/2022/02/social-housing-beyond-the-build.html.</p> <p>Please let me know if you have any questions about my email. I hope our family's voice counts and is heard when considering this proposal. The outcome has a direct impact on our lives.</p>	<p>The research is noted.</p>
<p>SUB72 Email</p> <p>Address not provided</p>	<p>Support</p>	<p>I'm contacting you after accessing the shape.monash website page specific to the proposed development in the title of this email. Can you please include consideration of revision to the proposed parking capacity of proposed development at the June council meeting. At face value, 43 parking spaces for 48 units is not sufficient. Particularly because some of the units are multiple bedroom units, which infers the possibility of multiple adult residents and multiple vehicles.</p> <p>There is already car parking congestion in this local area, evidenced by the consistent and regular overflow on-street parking at 54-56 Winbirra Parade, at 49-51 Winbirra Parade, and at 5 Yunki Court. There is also the overflow on-street parking at 64-86 Winbirra Parade. These existing overflow on-street parking congestion sites are also social housing sites, disproving any perception or argument that such sites do not experience overflow on-street parking congestion. As Wibirra Parade and intersecting Power Avenue are primary feeder roads from major arterial roads (e.g. Warrigal Rd, High Street Rd) they are subject to significant traffic of local residents. The overflow on-street parking at these sites narrows these feeder roads (Power Ave & Winbirra Pde) to a single lane at times, causing regular congestion and delays. This will be further magnified with a fourth site of overflow on-street parking within the one 500 metre radius. This problem is acute at 64-86 Winbirra Parade, which is separated from the proposed site only by the overhead rail bridge, which also narrows Winbirra Road at the site.</p> <p>Can you please ask the council to include on-site parking, underground or off-street, for a more appropriate number of vehicles is a requirement of the site design. For example, if parking space was increased to ~60 spaces, that would house enough cars without causing overflow on-street parking if approx.. half of the multiple bedroom unit residents have more than one vehicle.</p>	<p>The Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. Council is proposing to require one car space for each one or two bedroom unit and two car spaces for each three bedroom unit.</p> <p>Additionally traffic issues have been considered as part of the Officer report at Issue 4 - Traffic Concerns. Please also refer to the Officer response to SUB 07, 09, 10 & 11.</p> <p>If the proposal were to proceed, Council would also consider the needs for parking restrictions (or changes) where and as appropriate.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
SUB73 Email Address not provided	Not in Support	<p>Thank you for your consideration.</p> <p>Email – 19/6/23</p> <p>https://www.theage.com.au/national/victoria/a-game-of-survival-the-dark-reality-of-living-in-a-south-yarra-housing-complex-20230607-p5deox.html</p> <p>I would like to bring to your attention and to the attention of Council staff promoting the community housing proposal at 65a Power Avenue Chadstone, an article that appeared in the Age a few days ago, regarding the social menace that can be created on peaceful residents when a handful of unruly elements are allowed to organise within a housing complex. You may be trying to protect the plush suburbs in Monash by trying to create this housing complex in Chadstone expecting the least resistance because there are many community living apartments around. However, what you are trying to subject this suburb into is something that you have never seen or experienced before.</p> <p>Please, you still have the ability to stop this madness.</p> <p>We the residents of Chadstone who live with the largest concentration of community houses are watching. We will certainly get those in Ashwood and around Jordanville also involved if this proposal is passed as they also will be impacted.</p> <p>Hope sense will prevail.</p> <p>A concerned resident</p> <p>Email - 14/6/23</p> <p>I am a resident of Chadstone staying down Power Avenue and here is my feedback: You said that Monash has voted to provide community housing. What makes you think that the people of Chadstone, where 80% of public housing in Monash is located, have voted for this?</p> <p>What makes you think building public housing close to Jordanville station will meet the transportation needs of this community? Where can they go</p>	<p>Your comments are noted. Please refer to the Officer response to SUB 11, 19, 26 & 29.</p> <p>The consideration of this site is not about the amount of resistance or otherwise, noting that significant local resident feedback has been received, but rather a location that Council considers may be suitable for the provision of social housing along with two other sites as detailed in the Officer’s report.</p> <p>Details in relation to the selection of the site are contained in the Officer’s report at Issue 1 - Site Selection. The entire Municipality and Metropolitan Melbourne are experiencing housing growth, but the specific density of the area was not a consideration in determining whether a site may be suitable for a social housing proposal.</p> <p>Your comments regarding the location of the site are noted.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>using the Glen Waverley line? To the city for work? To get a meal, to meet relatives & friends?</p> <p>Do you know that the supermarkets and shops around that area charge the highest prices for groceries and meals in Monash? Try Woolworths Ashwood, Woolworths Mount Waverley, and the eateries around Jordanville.</p> <p>Are you aware that Chadstone is known as an area high in crime? It has reduced somewhat with the community housing density being reduced in the recent past. Are you going to create an area where unlawful activity can thrive and the police will not be able to investigate? Rebecca, who was present at the presentation, recently said that in that case we should call Crime Stoppers. Is that the attitude of Monash City Council?</p> <p>Isn't this activity going to marginalise and isolate a community? Instead, if you are keen to provide public housing in addition to what the State Government is offering, what you should be doing is spreading community housing around other areas of Monash where there is easy access to public transport, job opportunities, affordable groceries, and takeaway food.</p> <p>It seems that the sole intention of trying to lease the block at 65A Power Avenue Chadstone to build community housing is to earn leasing income for the Council and not to assist anyone.</p> <p>The people of Chadstone have been demolishing old houses and building new ones, thereby doubling the rates that they pay the City Council. This has been happening throughout Monash and there is no need to resort to attempts that lower the security, safety and quality of living of Chadstone residents in order to earn additional revenue for the Council. We will lose peace of mind when our children walk to the railway station and back.</p> <p>The vacant space adjacent to the rail line can be a safe breeding ground for illegal activity. With a three-story large block of community housing Police will be helpless.</p> <p>Although not explicitly written to you, and most believe that you do what you want despite what we say, all of my neighbours disapprove of this housing proposal.</p> <p>If you go ahead with this, as the only option available to us we will show our displeasure at the next elections.</p>	<p>Council does not have control over pricing from private businesses, nor is this a relevant consideration as to whether the site is suitable to be leased for the provision of social housing.</p> <p>Please refer to the Officer response to SUB 19 & 26.</p> <p>Your concern about the combination of community housing and crime is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue in contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>The proposal offers the land to lease to HousingFirst for an annual lease income of \$1. This proposal is not about lease income, but rather the appropriateness of making the land available for use for the provision of social housing.</p>
SUB74	Not in support	Attached is a letter, compiled by the "Fight Power Avenue" action committee which you have hopefully already seen. But the residents of	Please refer to Table 4 for the Officer response to the Monash Social Housing Letter to Council.

Submission #, type and address	Sentiment	Submissions	Officer Response
<p>Councillor Email and Letter in Appendix 1</p> <p>Paringa Crt Chadstone</p>		<p>Ashwood are taking no chances and are sending as many copies as possible to all eleven councillors who have a say in this completely unwanted Social Housing project.</p> <p>I write to you today to urge you to prevent this project from proceeding. As you will know, a huge number of residents are already exploring every means available in order to lodge objections with the Council; however, certain facts have come to life which suggest that the council cannot be trusted, and is in fact, consciously acting to the detriment of its constituents. Residents were sent a letter a few weeks ago, indicating that 48 units, including a number of three bedroom units, will be constructed over three levels on land currently enjoyed by rate payers for family and pet related activities. However, closer inspection of the councils' own drawings indicate that 52 units will be constructed over four or five levels, none of which are three bedroom units, and with the two bedroom units failing council and government standards. Five levels in a neighbourhood composed predominantly of single and two storey family homes is unacceptable. By producing such misleading and conflicting data, the council is either incompetent at best or deliberately misleading its own constituents at worst.</p> <p>The council also informed us that they had identified a choice of three sites on which to locate this project. The site they chose (65A Power Ave) already supports way above average density for social housing whilst the alternate options are, I believe, currently sitting at less than half of that density, and in one case – zero?. I further understand that it is also a published guideline that no resident should be further than 400metres from parkland. If this site were to be used for housing, the only green space available within 400 metres will be the Batesford reserve which is home to a vast number of sporting clubs. Clearly, such a space cannot simultaneously support cricket, football, basketball and other sports alongside dogs off the leash, families with small children exercising or perhaps enjoying a picnic? I imagine the conflicts created would very quickly escalate to police attendance. This email will not even begin to discuss traffic density, parking availability, congestion, invalid accessibility and human safety. All of which the residents' committees has detailed in the attached letter.</p>	<p>Please refer to the Officer response to SUB 07, 09, 10 & 11. The proposal being considered is for a 48 dwelling development, comprising, 1,2 and 3 bedroom units. This has been clarified on Council's website. Please also refer to the design changes that form part of the Officer's recommendation in the Officer's report.</p> <p>Please refer to the Officer response to SUB 11 & 29.</p> <p>The issue of the appropriateness of the site and access to open space have been discussed at Issue 1 - Site Selection and Issue 2 - Loss of Open Space. Please also refer to the Officer response to SUB 06 & 10.</p> <p>You note issues associated with traffic and parking. Please refer to the Officer response to SUB 07, 09, 10 & 11 and traffic issues have been considered as part of the Officer's report at Issue 4 - Traffic Concerns and the Officer's recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Finally, I would suggest that two existing sites in this neighbourhood, are decades old and are in poor condition with very little in the way of amenities. For example, they are not serviced by elevators and so are not suitable for handicapped occupancy. They also have no covered carparking and yet are (approx.) 196 sq/metres per unit. This is way above the (less than) 60 sq/metres being proposed for the new development. Would it not make sense to replace these obsolete blocks with modern high-density units which would house more people in better conditions than presently available? This solution would avoid the necessity to remove any greenspace from public availability. Current Government and Council guidelines suggest that “open public space should never be sacrificed for residential rezoning unless no viable alternative is available”. Clearly, that is not the case here, and I urge you to veto this project in its current form.</p> <p>What I can tell you is that approx. 500 residents have come together to fight this development and have secured the services of architects, town planners and lawyers. It is true that we have been advised to not waste our collective funds on legal challenges due to the low probability of success, however, the proposed development fails so many building and zoning codes and in one case, is actually illegal, that we must wonder if a legal challenge may actually fail? That being said, what we can and will do is use all of those available funds to generate letterbox drop material and such like. All aimed at ensuring that none of the eleven current councillors will succeed at next years elections. We will devote all of our efforts into ensuring that everyone for miles around knows your name, and the part you personally played in enforcing this development onto your constituents, despite their obvious objections to the project. And should the project be greenlighted, the timing will ensure that construction on this site will be happening at around the same time as the elections, just in case people needed any reminder of just what contempt you hold for your own constituents. And we all know the turnout figures for local elections are always extremely low, and therefore it will not take much to ensure your next role will involve Centrelink.</p>	<p>Council also shares your concern about the state of some existing social housing properties in the area. Please refer to the Officer response to SUB 29. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. These are State Government owned properties, and Council has resolved where it can, to advocate to improvements to these State owned assets.</p> <p>The Officer recommendation makes a number of design changes, including a reduced footprint to retain some greenspace on the site that can be used in conjunction with the Vic Track Land to the north of the site.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
<p>SUB75 Councillor Email and Letter attached as Appendix 1</p> <p>Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>I am writing to express my deep concern regarding the proposed social housing development in Ashwood. While I understand the importance of providing affordable housing for those in need, I believe that this particular location is not suitable for such a development.</p> <p>As a resident of Ashwood, I am worried about the potential increase in thefts and petty crimes that often accompany social housing developments. Such issues can significantly impact the overall safety and appeal of a suburb, and I fear that they will detract from the quality of life in Ashwood. If you think social housing is not proportional to crime rates, please ask the insurance firms who increase the rates based on the facts.</p> <p>Furthermore, I'm very concerned about the quality of life and sanitation receding, furthermore most important for me is the safety and well-being of my family, which will be compromised.</p> <p>Lastly, many residents have invested their hard-earned money in their homes, and they deserve to live in a neighborhood that maintains its value and appeal.</p> <p>I urge the council to reconsider this proposal and explore alternative locations for social housing that are more appropriate for the needs of both the community and those in need of affordable housing. As a council, I know that you have the best interests of the community at heart, and I trust that you will make the right decision.</p> <p>I am attaching a detailed letter outlining said concerns. We will not be dismissed as simply part of the NIMBY (Not In My Back Yard) crowd as our 2 suburbs already happily accommodates and welcomes 17% of the state's social housing. Our concerns are legitimate and should be given fair and reasonable consideration by both council and the Minister.</p>	<p>Your acknowledgement of the importance of affordable housing is noted.</p> <p>Your concern about the combination of social housing and safety is noted. Please refer to the Officer response to SUB 19 & 26. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue is contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>Please refer to Table 4 for the Officer response to the Monash Social Housing Letter to Council.</p>
<p>SUB76 Councillor email</p> <p>Address not provided</p>	<p>Not in Support</p>	<p>First and foremost, 65A Power Ave, Chadstone, is not just a vacant lot to the residents. I have taken my children there for over 20 years. We have enjoyed dog walking, frisbie throwing, soccer, cricket, football and socialising with others on this strip, along with their kids, the elderly, the lonely and the passerby either on bikes or on the walking track. Moreover during covid when outdoor gatherings commenced this was a gathering</p>	<p>Please refer to the Officer response to SUB 06 & 10. Council acknowledges that the area is used by residents, and further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the Officer report at, Issue 2 - Loss of Open Space. The report also details that there is a significant amount of open space near the site in addition to Batesford Reserve.</p>

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		<p>space for many of us within the area to reconnect, establish new found friendships and to enjoy the space again once more. It has been home to many conversations, friendships and connections over many differing topics over the years and as it stands today, 65A Power Ave, Chadstone is at the forefront of a new and different conversation for its use .</p> <p>I implore you to consider the following before you decide on how to Vote and I respectfully ask that you vote NO.</p> <ul style="list-style-type: none"> • There is an unfair distribution of social housing already in Chadstone. This could happen in your ward next if you continue to add to suburbs such as Chadstone that already holds more than the required 7%. The state Government has expressed an even distribution of social housing. Placing additional social housing in Chadstone is unjustifiable and leads to social housing pockets that defeat the objective. • How can Councillors in good faith lease the land when it is clearly written that HousingFirst will use the big build therefore it goes straight to the Minister, so residents have no say! You are employed by the people and a yes vote isn't what the residents are asking for. • Question each other. I ask that you look at why you would vote yes to lease the land? Is it to show support to Rebecca? Who may again run for pre selection in the federal election? Is it her agenda and she is pushing this as a platform for herself and you are just along for the ride? Is this a push from Eastern Affordable Housing platform? Do you really feel you have given these questions consideration? • Was there true exploration of possible sites, the Waverly site being identified as too small and costly to dig out the petrol station remains? Therefore not really a considered site, appears to have been thrown into the mix to appear as an alternative site. The Clayton site, that is ear marked with train station issues, again not really a site, appears to be yet again something to throw out that suggests there were multiple sites looked at when this doesn't really appear to be the case. It strongly looks like 65A Power Ave, Chadstone was always the one possible site regardless of 	<p>The Officer recommendation proposes a reduced building footprint that will allow some greenspace to be retained on the land which can be used in conjunction with the Vic Track land immediately to the north which remains unchanged.</p> <p>Please refer to the Officer's response for SUB 29. The Officer's report also deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site is discussed at Issue 1 - Site Selection.</p> <p>Residents have the opportunity to provide their feedback to Council. Even where Council is the planning authority a review of its decisions are able to be lodged at VCAT. It may be that if the proposal is to proceed and it receives funding that the Minister acting as the planning authority will make the final planning decision</p> <p>The recommendation at Item 5 of the report is a response to the submissions received and proposed to become a condition of the lease. Any condition through the planning process outside of the lease conditions can be considered as a breach of the lease. Council as land owner seeks to retain control in this manner.</p> <p>Your further questions are noted.</p> <p>Please refer to the Officer response for SUB 11 & 13. These questions are also addressed in the Officer report at Issue 1 – Site selection. Council does not own 65 Power Avenue but does propose to advocate to the State Government for improvements to its current social housing assets. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing.</p>

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		<p>community outcry, objections and or considerations. Why not update the existing social housing at 65-67 Power Ave, Chadstone or give alternative sites that are options rather than deadends?</p> <ul style="list-style-type: none"> • Don't those who will be considered in the ballot for social housing deserve more? The density within Chadstone of social housing already has social stigma and you will be adding to that for those who have fought so hard to be part of the community. May I draw your attention to the social housing flywire front doors that the housing commission used. The residents of such housing fought for new flywire doors so that it was not obvious that they lived in social housing. If you vote yes to lease the land, consider the impact on all residents and the feeling that autonomy is sort by all. • The loss of any say for both council and residents in the yes vote, leaves maintenance of such housing completely non-existent. You can argue it will be in the contract but the reality is very different. The fact that current social housing maintenance is never carried after completion of such projects undervalues the residents of such housing, they deserve more as does the neighbourhood. I implore you to drive around the Chadstone area and look at the lack of upkeep. While it was suggested that you call the Council with such issues, I have had to undertake this path many times to be told the house is run by the Department of Housing and you need to call them, the best we can do is send them/the dept a letter. Why is it that the residences have to chase this up? You vote yes and you get to walk away with no responsibility to its maintenance or that of the ascetics of the neighbourhood. Consider this as if you lived in the area? Again Chadstone has more than its share of social housing and while the State Government should be honouring its direction to increase social housing it should be fairly distributed when in the municipality as the objective is rather than recreating social housing pockets again that have long been a thing of the past. <p>Please consider all the above mentioned and anything else that members of the community have mentioned before you perhaps follow a sheep into voting yes to lease the land.</p>	<p>The Waverley Road site is currently being remediated and will be further considered by Council once those works are complete.</p> <p>Please refer to the Officer's response at SUB 29.</p> <p>Council as land owner proposes maintenance obligations upon the tenant. Council is proposing to partner with HousingFirst and both parties will work towards creating an environment which promotes well being within the development's residential community and the local neighbourhood.</p>
SUB 77	Not in Support	It is with great regret to hear as a resident in Chadstone for 15 years that 65A Power Avenue vacant land used by the community in Chadstone and	Please refer to Table 4 for the Officer response to the Monash Social Housing Letter to Council.

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<p>Councillors Email And Letter in Appendix 1.</p> <p>Address not provided</p>		<p>Ashwood as a social gathering place, walking path and place for kids to play being proposed for a multi-story dense community housing development by the City Of Monash</p> <p>Firstly, I wish to bring to your attention that Chadstone is a suburb with the highest concentration of community housing in Monash accounting for more than 55% when the state and the national average is less than 4% per Suburb. Hence we have supported over and above the other suburbs in accepting community housing. Setting up community housing in every inch of land in Chadstone is outrageous and reflects the shameful nature of the proposal to flock less privilege like in a Chicken Pen. These community housing should be equally distributed in all suburbs to spread the burden on common facilities and reduce stress on one suburb which will severely impact the community</p> <p>Secondly, there are so many community housing built probably in 1960s which are of course more than 60 years old by now, in a terrible state. If you have really got a respect and urge to make their lives better, could have demolished those run-down buildings and built more housing effectively using more spacious land available on those existing sites. It would have enhanced “social justice” initiatives.</p> <p>Thirdly, we pay rates which increase every year exponentially to the Council for the facilities such as play grounds, parks, walking tracks, garbage collection etc. available for us and the community. It is your utmost responsibility to improve them every year, not taken away from the community and the bite the very community that voted for the councillors. Hence, being the Councillors appointed by the community to serve the community should act in good faith and in the best interest of them without going against them</p> <p>Lastly, we urge councillors to vote against the proposal to build social housing on 65A Power Avenue. If the project goes ahead, the community will reflect it in the next election.</p>	<p>Please refer to the Officer’s response for SUB 11 & 29. Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer’s report at Issue 1 - Site Selection and Issue 3 – Too much social housing in Chadstone/Ashwood area already.</p> <p>Please refer to the Officer’s response for SUB 29. Council shares your concern about the state of some existing community housing properties in the area. These are State Government owned properties, and Council has resolved where it can, to advocate to the State Government for improvements to these assets. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing.</p> <p>Council will continue to balance the needs of the whole of the community, and these matters are considered on an annual basis as part of Councils budget process. A copy of Councils budget is available on Councils website.</p>
SUB 78	Not in Support	I am disappointed that the council even put forth a development of green space and that we as residents even must have a discussion with you as to	Please refer to the Officer’s response for SUB 06, 10 & 11. Council in March 2021 endorsed 3 sites as potentially being suitable for social

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<p>Email to Councillors</p> <p>Woolert St Ashwood</p>		<p>why this is wrong. It sets a precedent. We already feel like the forgotten part of Monash, bordering Boroondara, Whitehorse. It feels like to meet your charters you make the residents Ashwood/Chadstone bear the brunt of your policies that you yourself do not need to deal with where you live. Three sites proposed for the “master plan” and already the two outside Ashwood/Chadstone aren’t good enough. Not a surprise. So, to meet your “quota” or “charter” the only piece you propose for development today is parkland in Ashwood/Chadstone.</p> <p>I do not personally use the green space as I do not live near it, however I do frequent the area, and these are the problems I see.</p> <ul style="list-style-type: none"> · Railway parade is too narrow – it is very narrow road to drive on that road today, let alone if 48 homes without adequate parking and they will require street parking. If you look at Warrigal road development you will never see a spare car park outside that development. The road would need to be widened even to accommodate parking on one side of the street let alone two. And it would need parking on either side of the street as even Power Avenue does not have parking. Will the council widen the road to cope with the extra cars? Will there be room after the development? · It concerns me that the reason for this green space is flooding. I have lived in the area when the bridge has flooded, and we cannot drive through. It feels as though it is there for a reason. · It’s an overdevelopment of a small piece of land that is not on a main road. Where in Monash do you have such large apartment developments to 4 stories on a side street? <p>In regards to crime, while you presented your “stats” however they are calculated, and we can refute with other data and we can go back and forth, one thing you cannot argue - Ashwood/Chadstone have the fair share of social housing. You cannot escape that stat. So, while as a state we need more social housing, Ashwood/Chadstone has its fair share today. We not only take on the burden of this council, but we also have a much higher than average for the state.</p> <p>My mother grew up in social housing, so I understand its importance and I am not against it. At my kids schools there are many kids that live in social housing, we know their families and we support where we can. However, let me tell you what it’s like, the stuff not in your “statistics”, to live with a much higher % than average social housing.</p>	<p>housing. 65A Power Av is the first site to be progressed; the other 2 sites will follow. Information relating to the selection of the site is available in the Officer’s report at Issue 1 - Site Selection.</p> <p>Please refer to the Officer response to SUB 07, 09, 10 & 11. Traffic issues have been considered as part of the Officer report at Issue 4 - Traffic Concerns.</p> <p>Further information relating to parking, traffic issues and the shared user path are also responded to in the Officer report at Issue 4 - Traffic Concerns and Issue 6 – Development Design concerns. The Officer recommendation also requires a greater provision of on site car parking per dwelling.</p> <p>Please refer to the Officer response to SUB 46. Concerns about flooding have been raised during the engagement process and are addressed in the Officer report in the recommendation at Item 5. Your concern in relation to overdevelopment is noted.</p> <p>Your concern about site selection is addressed above.</p> <p>Please refer to the Officer response to SUB 19 & 26. Anti Social and challenging behaviours are issues confronting many areas. Whilst Police do and can look at the criminal aspects of these, Council is proposing that the partnership with HousingFirst will deliver wraparound support services to provide timely access to health, mental health, education and employment services to impact upon social behaviours. Further detail on these issues can be found in the Officer’s response under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p>

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		<p>In my street, from my driveway I see four social houses. Two to my right, which are mostly quiet, have different families come and go. Dump their rubbish out the front, we call the council, leave their trolleys in the street etc. Last year a husband took too many drugs and ended up in jail after bashing his wife in one of those houses. They had to move out. Next house in front a lovely old lady in her 80's – a good example, takes care of her house, her garden etc, amazing neighbour, treats her house like hers. Then on the left next to her, the drug dealers house. We often see the police, sometimes outside doing a stakeout. For this house too its not just them, it's their friends or acquaintances they bring in from outside the area too. Large burly guys parked outside my house waiting for their stash. Different people coming and going at all times of the day and night. Will I say I was scared when a visitor knocked on my door obviously high asking me to call a taxi, yes. Did I make sure when my kids stayed inside while the ambulance came to treat someone in the drug dealers house? yes. Did I get scared when the police knocked on my door for stolen car outside my house in the middle of the night, well yes. This is the stuff not in your stats.</p> <p>So not only are you proposing to remove green space, but you are also putting 48 homes on an overdeveloped site of in an area that is already at is brink with social housing and its ability to cope with it. Even Power Ave today has at least 5 damaged and graffitied houses. Councillor Patterson in the community meeting said she understands "Change is scary" - we already live with scary! All the time. We don't want more scary. We have our fair share.</p> <p>If you lease this land to HousingFirst too you loose control of this land and what they build, that was evident in the community meeting. You are representatives of the residents living here today and should have their best interests foremost, not your internal charters. I implore you to consider another area in Monash and not green parkland in Ashwood/Chadstone.</p>	<p>The Officer recommendation at Item 5 proposes conditions upon a proposed lease to HousingFirst. These proposed conditions seek to contain the proposed development to a standard which recognises the concerns of submitters while aligning with Council's commitment to address homelessness.</p>
<p>SUB 79 Email to Councillors</p> <p>Address not provided</p>	<p>Not in support</p>	<p>I hope this letter finds you in good health and high spirits. I am writing to express my strong objection to the proposed dense social housing project on the small block of land on 65A Power Avenue. I believe that it is essential for the council to consider the concerns and well-being of the community before making any decisions that could significantly impact our neighborhood.</p>	

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		<p>I would like to draw your attention to several key reasons why this project should not proceed:</p> <p>Excessive Concentration of Social Housing: Our community already has more than 50% social housing, whereas neighboring suburbs have less than 5%. The burden of providing social housing should be distributed equitably among various neighborhoods instead of further concentrating it in one specific area. Such an imbalance could result in additional strain on existing community resources and services.</p> <p>Displacement of Community Facilities: Removal of essential community facilities, which are occupied and utilized by residents. These facilities played a vital role in fostering a sense of togetherness and providing valuable services to the community. By allowing this housing project to proceed, the council would be further disregarding the needs and desires of the community and jeopardizing our quality of life whereas councilors should act to enhance them.</p> <p>Responsibility of Councilors: Councilors are elected to serve the best interests of the community. It is their utmost duty to act as representatives of the people, ensuring that their voices are heard and their concerns are addressed. By endorsing a project that goes against the clear will of the community, councilors risk betraying the very purpose for which they were elected. It is crucial that our elected officials act in accordance with the needs and desires of the community they serve.</p> <p>Increased Crime and Social Issues: Concentrating a large number of social housing units in a small area can lead to an increased risk of crime and social issues. Studies have shown that when social housing is densely concentrated, it can have adverse effects on the community, including higher crime rates, increased social challenges, and a detrimental impact on the overall well-being of residents. It is vital to consider the potential consequences of such a project on the safety and harmony of our neighborhood.</p> <p>I respectfully request that the council reconsider its support for the dense social housing project on the small block of land in our community. Instead, I</p>	<p>Please refer to the Officer response to SUB 29. Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer’s report at Issue 1 - Site Selection. Council does not anticipate a significant strain upon existing community resources and services but does note that Infrastructure planning for population growth and changes is an important function for each layer of Government and this proposed change, if it proceeds, will be considered within future infrastructure planning.</p> <p>There are no community facilities being displaced by this proposal.</p> <p>Your comments are noted.</p> <p>Please refer to the Officer response to SUB 19 & 26. Your concern about the combination of social housing and crime is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue is contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p>

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		<p>urge you to explore alternative solutions that promote a balanced distribution of social housing and take into account the preferences and concerns of the residents. It is essential that the council acts in the best interests of the rate payers, fostering a prosperous and harmonious environment for all.</p> <p>Thank you for your attention to this matter. I would appreciate the opportunity to discuss this issue further with you or any other council member to ensure that our concerns are heard and taken into account. I look forward to a favourable response that reflects the true spirit of community engagement and collaboration.</p>	
<p>SUB 80 Email to Councillors</p> <p>Railway Parade South</p>	<p>Not in support</p>	<p>I am writing this email to talk about my opinion about the proposal of social housing planned at 65A power avenue .</p> <p>I understand the government wants to provide affordable housing for low income families and I fully respect that. But just want all councillors to consider equal and fair distribution of social housing across Monash. Already around 55% of social housing in Monash are in Chadstone and Ashwood, it is already such a high number in this area.</p> <p>And the traffic around power avenue is already very busy all the time, I have a concern that the high population density will make it worse. The bike trail just crosses the proposal area, which makes it more dangerous as well .</p> <p>We highly suggest that you propose a proposal that would have strong community support to renovate their existing social housing both on Batesford and power avenue. These lots would easily give you a net gain of lots of dwellings and would improve the area along with living conditions dramatically.</p> <p>I am sure the local residents hold the same view that this site may not be a suitable place for social housing. It would be much appreciated if we could join the meeting for the discussion so we can hear through the whole proposal. It would be great if all the councillors can think of our concern when you make the decision.</p>	<p>Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer’s report at Issue 1 - Site Selection. Please also refer to the Officer response for SUB 11 & 29.</p> <p>Concerns raised about the local road network have been referred to Council’s Transport Engineers and further information and response is available in the Officer’s report at Issue 4 - Traffic Concerns. The Officer recommendation at Item 5 also proposes that the driveway is relocated to Power Avenue. Please also refer to the Officer response for SUB 07, 09, 10 & 11.</p> <p>Your concern about the existing social housing is discussed in the Officer’s report at Issue 7 - Renovation of existing State Government owned Social Housing. Further discussion is in the Officer response to SUB 29.</p> <p>This matter will be considered at the July 2023 Council meeting.</p>

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SUB 81 Email Tandara Court	Not in support of development but supportive of social housing	<p>First, please note that we recognise the need for the government to provide social housing to address homelessness and housing affordability - we are not against that.</p> <p>However, our following concerns are about the location of the site, identified for this purpose:</p> <ul style="list-style-type: none"> • This site is located in the middle of a residential area that is highly regarded as safe and secure for families. • The grass area is currently used by local families and children for recreation. • The natural environment, including the native wildlife, would be severely impacted by increasing the built environment. • The embodied Carbon of such a development would not support Monash City Council's net zero goals or our climate emergency. <p>**Alternatively**</p> <ul style="list-style-type: none"> • There are numerous dilapidated and run-down social housing / government housing. If you redirected this budget, you could re-develop these houses/land for the required purpose. • This would ensure the re-developed houses are 7 Star Energy Rated with improved insulation and energy efficiency, which would reduce the ongoing emissions of each house/re-development. • This would also spread the solutions across a broader area, which would better support integration of different community members, rather than concentrating them in one location. <p>We would appreciate if you re-consider your proposal and either select an alternative site that is not in a residential area or re-develop some of the run-down individual houses provided by the government that are available around the area.</p>	<p>Your acknowledgement of the need for social housing is noted.</p> <p>Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer's report at Issue 1 - Site Selection.</p> <p>It is proposed to retain some greenspace to the east of the site and the Vic Track land directly to the north between the site and railway line will remain and be unaffected if the proposal proceeds.</p> <p>Your concerns about the native wildlife are noted.</p> <p>Your comments in relation to embodied carbon are noted and if the proposal proceeds, Council will work with both HousingFirst and its architect Hayball Architects to support opportunities to align design with Council's Sustainability goals.</p> <p>Please refer to the Officer response to SUB 29. Further Council also notes the state of some existing social housing properties in the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing. These are State Government owned properties, and Council has resolved where it can, it has a role to play in making land available for social housing.</p>
SUB 82	Not in support of	I write regarding the proposed construction of social housing at 65A Power Avenue, Chadstone.	

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<p>Councillor email</p> <p>Teck St Ashwood</p>	<p>development but supportive of social housing</p>	<p>The community acknowledges that there is need for social housing, however, questions the reasoning for increasing social housing on the boundary of two suburbs that already currently hold 55 per cent of the City of Monash's social housing. The state average for social housing within a suburb is 3 per cent, however Chadstone alone has 9 per cent and Ashwood 8 per cent.</p> <p>There has been inadequate consideration given to the distribution of social housing across the City of Monash and the importance of integration of social housing in residential areas. The current proposal would create a social housing district leading to a potential of concentrated disadvantage.</p> <p>The community proposes that the existing dilapidated social housing on the corner of Power Avenue and Winbirra Parade be considered for redevelopment over a new build on a park that the community use as a public space and recreation zone and therefore should not be developed.</p> <p>There has also been no details of a traffic management or parking study supplied. The amount of parking proposed is unrealistic and the setbacks don't abide by the City of Monash's town planning requirements.</p> <p>Please do not allow this proposal to proceed.</p>	<p>Your acknowledgement of the need for social housing is noted. Council considered many sites before proposing the 3 sites noted in the March 2021 Council reports. Information relating to the selection of the site is available in the Officer's report at Issue 1 - Site Selection. Please also refer to the Officer response to SUB 29.</p> <p>This concern is addressed above. Regarding the site on the corner of Power Avenue and Winbirra Parade – this site is owned by the State Government and Council shares your concern about the underutilized state of some existing social housing properties in the area. This matter is further discussed at Issue 7 - Renovation of existing State Government owned Social Housing and please also refer to the Officer response to SUB 29. These are State Government owned properties, and Council has resolved where it can, it has a role to play in making land available for social housing.</p> <p>Traffic and parking issues have been considered as part of the Officer report at Issue 4 - Traffic Concerns, and in responses to SUB 07, 09, 10 & 11. The Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. The Officer recommendation also proposes set back conditions.</p>
<p>SUB 83 Councillor Email</p> <p>Address not provided</p>	<p>Not in support</p>	<p>Being a local resident to this area, I wish to seek clarity on the proposed development at 65a Power Avenue, Chadstone.</p> <p>General:</p> <ol style="list-style-type: none"> 1. How this this space nominated and proposed? 2. Funding – What's the projected total cost of the council resources attributed to this property over the course of the next 50 years(seeing that this will be leased for 50 years) will be directed in 	<p>An Officer response was provided by email on the 29/6/23 as noted below.</p> <p>Officer email response</p> <p>1. Council identified the site as suitable for social housing in March 2021. You can review the Council report here : https://www.monash.vic.gov.au/files/content/public/about-</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>the overall build of property and how much over the course of the build of this land. i.e. land value+build cost+legal etc.</p> <ol style="list-style-type: none"> 3. This will devalue the surround properties in the area. How will the council manage this as I understand there is a plot ratio for subdividing or plots for developments, however with the build of this housing proposal, the plot ratio does not seem to apply as it seems social housing has its own rules? 4. By taking away this public space, how will Monash Council compensate the green public space with these number of units/lots created? I understand a contribution rate of 10% has been determined by council as necessary to deliver a reasonable standard of open space provision across Monash. <p>Selection process on the occupants:</p> <ol style="list-style-type: none"> 1. How will you ensure that occupants will be diverse? 2. What is the income level threshold to be eligible of the social housing. 3. Are any of the occupants who have any prior crime convictions be allowed to be considered for this property? 4. How long will occupants be allowed to stay in the property and at what stage will they be required to move out. (i.e if they are staying for a fraction of the price to what other standard homeowners in the area are required to pay to get in and council fees etc for the land, there needs to be a changeover plan to ensure that a fair selection is done). <p>Longer term implications should the development be built:</p> <ol style="list-style-type: none"> 1. What post build plans are in place to monitor the security and safety of the existing residents of the surrounding and current properties seeing that the occupants will be of a different social economic status? 2. Maintenance plan – how will the council plan to address the possibility of increased likelihood of damages to public property and vandalism? 3. Who will maintain and pays for the building maintenance to ensure that the upkeep is in a reasonable state? 	<p>us/council/council-meetings/agendas-minutes/2021/30-march-2021/2.3-report-council-meeting-30-march-2021.pdf</p> <ol style="list-style-type: none"> 2. As the proposal is to lease the land to the Registered Housing Provider, all future costs for design, construction and management will be the responsibility of the RHP, and not Councils. 3. There are no plot ratios for the development of land. This development will be assessed in accordance with the Monash Planning Scheme. Property values are not a relevant consideration in planning permit matters. Nevertheless, property values remain strong in the general area, and this is unlikely to experience significant change as a result of this development. 4. Council is committed to ensuring all residents have access to appropriate levels of public open space in accordance with the Monash Open Space Strategy. As part of the site selection process it was determined that the potential redevelopment of this site would not impact on the provision of appropriate levels of public open space in the neighbourhood. There are several significant public open space facilities in the neighbourhood, within walking distance of this vacant site, including Batesford Reserve, Jordans Reserve, Holmesglen Reserve, Jingella Reserve and Ashwood Reserve. <p>Selection process on the occupants:</p> <p>Should the proposal proceed, the site will be managed by the Registered Housing Provider in accordance with Victorian Government regulations.</p> <ol style="list-style-type: none"> 1. The development will be available to Victorians who are eligible to be on the Victorian Housing Register.

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		<p>4. Is there any opportunity to evict any of the occupants of this property if they are deemed unsafe or causing social problems and how long does this process take?</p> <p>5. How will the council maintain the building once built? Understanding that this is for the low income or no income occupants, i.e. if there is any damages or vandalism to the building? Will there be a sinking fund from the Federal government or council to maintain this building and if so how much will this be?</p> <p>6. Traffic – how will the council manage the traffic in this area as the roads are narrow and increasing the number of occupants in this area will only add to congestion in the area.</p> <p>Email 20/06/23 It's good that you are considering the comments, but I would like a response prior to the council agreeing to lease the land in July on these queries as I've assumed that a project this size would take these into considerations.</p> <p>Email 30/6/23 Thanks for your response. I've further queries prior to you and the council approving of the lease.</p> <p>General:</p> <p>5. How is this space nominated and proposed? Council identified the site as suitable for social housing in March 2021. You can review the Council report here : https://www.monash.vic.gov.au/files/content/public/about-us/council/council-meetings/agendas-minutes/2021/30-march-2021/2.3-report-council-meeting-30-march-2021.pdf – ok</p> <p>6. Funding – What's the projected total cost of the council resources attributed to this property over the course of the next 50 years (seeing that this will be leased for 50 years) will be directed in the overall build of property and how much over the course of the build of this land. i.e. land value+build cost+legal etc. As the proposal is to lease the land to the Registered Housing Provider, all future costs for design, construction and management will be the responsibility of the RHP, and not Councils. – I'm surprised at how naïve your considerations are. What happens to rubbish left along</p>	<p>2. The Victorian Housing Register is managed by the State Government, not Council – I attach a link for further information. https://www.housing.vic.gov.au/victorian-housing-register</p> <p>3. The criteria for eligibility to be allocated a place on Victorian Housing Register is managed by the State Government not Council.</p> <p>4. As above – Council is proposing to provide the land to a Registered Housing Provider to deliver social housing to the community. The ongoing management of the development would be the responsibility of the Registered Housing Provider.</p> <p>Longer term implications should the development be built:</p> <p>1. All residents of Victoria are required and expected to live in accordance with the laws of Victoria.</p> <p>2. As is the case now, vandalism, graffiti or damage to public property are dealt with across Monash by existing systems including Victoria Police and Councils maintenance and operations areas.</p> <p>3. Council will require the RHP to maintain the building throughout the term of the proposed lease.</p> <p>4. The development will be managed by the Registered Housing Provider and they will have their own protocols for managing challenging behaviours.</p> <p>5. The proposal is to lease the land to the Registered Housing Provider and for the RHP to have full responsibility for maintenance of the building. There is no financial commitment from Council proposed once the building has been completed.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>the nature strip, graffiti, higher crime rates? How will the council hold the RHP responsible since the council is responsible for leasing the area to them?</p> <p>7. This will devalue the surround properties in the area. How will the council manage this as I understand there is a plot ratio for subdividing or plots for developments, however with the build of this housing proposal, the plot ratio does not seem to apply as it seems social housing has its own rules? There are no plot ratios for the development of land. This development will be assessed in accordance with the Monash Planning Scheme. Property values are not a relevant consideration in planning permit matters. Never the less, property values remain strong in the general area, and this is unlikely to experience significant change as a result of this development. – how large is the test area you are indicating?</p> <p>8. By taking away this public space, how will Monash Council compensate the green public space with these number of units/lots created? I understand a contribution rate of 10% has been determined by council as necessary to deliver a reasonable standard of open space provision across Monash. Council is committed to ensuring all residents have access to appropriate levels of public open space in accordance with the Monash Open Space Strategy. As part of the site selection process it was determined that the potential redevelopment of this site would not impact on the provision of appropriate levels of public open space in the neighbourhood. There are several significant public open space facilities in the neighbourhood, within walking distance of this vacant site, including Batesford Reserve, Jordans Reserve, Holmesglen Reserve, Jingella Reserve and Ashwood Reserve. – ok</p> <p>Selection process on the occupants:</p> <p>Should the proposal proceed, the site will be managed by the Registered Housing Provider in accordance with Victorian Government regulations.</p> <p>5. How will you ensure that occupants will be diverse? The development will be available to Victorians who are eligible to be on the Victorian Housing Register. – ok</p>	<p>6. Submissions regarding traffic have been received from a number of submitters and Council will seek to address these concerns by increasing on site car parking and by addressing the access into the building. The overall number of dwellings and vehicles trips generated from the site is unlikely to have any significant impact on existing traffic flows in and around the neighbourhood.</p> <p>Responding to further questions in yellow:</p> <p>General</p> <p>6. Your comments regarding crime are noted, and further information and details is contained within the Officer’s report under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>7. A general response was provided. For detailed information of please go to the annual and quarterly property sales statistics from the Valuer-General Victoria.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>6. What is the income level threshold to be eligible of the social housing. The Victorian Housing Register is managed by the State Government, not Council – I attach a link for further information. https://www.housing.vic.gov.au/victorian-housing-register– ok</p> <p>7. Are any of the occupants who have any prior crime convictions be allowed to be considered for this property? The criteria for eligibility to be allocated a place on Victorian Housing Register is managed by the State Government not Council. – ok</p> <p>8. How long will occupants be allowed to stay in the property and at what stage will they be required to move out. (i.e if they are staying for a fraction of the price to what other standard homeowners in the area are required to pay to get in and council fees etc for the land, there needs to be a changeover plan to ensure that a fair selection is done). As above – Council is proposing to provide the land to a Registered Housing Provider to deliver social housing to the community. The ongoing management of the development would be the responsibility of the Registered Housing Provider. – The council is still responsible seeing that the council is leasing this land with full understanding that all the potential problems that is packaged with social housing. What is the protocol for any problems relating to the street outside the boundary of this development? i.e. footpaths, nature strips etc.</p> <p>Longer term implications should the development be built:</p> <p>7. What post build plans are in place to monitor the security and safety of the existing residents of the surrounding and current properties seeing that the occupants will be of a different social economic status? All residents of Victoria are required and expected to live in accordance with the laws of Victoria. – yes they are expected to live in accordance to the laws. Is the council expecting to see higher crime rates or damages to public property before something is done. How will this be monitored? Will there be more police patrols, security cameras etc. Passive security is part of a holistic plan for a safer neighbourhood too to protect the other residents in the area? It is irresponsible of the council to not take this into consideration.</p>	<p>Council will attend to matters such as dumped rubbish on footpaths. The Police will attend to matters of a disorderly conduct or crime nature.</p> <p>Your concern about the combination of public housing and safety is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue in contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>While most of this concern is addressed above, it is proposed that the ongoing maintenance at the site will be entirely borne by HousingFirst.</p>

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		<p>8. Maintenance plan – how will the council plan to address the possibility of increased likelihood of damages to public property and vandalism? As is the case now, vandalism, graffiti or damage to public property are dealt with across Monash by existing systems including Victoria Police and Councils maintenance and operations areas. – Seeing that the council maintenance and operational team has to keep up with these vandalism, how will this affect our council rates? Will there be a higher rate that the RHP will compensate to maintain the area? What is considered the area to be covered for fixing these damages?</p> <p>9. Who will maintain and pays for the building maintenance to ensure that the upkeep is in a reasonable state? Council will require the RHP to maintain the building throughout the term of the proposed lease.- Will there be a higher rate that the RHP will compensate to maintain the area? What is considered the area to be covered for fixing these damages?</p> <p>10.</p> <p>11. Is there any opportunity to evict any of the occupants of this property if they are deem unsafe or causing social problems and how long does this process take? The development will be managed by the Registered Housing Provider and they will have their own protocols for managing challenging behaviours. .-Do we report the issues to the council and you will forward all complaints directly to RHB? What is the chain of command?</p> <p>12. How will the council maintain the building once build? Understanding that this is for the low income or no income occupants, i.e. if there is any damages or vandalism to the building? Will there be a sinking fund from the Federal government or council to maintain this building and if so how much will this be? The proposal is to lease the land to the Registered Housing Provider and for the RHP to have full responsibility for maintenance of the building. There is no financial commitment from Council proposed once the building has been completed. .-have you seen the management plan and maintenance plan for the property seeing that this will be a long term commitment prior to agreeing to the lease to ensure that it does not become an eyesore?</p>	<p>Addressed above.</p> <p>Should the proposal proceed, Council will be available to receive and communicate complaints to HousingFirst.</p> <p>As noted, this is still a proposal, however Council by including the requirement for an Asset Management Plan as an obligation within the lease, is committed to ensure the building maintains community standards for appearance.</p>

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		<p>13. Traffic – how will the council manage the traffic in this area as the roads are narrow and increasing the number of occupants in this area will only add to congestion in the area. Submissions regarding traffic have been received from a number of submitters and Council will seek to address these concerns by increasing on site car parking and by addressing the access into the building. The overall number of dwellings and vehicles trips generated from the site is unlikely to have any significant impact on existing traffic flows in and around the neighbourhood. - As there is no parking allowed for in this building. By adding another potential 40-80 cars looking for parking in the immediate area how will this not cause any issue for existing traffic in the area as the streets are already so narrow.</p>	<p>The proposal does provide for on site carparking. Further, the Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing.</p>
<p>SUB 84 Email Railway Parade South</p>	<p>Not in Support</p>	<ul style="list-style-type: none"> As a concerned resident of Railway Parade, Chadstone I attended the drop in session held on Wednesday 24 May 2023. I have been a resident of this area and same address for 60+ years. This was supposed to be a drop in information session. I hoped I would learn more about this proposed development of 65a Power Avenue. Instead, I walked into (and stayed for at least 1.25 hours) an appalling, very loud, people talking / shouting over one another, poorly run, poorly managed and poorly controlled session. Quite simply, it was not professional, it was a debacle. I was both disappointed and disgusted in what I saw. I was hoping for a formal presentation to residents of the proposed development with the ability of a Q&A session with the council representatives. Instead, there was a lot of pent up anger, council staff with insufficient knowledge and unable to answer questions, some sitting back avoiding the questions put to them and murmuring between themselves. The residents were frustrated as they were being advised very late in the peace. They were angry and very loud in return as they could not get their questions answered nor escalated. For the questions raised by the residents, there was nobody recording the questions or points that needed to be escalated. Council staff were walking around with clipboards, but nobody recording the queries. Plenty of people asking to sign petitions, etc. 	<p>Your comments regarding the Community Info Session are noted. Council did have a second information session set up as a town hall that allowed for a question and answer format in response to requested from local residents.</p>

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		<ul style="list-style-type: none"> • The Council staff looked out of their depth – unable to answer the questions. • Councillor Rebecca who supports the proposal made false representations about the proposed land site and was quickly corrected by the long term residents. She admitted she was wrong. She did not appear familiar with her constituent’s area. • There were a lot of frustrated councillors and council representatives. They were surprised by the residents’ reactions and behaviours. There were also a lot of annoyed residents as this was the first time they were hearing about the development in any detail. Council Officer’s did not have sufficient knowledge of the proposal and therefore could not answer residents’ questions accordingly. • There was not appropriate information sharing of the property development. <p>As a long term resident of Railway Parade Chadstone, I am concerned about this proposed social and affordable housing development. My concerns include the following:</p> <ol style="list-style-type: none"> a. Our property values will most likely drop because of the social and affordable housing development, yet our land taxes and council rates will continue to be determined at the full / loaded rates. Council rates and taxes will not take into account the decline in property values. Hence an inconsistency between future property valuations, land taxes and council rates. b. The property development is proposing 48 units over a very narrow piece of land coupled with 43 car parks and 52 bike parking spaces. Overall, this is a very tight fit on a small parcel of land. The individual units are also very small. It is very dense and is only making the area further dense. We already have another 4 blocks of social / affordable housing towards the corner of Power Avenue and Warrigal Road... less than 1 km away!!! The Council staff indicated that this is one of 5 sites within the Monash Council being considered for social and affordable housing. Other sites noted also included Mount Waverley and Glen Waverley. Why is Chadstone the most dense? We do not have a problem with the concept of 	<p>Council rates are a factor of property value. Land tax is a State Government levy derived from the Council rating values. Property values are further discussed at Issue 8 – Property values of the Officer’s report.</p> <p>There are a number of changes recommended in the Officer’s report, including increasing the on site carparking ratio and internal amenity including the size of the apartments.</p> <p>Details in relation to the selection of the site are contained in the Officer’s report at Issue 1 - Site Selection. The entire Municipality and Metropolitan Melbourne are experiencing housing growth, but the specific density of the area was not a consideration in determining whether a site may be suitable for a social housing proposal. Please also refer to the Officer response for SUB 11 & 29.</p>

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		<p>social and affordable housing, but it should be fairly spread across the whole of Monash municipality ... rather than making Chadstone more and more dense. Each suburb within the Monash municipality should have the same proportion of social and affordable housing. That would be the fair and equitable way of approaching this issue rather than skewing it towards Chadstone.</p> <p>c. The property development and the residents it will house will bring down the values of our houses; something that we have worked hard for to own, be proud of and enjoy. Our efforts and property values are being quashed. We feel as we have no control over this.</p> <p>d. Based upon the property development sketches, the proposed development is very close to the railway tracks. It does not look safe. The trains passing are noisy and easily heard coupled with the traffic passing by on Power Avenue and Railway Parade ... this is not very conducive to affordable quality living.</p> <p>e. The Council staff also indicated that this development it is the most advanced of the 5 proposed sites. It feels like the decision has already been made without appropriate consultation and consideration.</p> <p>f. The Council staff indicated during the night that maybe a more formal session could take place and our concerns could be addressed. By the time the session is put together and the findings are then presented to Council for a vote, the development will be well on its way.</p> <p>g. Railway Parade already struggles with the traffic flow on that street. Half of the road (Railway Parade) plus the side streets of Maude St, Fitzroy St, Beatrice Avenue, Yarrinup Avenue and Grandview Road are already congested with people parking on the road and commuting by train. Hence when we try to back out of our driveways, we must be extraordinarily careful not to back into the cars on the road. The road is narrow enough and it is a tight squeeze. This is coupled with the speeding cars approaching whilst reversing. It is very uncomfortable reversing out of our driveways. This problem is only going to be exacerbated by the street parking</p>	<p>Council understands that there would not have been an expectation that a proposal such as this may be proposed when you purchased your property. However, there is unfortunately no guarantee that land from time to time may be required for other purposes. This is further discussed in the Officer's report at Issue 8 - Property Values.</p> <p>Victrack have advised that they have no issues with the location of the proposal and should the proposal proceed Council will require development to contain acoustic treatments. Please refer to recommendation 5 of the Officer report. It is not uncommon for dwellings to abut railway lines or busy roads. Construction techniques can assist with reducing noise.</p> <p>Please refer to the Officer's response at SUB 11 & 13. A decision regarding whether or not to proceed with the proposal will be considered by Council at its July 2023 meeting. If the proposal proceeds and prior to offering a new lease agreement, Council is required to comply with the requirements of Sections 115 (3) and (4) of the Local Government Act 2020.</p> <p>Addressed above.</p> <p>Please refer to the Officer response for SUB 07, 09, 10 & 11. Through the engagement process, concerns have been raised about the local road network and parking and these have been referred to Council's Transport Engineers and further information and response is available in the Officer's report at Issue 4 - Traffic Concerns. Further, the Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing.</p>

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		<p>that will take place heading towards the corner of Power Avenue and Railway Parade. Insufficient car parking is already proposed for the 48 units – less than one car per unit. Most couples / partners / families will have a minimum of cars. Where is the other car going to be parked. Railway Parade is very narrow as it is. As you head up or down the street only one car can pass at a time as one of the lanes already has cars parked on it.</p> <p>h. Railway Parade should be limited to local traffic only ... trucks, buses, heavy transport should be precluded from using this street.</p> <p>i. To my point, on Saturday 27/5/2023, no. 6 Railway Parade, Chadstone was auctioned (surprise, surprise – it is directly opposite the proposed building development!!) and successfully sold. One inconsiderate person who thought he was special, decided to park on the opposite side of the road making it harder for traffic to pass through. Amongst all of this was a paramedic vehicle loaded with patient that could not pass. They struggled and eventually got through. I hope your council staff were present at the auction and noticed the inconvenience caused. This is not a well-functioning road. It is too narrow for cars to park on it and have thoroughfare. With the inadequate parking proposed for this development, they too will probably park on the road, making it even more difficult for the residents of Railway Parade and those residents in the side streets trying to access Railway Parade.</p> <p>j. No further community amenities nor further community facilities have been proposed given the proposed increase in residents from this development.</p> <p>k. The 4 storey development is not aesthetically pleasing nor does not blend in well with the predominant single storey houses it faces on Railway Parade. It looks so wrong!!!</p> <p>l. We are losing the limited parklands we have in the immediate area. There are so many parklands (and more sizeable ones) within the Monash Council which could and should be considered for the development.</p>	<p>Addressed above.</p> <p>Addressed above.</p> <p>Infrastructure planning for population growth and changes is an important function for each layer of Government. Council plans for future growth across the whole of the municipality and this proposed change will be considered within future infrastructure planning. The housing provider will also provide for wrap around services for residents.</p> <p>Your concern is noted however it is challenging to meet the aesthetic tastes of all community members.</p> <p>Please refer to the Officer’s response for SUB 06 & 10. Council is proposing to retain a portion of the land to the east for the community. Further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the</p>

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		<p>m. Many years ago (approx. 30 years), we finally got rid o the commission housing and the properties became privately owned. This had positively transformed the area and in the more recent times it is going through another transition with many beautifully designed and privately owned houses.</p> <p>n. Despite what a council member proposed to me, the social and affordable housing will bring in a different element. All of them residing in the same apartment blocks. We already have a high crime rate in this area, the police are constantly patrolling the area, crime scene investigator vehicles are also a very common site. The public transport PCs also patrol this area at night as far as Yarrinup Avenue. Most people at the information session were able to confirm they were either targeted (i.e. break in) or they knew of a neighbour that was. As residents we fear that we will only have more of the same element in the area. No thanks!!!</p> <p>o. One of the council staff proposed that this housing will be for people that cannot afford housing, e.g. nurses (that is what was suggested). Two points to note: Firstly, if the nurse earns an income, they will be told to find their own rental and it will be offered to someone more disadvantaged. Secondly, it is not up to the Monash Council to say where the development will take place and who it will be occupied by, that will come from the State Government.</p> <p>p. Based on what information I obtained, I do not believe the council have seriously thought out this proposition and how well the area affected will seamlessly blend in with the rest of the neighbourhood, across several aspects. In addition, additional amenities and facilities that may be required to accommodate this population growth. Appropriate traffic flow, traffic congestion measures and the safety of existing and new residents.</p> <p>In summary, I strongly oppose to the development of 65a Power Avenue, Chadstone. I have lived here over 60 years and feel very strongly about this area and our home. I feel that this development will devalue everything we</p>	<p>Officer report at, Issue 2 - Loss of Open Space. The report also details that there is a significant amount of open space near the site in addition to Batesford Reserve.</p> <p>The change in Ashwood is noted, however there are a number of properties that continue to be owned by the State Government and provide social housing. HousingFirst’s proposal was designed by Hayball Architects – an award winning firm. The design seeks to blend with the neighbourhood through the use of finishes and landscaping to create an aesthetically pleasing building.</p> <p>Please refer to the Officer’s response at SUB19, 26 & 29. Your concern about the combination of public housing and safety is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further information regarding this issue in contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>The proposed development is for people on the Victorian Housing Register. The proposal does provide for 25% of the dwellings to be provided to key workers who are registered on the Victorian Housing Register. Key workers are defined by the Victorian Planning Authority as an employee who provides a vital service, especially in the essential services, health or education sectors.</p> <p>Your concerns raised are addressed above.</p>

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		<p>have worked so hard for, and it will diminish the quality and safe lifestyle we are striving for. I am disappointed that the Council did not conduct a formal session earlier in the peace. As indicated at the session, this proposed development is the most advanced of the 5 nominated sites. The Council's pitch for this development did not highlight sufficient measures to deter my concerns. I do want the Council to address the density concern and that this housing be transferred to another parkland in the Monash Community ... so all of us are treated fairly and equally. I hope our voices and rational concerns are heard and the decision to proceed with this development is overturned.</p> <p>I hope the Council can quickly put together a formal session to hear our concerns.</p> <p>I look forward to the Council's response.</p>	
<p>SUB 85 Councillor email</p> <p>Address not provided</p>	<p>Not in Support</p>	<p>I'd like to express my concern over the proposed public housing complex at 65A Power Av.</p> <p>As a member of the community and a father of a newborn girl my concerns include:</p> <ul style="list-style-type: none"> - Increased traffic: frequent speeding and traffic is already an issue around Power avenue, an addition of 43 carparks for 48 units will no doubt result in insufficient parking and increased congestion to an already busy area and parking along a narrow road on Railway Parade St -Public housing and safety: there is already a large number of public housing units in the area and I have genuine safety concerns for not only myself but mainly for my wife and child, this proposed development will add to the risk with influx of residents 	<p>The Officer recommendation requires additional carparking to be provided in accordance with normal planning requirements as opposed to lower rates normally associated with social housing. For further information please refer to the Officer report under Issue 6 - Development Design concerns.</p> <p>Concerns raised with the local road network and parking have been referred to Council's Transport Engineers and further information and response is available in the Officer's report at Issue 4 - Traffic Concerns.</p> <p>Please also refer to the Officer's response for SUB 07, 09, 10 & 11.</p> <p>Please refer to the Officer response to SUB 19, 26 & 29. Your concern about the combination of public housing and safety is noted. Council proposes to partner with HousingFirst – this organisation has policies and procedures in place to address anti-social behaviour and further</p>

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		<p>-</p> <p>Decreased parkland: maintaining areas of greenery and recreation should be a priority for the council given rapid urbanisation. The GW Rail Trail is should be retained and a large apartment block will be detrimental to the enjoyment of nature.</p>	<p>information regarding this issue in contained in the Officer report at Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p> <p>The rail trail will remain. Council also proposes retaining a portion of the land to the east for community use. The local area is reasonably well served with open space and more detail regarding open space and green spaces is addressed in the Officer's report at Issue 2 - Loss of Open Space. Please refer to the Officer response for SUB 06 & 10.</p>
<p>SUB 86 Email</p> <p>Address not provided</p>	<p>Not in support of development but supportive of social housing</p>	<p>I'm writing to provide feedback on the proposed social housing development at 65a Power Avenue.</p> <p>My primary concern as a nearby owner is the lack of parking proposed. I understand the plans are 43 parking spaces for 48 units.</p> <p>For example the nearby 64 Winbirra Pde, Ashwood set of units, there's 10 units. on most days, there's cars parked in the street and on the nature strip which suggests the amount of parking is inadequate. Some appear to have been there a long time and might not be driveable as they haven't moved in months and this is causing a traffic hazard especially when people park on the other side of the road too.</p> <p>While I understand the need for housing, I ask the council to please reconsider the number of units and number of on site parking, especially as children, elderly and public use the footpath in that area and having that as a high motor traffic area may compromise safety.</p> <p>Thanks for your consideration</p>	<p>Please refer to the Officer Response in SUB34.</p>
<p>SUB 87 Councillor email</p> <p>Margot St Chadstone</p>	<p>Not in support</p>	<p>As a resident of Chadstone, I am writing to strongly oppose the proposal to develop social housing at 65A Power Ave, Chadstone.</p> <p>There are so many reasons why this proposal is incredibly concerning to myself, my family and residents of Ashwood and Chadstone (these are all outlined in a recent petition sent to you from xxxxxxxxxx) however my main concerns are of safety to the community as well as taking away a space that is frequently used by residents and their families.</p>	<p>The Petition is noted.</p> <p>Responding to your concern regarding safety: Council has demonstrated a commitment to influence the amount of homelessness. Provision of social housing is one way to impact this issue. The Officer response in the report under Issue 5 - Anticipated increase in crime, graffiti and anti-social behaviour provides further</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>To suggest that this site is not used by the Community shows <u>absolute ignorance</u> to how this space is actually used. Parents and grandparents take their kids and grandkids there to watch the trains, play chasey, kick a ball, play cricket, star gaze in the summer; families take their dogs to enjoy the open space for a run around; friends and families meet for picnics - activities that are all happy and healthy things to do which should be promoted as a positive within our community. But instead, you want to build an apartment block and take away such a valuable green area which accommodates so much fun and promotes a happy and healthy lifestyle for the residents....</p> <p>The safety to the community if these apartments are built, is incredibly concerning for many reasons:</p> <ul style="list-style-type: none"> - The existing bike path (which is VERY frequently used) is far too close to the development. As the bike path is on a hill, cars emerging from carparks and people emerging from their apartments, could easily hit a cyclist resulting in severe injury or even death - The additional vehicles coming out of the carpark will cause extreme traffic build up on a road that is not overly wide. This is dangerous to other vehicles as well as pedestrians and cyclists on both sides of the road. - Cyclists frequently need to cross Power Ave from Railway Pde, to rejoin the bike path (Waverley Rail Trail) and with excess traffic, this could cause accidents resulting in injury and death - Parents walking their children in either prams or on foot on the bike are in danger of being in accidents with the excess traffic build up around Railway Pde and Power Ave. <p>I hope you will take this matter seriously and listen to the valuable points of the residents of the Ashwood and Chadstone community. This proposal is NOT viable and should not go ahead.</p>	<p>information. Please also refer to the Officer response at SUB 06, 10, 19, 26 & 29.</p> <p>Council acknowledges that the area is used by residents, and further details relating to open space and retention of part of 65A Power Av for recreational purposes is addressed in the Officer report at, Issue 2 - Loss of Open Space. The report also details that there is a significant amount of open space near the site in addition to Batesford Reserve.</p> <p>Please refer to the Officer's response for SUB 07. Council proposes that the shared user path is retained and that the driveway onto Railway Parade South is relocated to Power Avenue.</p> <p>Addressed above, and please also refer to the Officer response to SUB 07, 09, 10 & 11.</p> <p>Council's Engineering Department will also assess and consider the opportunity to provide a single rail trail crossing at Power Avenue.</p> <p>Further information regarding traffic is contained within the Officer report at Issue 4 - Traffic Concerns.</p>
<p>SUB88 Councillor email</p> <p>Winbirra Parade Ashwood</p>	<p>Not in Support</p>	<p>I'm writing in relation to the proposed building on the corner at 65a Power Avenue, Ashwood. The area is already deemed a high density area. I have units all around me with increased traffic and parking in the streets. We also have a higher amount of crime than other suburbs close by. Resources and infrastructure are already being stretched to their limits. Every day there is another property being demolished and replaced with larger houses or multiple units. We already have a massive population growth in this area.</p>	<p>Concerns raised about the local road network and parking have been referred to Council's Transport Engineers and further information and response is available in the Officer's report at Issue 4 - Traffic Concerns. Additionally, the Officer's report in the recommendation section proposes an increase in carparking ratio within the proposed development.</p> <p>Please also refer to the Officer's response for SUB 19, 26.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>Who is going to manage more issues in the area? Are you putting more money and resources into police presence? With so many people in a small area close to my residence, I am concerned that you are putting myself and my family at risk.</p>	<p>Your comments regarding the demands on resources and infrastructure are noted and these are a constant issue which Governments at all levels seek to address through population analysis and infrastructure planning.</p> <p>Your concerns about crime in the area is noted and while Policing is a State Government matter, Council is proposing programs associated with this proposal and these are expanded upon in the Officer's report under Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour.</p>
<p>SUB89 Email Tooradin</p>	<p>Not in support of development but supportive of social housing</p>	<p>Late email submission 1/7/23</p> <p>I am writing this email now, as I have just received the correspondence sent to us on May 3, 2023 to the incorrect residence. I had advised the Monash Council of our change of our address last year.</p> <p>I am writing to express my strong objection to the proposed construction of public housing in close proximity to our property. We are retirees and had purchased this property (albeit rented at the moment) for our old age and this us being a burden on the state. As a concerned resident and homeowner, I believe that this development would have a detrimental impact on our community and the quality of life for its residents.</p> <p>While we recognize the importance of affordable housing and providing shelter for those in need, I believe that the chosen location for this public housing project is highly inappropriate. Allow me to outline the reasons for our objection:</p> <ul style="list-style-type: none"> Increased Crime Rates: There is a common perception that public housing developments often experience higher crime rates. While we understand that not all individuals residing in public housing are involved in criminal activities, the proximity of such developments to our neighbourhood may attract additional undesirable elements and potentially increase the incidence of crime. Given that Ashwood, Ashburton and Chadstone has always had public housing with a consistently high crime rate, this is a valid concern for the safety and security of our community. There is already a lack of 	<p>Regarding the incorrect address, Officer's in Council's Property, Rating and Valuation Department will contact you shortly to update.</p> <p>Your acknowledgement that social housing is important is noted.</p> <p>Your comments about the safety and security of the community are noted and further information and details are contained within the Officer's report under Issue 5: Anticipated increase in crime, graffiti and anti-social behaviour. Please also refer to the Officer's response for SUB 19, 26 & 29.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		<p>police resources to manage the current environment let alone this additional potential issue.</p> <ul style="list-style-type: none"> • Strain on Local Resources: The construction of public housing will place a significant strain on our local resources, including schools, healthcare facilities, and public transportation. Our community is already struggling to meet the demands of its current population, and the addition of a public housing project will exacerbate these challenges. It is crucial to ensure that adequate infrastructure and services are in place to support any increase in population. • Potential Environmental Impact: We are also concerned about the potential environmental impact that the construction of public housing may have on our neighbourhood. Increased traffic, noise pollution, and the removal of green spaces for construction purposes could adversely affect the overall aesthetic appeal and environmental balance of our community • Decreased Property Values: The construction of public housing in our neighbourhood will have a negative impact on property values. We do not intend to sell our property. However we will be impacted if we are forced to, due to a change in circumstances such as moving to aged care. <p>We strongly urge that Council reconsider the location of the proposed public housing project and explore alternative sites and suburbs that are more suitable for such a development. This would allow for the equitable distribution of public housing across the city while minimizing the negative impact on existing neighbourhoods.</p> <p>We kindly request that you keep us informed about any upcoming public hearings or meetings related to this matter. We would like to have an opportunity to voice my concerns and contribute to the dialogue surrounding the development. We would appreciate a response to this letter addressing the points have been raised and informing us of any actions being taken to address these concerns.</p>	<p>Your comments regarding the strain on local resources is noted. Population growth will happen and all layers of Government work towards providing resources for competing demands. Council will continue to implement and advocate for change to reflect the changes in the population.</p> <p>For information regarding your concerns about increased traffic please refer to the Officer's report at Issue at Issue 4 - Traffic Concerns.</p> <p>There will always be increased noise associated with construction. Should the proposal proceed, any issues during construction can be referred to Council's Planning and/or Building Departments. Any green space used to facilitate construction will be returned to its original condition at the end of the works.</p> <p>Council understands that there would not have been an expectation that a proposal such as this may have been proposed when you purchased your property. However, there is unfortunately no guarantee that land from time to time may be required for other purposes. This is further discussed in the Officer's report at Issue 8 - Property Values.</p> <p>The Officer's report deals with a range of matters associated with the proposal and feedback received. The issue of the appropriateness of the site have been discussed at Issue 1 - Site Selection.</p>

Submission #, type and address	Sentiment	Submissions	Officer Response
		Thank you for your attention to this matter. We trust that Council will give due consideration to the objections raised by the residents of our community. We look forward to hearing from you.	
SUB90 Public Question Time		Refer to Table 2 – Public Question Time	
SUB91 Public Question Time April and May		Refer to Table 2 – Public Question Time	
SUB92 Public Question Time		Refer to Table 2 – Public Question Time	

Table 2 – Public Question Time

Submitter	April 2023 Council Meeting – Question	Officer Response
89	<p>Topic- proposal for the social housing development at 1 railway parade south, CHADSTONE.</p> <p>What is the radius that residents and ratepayers need to be notified for a proposed social housing development?</p> <p>Have all the residents In the prescribed radius been notified of this in the required timeframe?</p> <p>How is this development going to effect the price of home owner’s properties?</p>	<p>Thank you for your question, xxxxx. I understand your question relates to the property known as 65a Power Avenue Chadstone and not 1 Railway Parade South Glen Waverley which is item 1.8 in tonights agenda.</p> <p>There is no required or statutory radius for consultation for matters such as this. Council at its 28 February 2023 meeting resolved to notify owners and occupiers within a radius of 400 metres from the site and further along the main approaches of Railway Parade and and Winbirra Parade.</p> <p>Unfortunately, we have discovered that we have not notified all properties within this area. As such we will extend the consultation timeframe and ensure letters are sent to all owners and occupiers within the identified area.</p> <p>Property values are influenced by a number of different considerations. Council is unable to calculate or ultimately consider potential impacts on property prices and as with planning applications as has been held by</p>

		VCAT numerous times, possible impact on property values is not a relevant consideration.
14	<p>Subject- proposal is social housing at 1 railway parade south, CHADSTONE.</p> <p>What is the notification timeframe for residents to be informed of this development?</p> <p>What ratio is allowed for private and public housing in our area and what are statistics?</p> <p>What is the crime rate in our area and how does it compare to surrounding suburbs currently?</p>	<p>Thank you for your question, xxxxx.</p> <p>I understand your question relates to the property known as 65a Power Avenue Chadstone, and not 1 Railway Parade South Glen Waverley which is item 1.8 in tonight's agenda.</p> <p>Council has requested feedback from residents between 19 April and 17 May 2023. There is information about this proposal and process on Council's website on the Shape Monash page. As I mentioned earlier however, Council is extending the timeframe for people to respond to us with their thoughts.</p> <p>There is no set ratio for public and private housing, and as this form of housing is not provided by Council, we do have an overall number.</p> <p>With crime rate figures, by comparison, Ashwood recorded fewer total criminal incidents than the suburbs of Glen Waverley, Mt Waverley, Oakleigh, Clayton and Mulgrave, and slightly more than Wheelers Hill and Huntingdale. In summary, Ashwood recorded a total of 458 criminal incidents in 2022.</p> <p>Please note that these stats are likely to be impacted by other variables such as, population size, number of businesses, housing and services available in that suburb and other variables.</p>
90	<p>Proposed Development of 65a Power Street Chadstone.</p> <p>Why is this public park (well utilised by locals) being consider over the other 2 options that where also presented on 30 November 2021 - they are far better suited.'</p> <p>What is the road management plan should this go ahead - Railway Way Pde S is already a very busy Street - have complained several times to council with no action taken. There is not enough car spaces per unit - which will impact a busy street significantly.</p>	<p>Thank you for your question, xxxxx.</p> <p>I have answered in my response to xxxxx's question that Council is considering all three sites, and the reasons we are currently progressing with the Power Avenue site.</p> <p>Matters relating to traffic and carparking will be considered as part of the planning process, if the current EOI process is ultimately supported by Council.</p>
13	<p>The decision by councilors to nominate the park at 65a Power Avenue as the preferred site for Public Housing over two options on existing residential blocks, works against the policy outlined in the Monash planning scheme "to retain the garden character that analysis has shown is being eroded" and "to respect existing residential environments."</p> <p>Why have the two residential blocks referred to in Council minutes Nov2021 as options for housing been dismissed and a park land been recommended as the preferred site?</p>	<p>Thank you for your question xxxxx.</p> <p>Council at its 30 March 2021 meeting identified three potential sites as potentially being suitable for social housing. Council is progressing with the Power Avenue site, but the other two sites have not been dismissed. Each site will be considered on a site-by-site basis. The site at 329 – 333 Waverley Road is currently being cleaned and remediated given its use as a former service station.</p> <p>When this is completed, Council will consider a report as to whether to start the same process as with the Power Avenue land. The site in</p>

	<p>Why have only a handful of residents been notified by council when the objective outlined in the letter sent is to seek community feedback? Why are we reducing parkland when there are other options?</p>	<p>Clayton Road is affected by the Suburban Rail Loop future planning process and we will wait and see what changes that may bring before Council considers whether to progress a process on that site as well. With consultation, Council at its 28 February 2023 meeting resolved to notify owners and occupiers within a radius of 400 metres from the site and further along the main approaches of Railway Parade and and Winbirra Parade.</p> <p>Unfortunately, we have discovered that we have not notified all properties within this area. As such we will extend the consultation timeframe and ensure letters are sent to all owners and occupiers within the identified area.</p>
91	<p>The notification letter issued to a limited number of residents only regarding 65a Power Avenue as a suitable site for 48 units on existing park land due to “transport, education, services and open space”. This park has been put forward by our councillors as a preferred site over 1399-1401 Centre Rd, Clayton and 329-333 Waverly Rd, Mt Waverley – both existing residential sites that provide all the same components. Where is the report with supporting evidence to demonstrate 65a provides these facilities any more than the other sites? How can meaningful community consultation be met by only notifying a handful of residents when removing this local park will affect so many?</p>	<p>Thank you for your question, Rolf. Council at its 30 March 2021 meeting identified three potential sites as potentially being suitable for social housing. Council is progressing with the Power Avenue site, but the other two sites have not been dismissed, and will be considered at the appropriate time. The site at 329 – 333 Waverley Road is currently being cleaned and remediated given its use as a former service station. These works are not yet complete. When they are, Council will consider a report as to whether to start the same process as with the Power Avenue land. Since Council’s initial decision, the site in Clayton Road is now affected by the Suburban Rail Loop future planning process. We will wait and see what changes this process may bring before Council considers whether to progress a process on that site as well. With consultation, unfortunately we have discovered that we have not notified all properties within this area as was intended. Council at its 28 February 2023 meeting resolved to notify owners and occupiers within a radius of 400 metres from the site and further along the main approaches of Railway Parade and Winbirra Parade. As such we will extend the consultation timeframe and ensure letters are sent to all owners and occupiers within the identified area.</p>
Submitter	May 2023 Council Meeting – Question	Officer Response
91	I refer to page 7 of the Report to Council on 30 March 2021	<p>Thank you for your question, xxxxx. The zoning of land is separate from the status of land on title and how Council acquired it.</p>

	<p>“public open space can be used for municipal purposes in accordance with the planning scheme or sold only if the council has provided for replacement public open space.”</p> <ol style="list-style-type: none"> 1. 65a Power Avenue is zoned as a PPRZ zone. It is public open space, why hasn't a replacement POS been put forward to the community for consideration? 2. If correct that maintained ownership means council doesn't need to replace the park, then is council's preference to lease out the reserve an effort to avoid providing a replacement? 3. If any public open space can be used for municipal purposes in accordance with the planning scheme, then what is protecting any of our parks from development? 4. See page 11. “Developing this Railway Parade South Reserve would have no impact on the direction of the Monash Open Space Strategy.” Please explain why it won't, given it is developing the entire park and no replacement is being provided? 	<p>Replacement of Public Open Space is required when land that is reserved on the plan of subdivision as Public Open Space. As noted in earlier questions the land at 65A Power Avenue is a freehold lot and if sold, there is no obligation to replace it under relevant legislation.</p> <p>Council is proposing to lease the land, as firstly, we are able to retain ownership of the land and secondly, it is Council's contribution towards the provision of social housing. The viability of a project is seriously compromised or not achievable in many instances where a Housing Association has to spend money purchasing land in addition to the development costs.</p> <p>Whilst land including reserved land can be used for various purposes, uses are controlled not only by Planning Schemes, but also by Council as custodians of the land on behalf of residents. Where Council considers certain proposals or seeks to improve land or open space, fundamental to our decision making is community consultation and input, so that we can understand the views of surrounding residents before making a decision whether to proceed with something or not.</p> <p>Finally, the land at 65A Power Avenue while a larger undeveloped green space, has never been developed as a park or recreation facility, and there are a number of open space areas in close proximity to the site.</p>
13	<p>“A number of sites were immediately excluded from the assessment process due to the land being public open space. The current low provision of open space in areas of Monash and the requirement to replace any public open space land effectively means that Council would incur two financial imposts, firstly the loss of the asset and secondly through the need to replace the value of that asset in the open space network. The three sites provide a suitable base to explore opportunities and the suitability of any of these sites for the provision of affordable housing.”</p> <ol style="list-style-type: none"> 1. Why, when one of those three sites (being 65a Power Avenue) is clearly a public open space, wasn't it excluded? 2. Railway Parade South Reserve has been referred to as 65a Power Avenue, vacant land, predominantly an access way/trail, a triangular site which reveals no local understanding. Early community engagement could have provided this knowledge. Why wasn't community feedback sought before the reserve was put forward for consideration? 3. Referring to this public open space as vacant land; and 65a Power Avenue could be interpreted as misleading. Why hasn't this park been referred to as a reserve? 	<p>Thank you for your question, xxxxx.</p> <p>In general, Council has two types of land holdings:</p> <ul style="list-style-type: none"> • freehold titled land, being a Lot on a Plan of Subdivision; and • reserved land which is land provided for a specific purpose, such as drainage reserve or as part of a Public Open Space contribution provided by a developer to meet the Public Open Space requirement of the planning scheme. This land is shown on a plan as “vested” in Council for that particular purpose. <p>Land reserved as Public Open Space can only be disposed of if replacement land is provided.</p> <p>It is these types of reserved Public Open Space land parcels that were excluded from consideration, not freehold titled land.</p> <p>In this case the land at 65a Power Avenue was acquired from the Housing Commission in 1970 as a freehold lot, being Lot 44 in plan of subdivision 55183. It is not a reserve on title.</p> <p>As Council acquired this land as a freehold lot, it does not carry the same restriction as land reserved as Public Open Space.</p>

		With community consultation not having been undertaken earlier, in a report considered by Council on 30 March 2021, the three sites were identified by Officer's and Council endorsed the sites in-principle. That report noted that community consultation would occur once Council had more information on the potential projects. With a possible proposal to be considered, the community would, and now has all the relevant information available so as to provide feedback to Council for consideration.

Table 3 - Non-individuals / organisations

Submission no. and details	Key Issues Raised	Sentiment	Comments	Officer Comments
ORG.SUB 1 – email Victrack	Design conditions to the north side	In Support	We have no objections subject to no windows on VicTrack's boundary or overhang of built form over the rail boundary. We would seek to recommend standards conditions to protect rail operations.	Your submission is noted. Requirements will be provided to HousingFirst if the proposal proceeds to be incorporated into building design.
ORG.SUB 2 - letter/email AAC Public Tenants Group	Better community health services required	In Support	At the outset, I would like to say that I have no objection to the proposed housing development. I am supportive of the availability of more affordable social housing to meet the significant community needs in this area. However, over many years, I have been concerned with the lack of community and health services in Ashwood and Chadstone. There have been many services withdrawn from our local community, especially from HousingFirst. Therefore, my deep concern is that, with additional housing, it is essential to consider necessary services that are desperately needed, such as mental health services, drug and alcohol services, to name a few. I have been living in public housing for over 21 years in Chadstone and I am widely and deeply connected to my local community. I am the Chairperson of the Ashburton, Ashwood and Chadstone Public Tenants Group, a position I have held	Council is keen to ensure that Wraparound support services are provided to the proposed community at 65A Power Avenue by HousingFirst. HousingFirst programs are designed to engage with their residential community to provide support where needed and in a manner which will enhance well being. Further information relating to supporting well being are in the Officer report at Issue 5 – Anticipated increase in crime, graffiti and anti social behaviour.

Submission no. and details	Key Issues Raised	Sentiment	Comments	Officer Comments
			<p>for over 11 years. I have witnessed many changes in this area over the years. More people are coming in with complex issues, while at the same time services are being withdrawn. These complex issues include – family violence, hoarding, drug and alcohol problems, trauma, severe untreated mental health issues, unemployment, and COVID-19 related issues, such as isolation and loneliness. Consequently, there are safety issues and a lack of community cohesion.</p> <p>There has long been a need for government and community services to be specifically tailored to the needs of the local community. The services should be integrated and available all weekdays and for emergencies after hours. In committing to build more social housing in this area, it is vital that HousingFirst work together with the Department of Families, Fairness and Housing and Monash Council to bring in the services that are needed in this community to support current and future residents.</p>	
<p>ORG.SUB 3 – email</p> <p>Protectors of Public Land Victoria Inc</p>	<p>Loss of open space</p>	<p>Not in Support</p>	<p><i>PPLVic Inc. is an umbrella organization for groups defending heritage and public land and our motto is to “keep public lands in public hands”. Our guiding principle is never to forget that significant public lands do not belong to the Government of the day, they belong to the people. Governments must keep these lands in public ownership and control for present and future generations, properly conserved and managed.</i></p> <p>The abovementioned strip of public land its well-utilised by the local residents especially those within walking distance, for exercise both informal and in groups, socialising, dog walking etc. In addition to these direct uses, like all open areas it has the potential to contribute through its vegetation, trees and even grass to alleviating the urban heat island effect which is integral to the materials of construction such as concrete and bitumen.</p>	<p>Council’s Social Housing Framework 2020-2025 guides the proposal to contribute to reducing homelessness.</p> <p>Often the use of land will have competing demands.</p> <p>In this instance, Council considers that the neighbourhood around 65A Power Avenue is well served with quality open space in both a passive and active style. The site has a number of reserves being between 150-550 metres walk away. Additionally, Council now proposes to apply conditions to the use of the land by HousingFirst to provide for the land to the east to be retained for use by the community.</p> <p>For further information, please refer to Issue 2: Loss of Open Space.</p>

Submission no. and details	Key Issues Raised	Sentiment	Comments	Officer Comments
			<p>There is no doubt that this area of public land is a public asset contributing significantly to the health of the nearby residents and the health of the overall local environment. Building on this land will forever deprive the community of its use and at the same time increase the number of people who require open space for the same purpose. Despite the laudable aim of providing public housing, we consider this a negative for the area and a sad deprivation for them and should not be achieved at their expense.</p> <p>It is a fact that our suburbs, Chadstone included, due to population growth are becoming increasingly dense. This makes the need for public land ever greater. Making use of 65a Power Avenue for public housing whilst seeming to be a convenient option will hurt people in the area through the loss of the land for their use. Land is expensive to buy but what seems to be "free land" is actually very expensive in terms of its permanent loss to the community. We therefore ask the Council to reconsider the placement of this housing development and seek other options.</p>	
<p>ORG.SUB 4 Ashwood Childrens Centre</p>	<p>The proposal presents as an opportunity to expand their service and seeking funding from Council.</p>	<p>Unclear</p>	<p>I saw you at the social housing public forum on 24/5/23 at Batesford Community Centre. You were surrounded by residents all wanting to speak with you (or toss a pitchfork at you!!)</p> <p>I also attended the second forum on 7/6/23 which was a better opportunity to understand the proposal and ask questions/give opinions.</p> <p>It is Ashwood Children's Centre's position to consider the social housing build on 65A Power Ave, Ashwood as an opportunity to consider extension of our Centre. Should the project go ahead, we know that families with young children will be moving into the build, and require affordable community based childcare and Kindergarten. We believe we are the closest (by public transport / walking) for families, and the best choice (of course). At this point in time, we are fully</p>	<p>Council is a committed provider of Early Years education land and buildings and will always investigate growth in neighbourhoods to try and accommodate future needs. Your comments will be forwarded to Council's Family, Youth and Childrens Services Department for further investigation.</p>

Submission no. and details	Key Issues Raised	Sentiment	Comments	Officer Comments
			<p>booked with considerable waiting lists, so allocation of positions would be impossible.</p> <p>I know this build, if it goes ahead, is something that won't be relevant for 3-4 years. However if we are looking to extend our service, we will also need a similar timeframe for a renovation to increase places. In 2021 we crafted some plans with an architect for a second storey on top of our 4yo Kinder space, however the City of Monash was not in a position to part fund a project, and we fell 600K short.</p> <p>My email today is to find out who is the best person to begin this discussion about a possible renovation in line with the proposed social housing project. I am more than happy to chat with you about this to get a better idea about what I might need to do.</p>	

Table 4 - Monash Social Housing Letter to Council – Appendix 1

Included in Submission no's.	Issues Raised	Officer Comments
14, 24, 49, 53, 74, 75, 77	<p>Our concerns are listed below but will be detailed further in the coming pages;</p> <ol style="list-style-type: none"> 1. Inadequate consideration to equal and fair distribution of social housing across Monash. 2. No consideration given to the proposal creating a social housing district leading to the potential concentrated disadvantage. 3. The legitimacy of the claim that the land is not open space and that it is currently not used by the community. 4. No details of a traffic management /parking study supplied. Proposed parking space to dwelling is at odds with Monash's town planning, are un-realistic and show a disconnect 	<p>Please refer to the Officer response to SUB 29 as well as under Issue 3: Too much social housing in Chadstone/Ashwood area already. Please refer to the Officer response to SUB 19, 26 & 29.</p> <p>Please refer to the Officer responses at SUB 06 & 10 as well as under Issue 2 – Loss of open space in the Officer's report.</p> <p>Please refer to the Officer responses to SUB 07, 09, 10 & 11 as well as under Issue 4 – Traffic concerns in the Officer's response. The Officer</p>

between council, its town planners, the Director of Housing Design Guidelines for low risk housing and the realities of our suburbs.

5. The proposed plan does not abide by Monash’s own town planning guidelines.

6. A clear lack of fiscal planning for both existing and future social housing.

7. Explanation and reasoning as to why the existing and dilapidated social housing on the corner of Power Ave and Winbirra Pde with its 2571sqm parcel of land is not being prioritised for redevelopment over council / community owned land.

Appendix 1 – Concerns with council’s selection of 65A Power Avenue as a suitable site based on information presented to council 30 March 2021:

	Assessment Criteria	Facts
1	Whether the land was Public Open Space	As noted above, the land is zoned “Public Park and Recreation Zone’ (PPRZ) See: Planning property report (Production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com) Accordingly at minimum: -The land should be excluded as an option due to being Public Open Space. - Cost of replacement Public Open Space must be considered if not excluded.
2	Use of land and tenure issues, including restrictions on title;	The land subject to discussion is not the accessway/trail as it is not proposed to be built on. Accordingly this is distracting and the council has been misinformed. As noted above, this land is used as a park by Monash Council residents. Other issue: - Information on the cost of the improvement to the Glen Waverley rail trail is not detailing in planning, including who would pay for it.

recommendation to Council also proposes design changes, increased setbacks, internal amenity and parking per dwelling.

It is not clear which guidelines are referred to, but a proposal will be assessed under the requirements of the Planning Scheme if a planning application is made.

Please refer to the Officer’s report at SUB 29 as well as at Issue 3 – Too much social housing in Chadstone/Ashwood already are in the Officer’s report.

This is owned and controlled by the State Government. Please refer to the Officer’s response to SUB 29 as well as Issue 7: Renovation of existing State Government owned Social Housing in the Officer’s report.

Please refer to the Officer response at SUB 06 & 10 as well as Issue 2 – Loss of open space in the Officer’s report.

Please see response above regarding the status of the land.

This is not a relevant consideration for the current proposal.

		<ul style="list-style-type: none"> - Note: The spelling/grammar error (the the) indicates the document was not subject to sufficient care, review and oversight before being provided to council. 	
3	Easements on the land;	<p>Council not informed if easements on the land is an issued, indication no challenge of assessment criteria.</p> <p>Council to be provided information and consideration of easements (if any)</p>	<p>If there are easements on the land, they will be addressed as part of the planning/building permit application processes.</p>
4	Town Planning zoning and overlays	<p>Council was not informed of the Special Building Overlay that applies to the property.</p> <p>See: Planning property report (Production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com)</p> <p>Given it appears to relate to funding, council was informed that the SBO may impact the dwelling yield. The plan does not seem to meet the minimum planning requirements.</p> <p>Given the proposed building is at the edge of the boundary, it appears to not have considered the SBO relating to flooding.</p> <p>Council was not provided a plan manage issues so to determine if the project and site is indeed viable.</p>	<p>Council is aware of the special building overlay. Any application will be referred to Melbourne Water who will assess and impose any conditions as appropriate, including minimum finished floor levels.</p> <p>The question of yield and viability is for HousingFirst to determine. The Officer recommendation will impose that the site must be used for social housing, and time limits for development to occur, with the ability for a lease to be terminated if this timing is not met for whatever reason.</p>
5	Constraints to the development	<p>VicTrack land has not been made available accordingly the allotment is constrained. The following constrains to development have not been considered.</p> <ul style="list-style-type: none"> - Adequate carparking on and off street - Accessway/Trail safety - ResCode compliance requirements - Building set back requirements (currently breached by the plan) - No standing zone requirements - Amenity of the surrounding area including the availability of nearby public open space. Including any proposed changes to current public open space. 	<p>There was opportunity to discuss with Vic Track the use of their land and this has not been pursued to date. The site is constrained by its boundaries, and further by the changes within the Officer recommendation in the report, as well planning and building requirements.</p> <p>The Officer report in the recommendation imposes requirements for additional on site parking and setbacks amongst other matters. Further recommendations for setbacks from the shared path are also included. Parking restrictions if required will be assessed and determined as the need arises.</p> <p>Please refer to the Officer response to SUB 06 & 10.</p>

		<ul style="list-style-type: none"> - Assessment of site with respect to “The Housing Design Guidelines” of the DHHS Director of Housing. The Design Guidelines define the Director of Housing (the Director) requirements for the construction, redevelopment and design of new low rise public housing dwellings. They outline the minimum levels of amenity and specific requirements to incorporate both visitability and adaptability in the design and construction of new public housing. <p>See: Housing Design Guidelines 2018-20190513.docx (live.com)</p>	<p>This will be assessed and determined by HousingFirst and the relevant State Government departments if the development is to proceed.</p>
6	Proximity to activity centres and essential services	<p>Council was not provided with an assessment of what is meant by “moderate activity”. Accordingly, it appears the site has connectivity to some but not all of the essential services required and is subjective.</p>	<p>The comments are noted. The site is considered to be a suitable location for the provision of social housing.</p>
7	The directions and guidance of the Monash Open Space Strategy 2018	<p>In reference to the Monash Open Space Strategy November 2021:</p> <ul style="list-style-type: none"> - Open Space is defined as “Publicly owned land that is set aside for public use and access. This can include parks, gardens, reserves, trails, waterways, civic forecourts and plazas. - Page 62 of the Open Space Strategy for Chadstone states regarding “Social/family recreation and local parks” that “Open space is undersupplied overall within the precinct”. Adding “Only one SFR park is located in this precinct as a secondary function at Batesford Reserve in the north. Overall the SFR provision is underserved in the precinct”. <p>The strategy notes “a Public Open Space is land that is publicly owned and accessible.</p> <ul style="list-style-type: none"> - In the plan, 65a Power Avenue is labelled as “catchment” owing it can be flooded, however it does not meet the definition of Public Open Space in its use that its Major Function is “Social/family recreation (SFR) and local parks”. We 	<p>Please refer to the Officer’s response for SUB 06 & 10, as well as at Issue 2- Loss of Open Space in the Officer’s report.</p>

			<p>recommend reading the benefits of open space on page 4.</p> <p>- As a directive the strategy requires “Ensure there is no net loss of open space through land disposal or development unless there is a clear net community benefit and open space is already over-provided in the surrounding area and of high standard”. There are multiple requirements to determine if there is already open space provided.</p> <p>Council has not adequately considered the Monash Open Space strategy when assessing the land.</p> <p>See: Monash Open Space Strategy City of Monash</p>	
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Appendix 1 – Monash Social Housing Letter to Council

To [REDACTED] and our Monash Councillors Mayor Tina Samardzija, Cr Anjalee de Silva, Cr Brian Little, Cr Rebecca Paterson, Cr Nicky Luo, Cr Paul Klisaris, Cr Shane McCluskey, Cr Josh Fergeus, Cr Stuart James and Cr Theo Zographos.

We the continuants of Chadstone and Ashwood insist council address our concerns about the proposed construction of social housing at *65A Power Avenue, Chadstone* before proceeding with any decision.

First and foremost, we would like to remind our 11 councilors that their core responsibility is to its constituents, not the state government, not charity group's and not social housing residents who are yet to reside in Monash. In addition, your lack of attendance bar Cr Rebecca Paterson at the 'Information Session'¹ on May 24th was disappointing and we invite/encourage you all to attend the next meeting on June 7th.

Our concerns are listed below but will be detailed further in the coming pages;

1. Inadequate consideration to equal and fair distribution of social housing across Monash.
2. No consideration given to the proposal creating a social housing district leading to the potential concentrated disadvantage.
3. The legitimacy of the claim that the land is not open space and that it is currently not used by the community.
4. No details of a traffic management /parking study supplied. Proposed parking space to dwelling is at odds with Monash's town planning, are un-realistic and show a disconnect between council, its town planners, the Director of Housing Design Guidelines for low risk housing and the realities of our suburbs.
5. The proposed plan does not abide by Monash's own town planning guidelines.
6. A clear lack of fiscal planning for both existing and future social housing.
7. Explanation and reasoning as to why the existing and dilapidated social housing on the corner of Power Ave and Winbirra Pde with its 2571sqm parcel of land is not being prioritised for redevelopment over council / community owned land.

In Appendix 1 we also highlight our concern with council's selection of 65A Power Avenue as a suitable site based on incomplete and incorrect information presented to council 30 March 2021. At this time, with the correct information, council should have excluded the land as an option.

¹ Please note that residents were irate with the management of this Information Session as there was no agenda or presentation of information rather than print outs of pictures of the development. Residents were confused as there was no explanation of how feedback would be provided and ultimately did not feel properly engaged or consulted.

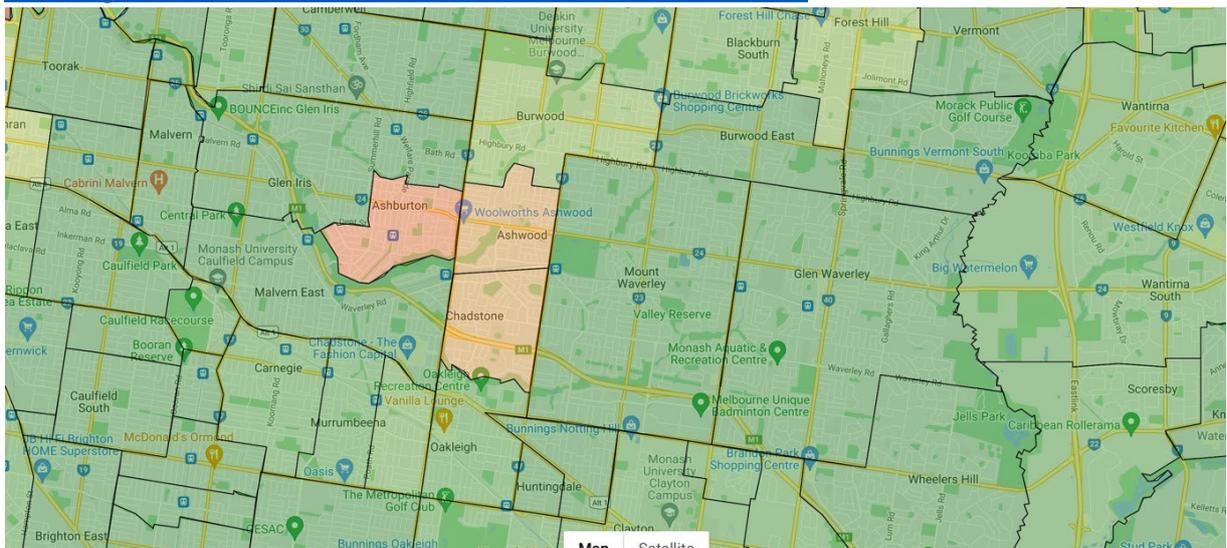
CONCERN 1

Inadequate consideration to equal and fair distribution of social housing across Monash.

The residents acknowledge the desperate need for social housing but question the reasoning for increasing social housing on the boundary of the 2 suburbs that currently hold 55% of Monash's social housing (Chadstone 29% and Ashwood 26%) when some suburbs have none and Mount Waverley along with Glen Waverley have only 3%.

The state average for social housing as a percentage of overall housing within a suburb is 3% and yet Chadstone alone has 9% and Ashwood 8%.

Source - <https://www.microburbs.com.au/heat-map/embed/public-housing#145.18965221282042:-37.92558532113016:11>



Council Meeting, 30 March 2021 , Section 2.3 Page 14

'As part of the Local Government Compact and Big Build program agreement, the State Government is considering providing a rates exemption for social housing developments. This would mean that Council would also forgo, or cover the cost of rates associated with the social housing dwellings.'

Rates make up 63% of Monash's income, we request further information on how council plan to subsidise an increase in residents and services that will inevitably be required.

The residents of Ashwood and Chadstone wish to see a report that outlines the distribution of council funds and spending (annual budget) that are balanced against the percentage of social housing in a suburb. If Chadstone and Ashwood currently hold 55% of all of Monash's social housing, it stands to reason that funding for additional public services along with repairs and maintenance is also skewed to these areas

CONCERN 2

No consideration given to the proposal creating a social housing district leading to the potential concentrated disadvantage.

In Victoria, the Public Housing Renewal Program intends to 'transform ageing public housing estates into vibrant, connected, mixed-tenure neighbourhoods, to be delivered in partnership with the private, non-government and community housing sectors.

- **Social mix** is defined as a 'combination of diverse shares of social groups in a neighbourhood.(i.e. being tenants or home owners/buyers).
- **Neighbourhood** refers to the area within which a person lives. In the context of social mix analyses, neighbourhoods, the meso level, are the unit of analysis, not whole towns, or cities, (the macro level) nor individual apartment blocks (the micro level).
- **Concentrated disadvantage** - Overcoming 'the pernicious effects of concentrated disadvantage' has been part of urban planning philosophy since the 1890s when Cadbury built the first experimental new town, Bournville, England.

We understand that the proposed development will provide social housing for a range of cohorts on the Victorian Housing Register. Section 1.5 of the council meeting document 28 February 2023 states priority access is given to 'singles, couples and families with complex needs and additional support packages and tenancy groups experienced family violence".

Research shows that disadvantaged householders are 'significantly harmed by the presence of sizable disadvantaged groups concentrated in their neighbourhoods'. It is unclear how council have considered how the addition of the development will perpetuate the overall high population of social housing in the neighbourhood and the associated concentrated disadvantage created.

SOURCE:

<https://www.dhhs.vic.gov.au/sites/default/files/documents/201908/Public%20Housing%20Renewal%20and%20Social%20Mix%20policy%20brief%2028082017.pdf>

CONCERN 4

The legitimacy of the claim that the land is not open space and that it is currently not used by the community

Council Meeting, 30 March 2021 , Section 2.3 Page 11. Other issues

'Council acquired the land from the Housing Commission in 1970. Its legal description is Lot 44 on plan of subdivision 55183. It is not classified as public open space'

We refute this claim as the land is listed as a public park and recreation zone.

SOURCE: <http://www.landchecker.com.au/>

And [https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/Lot-44-LP55183-\(ID2000780\)-Vicplan-Planning-Property-Report.pdf](https://production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com/Lot-44-LP55183-(ID2000780)-Vicplan-Planning-Property-Report.pdf)



Page 11. Challenges.

'No impact on the direction of the Monash Open Space Strategy. It is currently used predominantly as an accessway/trail'

The land has two purposes 1) Firstly, it is a park with green space and trees. 2) Secondly, it is paved access way and trail.

The park is used regularly by parents and children, local fitness trainers and the general community for sports and recreation. The only people to suggest otherwise would be people who do not live in the area.

CONCERN 5

Accordingly, council has been misinformed of the use and utility of the park in forming its decision on its ongoing use.

No details of a traffic management nor a parking study supplied. Proposed parking space to dwelling is at odds with Monash's town planning and are un-realistic and show a disconnect between council, its town planners, the Director of Housing Design Guidelines for low risk housing and the realities of our suburbs.

The Monash Planning Scheme 'Local Planning Policies' states in relation to car parking:

"Car parking

- *Design development to minimise parking, traffic and pedestrian impacts in adjacent residential areas including ensuring cars can exit the site in forward direction.*
- *Design and locate car parking spaces to ensure they have minimal impact on pedestrian and vehicle movements both on-site and within the street."*

SOURCE: <https://planning-schemes.app.planning.vic.gov.au/Monash/ordinance/22.01>

Section 7.2 'Car Parking' of the Director of Housing 'HOUSING DESIGN GUIDELINES Version 2.0 December 2018' requires:

- *"Off-street car parking for one car per dwelling shall be provided. Car park layout and design should comply with applicable Rescode Practice Notes for Car Parking and Australian and New Zealand standards".*
- *"Where practicable for multilevel unit developments, a clear line of sight from a well-lit vehicle drop-off point to a safe pedestrian entry point should be provided".*

Source: [Housing Design Guidelines 2018-20190513.docx \(live.com\)](#)

We request the full report detailing how 48 dwellings, consisting of 90 bedrooms only requires 45 car parks.

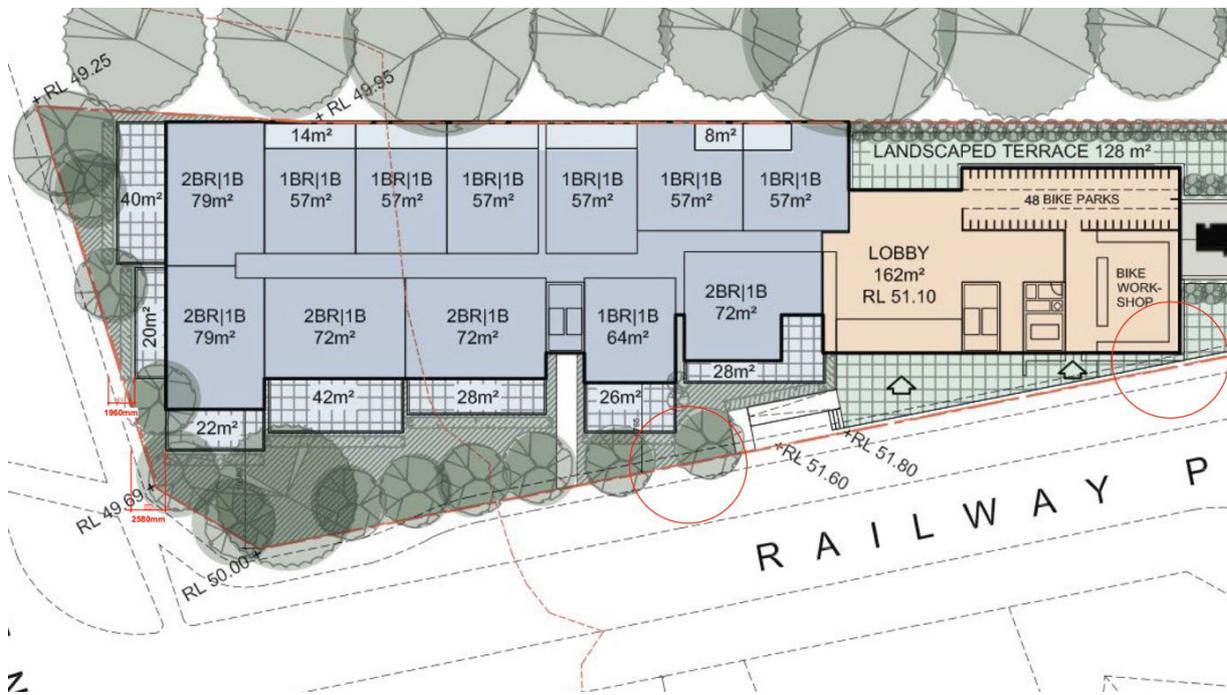
The residents can supply imagery and reports detailing the existing and ongoing overflow of parking at existing social housing properties, specifically at 4 Power Ave on councils requests. 4 Power Ave includes street parking while the proposed development at 65A Power Ave does not.

CONCERN 6

The proposed plan does not abide by Monash’s own town planning guidelines.

We are requesting more detail around set backs on both Railway Parade and Power Avenue. The set backs should be in line with housing in the area and at least at 6.6m from the footpath. Current plans have the setback as close as 1.96m on Railway parade from existing boundary but half that amount from the new proposed boundary. The railway parade side is currently on the boundary which is unacceptable and dangerous.

In addition to this, if council is justifying the reduced car parking by suggesting increased bike use, outlined by the bike storage in the proposal, then a separate bike path and footpath should be included to safely accommodate the increased pedestrian and bike traffic.



SOURCE: <https://www.monash.vic.gov.au/files/assets/public/edms/planning-development/building/regulations/bld0242-reg-601-siting-regulations-summary-d20-211377.pdf>

CONCERN 7

A clear lack of fiscal planning for both existing and future social housing.

Council Meeting, 30 March 2021 , Section 2.3 – Page 14

‘Depending on the land proposed to be utilised there may be a financial cost to Council either through an adjustment to its overall asset base or a requirement to replace the value of the land “disposed” through allocation to the program.’

‘As part of the Local Government Compact and Big Build program agreement, the State Government is considering providing a rates exemption for social housing developments. This would mean that Council would also forgo or cover the cost of rates associated with the social housing dwellings. ‘

Chadstone and Ashwood have existing state government and charity owned social housing which is in desperate need of repair and maintenance. This includes multiple properties along Power Ave and Winbirra Pde. There is no mention in Monash social housing plan about repair or even upkeep these properties by the State Government, Charity’s or Council. Before council approve any new developments, the priority should be to find funding or put pressure on the state government to repair its existing properties.

Further to this, the council meeting notes outline that council would only supply the land and cover no other costs and so we request a full report that outlines the perpetual maintenance plan for the proposed development at 65a Power Ave. This should include renovations in 20-25 years time to ensure that it does not fall into disrepair as much of the existing social housing in the Chadstone and Ashwood area has.

Further to this, no consideration has been given to additional funding to support the Ashwood Children's Centre. This centre is a community day care and kindergarten in the local community that services a lot of the existing residents in social housing due to its vicinity, community nature and reduced price point. [REDACTED] centre manager for 25 years and has confirmed the centre is at capacity and would require urgent funding to accommodate additional social housing residents and their children.

CONCERN 7

Explanation and reasoning as to why the existing and dilapidated social housing on the corner of Power Ave and Winbirra Pde with its 2571sqm parcel of land is not being prioritised for redevelopment over council / community owned land.

The location is rundown and under utilised. Updating this space would be supported by the community as it increases the value of the area, feels safer and would not remove an open space from the community.



I look forward to your response,



This letter was created in consultation with the local Chadstone and Ashwood Community with signatories listed below.

Appendix: 1: Concerns with council’s selection of 65A Power Avenue as a suitable site based on information presented to council 30 March 2021:

On 30 March 2021 council meeting papers summarised the 7 criteria and information provided to council to determine that 65A Power Avenue was suitable to be made available for the provision of Social Housing.

Based on documentation available it appears:

- The selection of the land was based on critical false information (1), misleading information (1) and incomplete information (4) relating to the assessment criteria.
- The criteria for selecting the land was not complete.

This information in addition to the provided development plan information should be considered in the Council’s decision to not continue with the project.

Assessment Criteria	Information	Information Provided to Council	Facts
1	Whether the land was Public Open Space*;	Critical False information provided	<p>“Council acquired the land from the Housing Commission in 1970. Its legal description is Lot 44 on plan of subdivision 55183. It is not classified as public open space”.</p> <p>As noted above, the land is zoned “Public Park and Recreation” (PPRZ). See: Planning property report (production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com)</p> <p>Accordingly at minimum:</p> <ul style="list-style-type: none"> • The land should be excluded as an option due to being Public Open Space. • Cost of replacement Public Open Space must be considered if not excluded.

Assessment Criteria	Information	Information Provided to Council	Facts	
2	Use of land and tenure issues, including restrictions on the title;	Misleading information	<p>Use of land:</p> <ul style="list-style-type: none"> “It is currently used predominantly as an accessway/trail.” <p><u>Other Issues:</u></p> <ul style="list-style-type: none"> “There is a need to retain and improve the the Glen Waverley Rail trail, which currently runs along Railway Parade. 	<p>The land subject to discussion is not the accessway/trail as it is not proposed to be built on. Accordingly this is distracting and the council has been misinformed.</p> <p>As noted above, this land is used as a park by Monash Council residents.</p> <p>Other Issue:</p> <ul style="list-style-type: none"> Information on the cost of the improvement to the Glen Waverley Rail Trail is not detailed in planning. Including who would pay for it. Note: The spelling/grammar error (the the) indicates the document was not subject to sufficient care, review and oversight before being provided to council.
3	Easements on the land;	Not confirmed	<p>Nil.</p> <p>Council not informed if easements on the land is an issue, indicating no challenge of assessment criteria.</p> <p>Council to be provided information and consideration of easements (if any).</p>	
4	Town planning zoning and overlays;	Incomplete information provided to council	<p>“Part Land Subject to Inundation and Special Building Overlay under the Monash Planning Scheme. These issues can be managed, but may reduce dwelling yield”.</p> <p>Council was not informed of the Special Building Overlay that applies to the property.</p> <p>See: Planning property report (production-planning-report-pdf.s3-ap-southeast-2.amazonaws.com)</p> <p>Given it appears to relate to funding, council was informed that the SBO may impact the dwelling yield. The plan does not seem to meet the minimum planning requirements.</p> <p>Given the proposed building is at the edge of the boundary it appears not to have considered the SBO relating to flooding.</p> <p>Council was not provided a plan manage issues so to determine if the</p>	

	Assessment Criteria	Information	Information Provided to Council	Facts
				project and the site is indeed viable.
5	Constraints to development;	Incomplete information provided to council	"Small to medium sized triangular site, which may impact on potential design and may limit the development yield. 0.31 hectares of 0.46 depending on whether the VicTrack land adjacent to the rail line is included".	<p>VicTrack land has not been made available accordingly the allotment is constrained.</p> <p>The following constrains to development have not been considered:</p> <ul style="list-style-type: none"> • Adequate carparking on and off street. • Accessway/Trail Safety. • ResCode compliance requirements. • Building Set Back Requirements (currently breached by the plan). • No standing zones requirements. • Amenity of the surrounding area including the availability of nearby public open space. Including any proposed changes to current public open space. • Assessment of site with respect to "The Housing Design Guidelines" of the DHHS Director of Housing. The Design Guidelines define the Director of Housing (the Director) requirements for the construction, redevelopment and design of new low rise public housing dwellings. They outline the minimum levels of amenity and specific requirements to incorporate both visitability and adaptability in the design and construction of new public housing. <p>See: Housing Design Guidelines 2018-20190513.docx (live.com)</p>
6	Proximity to activity centres and essential services;	Incomplete information provided to council.	The Meeting notes "Moderate connectivity".	<p>Council was not provided with an assessment of what is meant by 'moderate activity'.</p> <p>Accordingly, it appears the site has connectivity to some but not all of the essential services required and is subjective.</p>

Assessment Criteria	Information	Information Provided to Council	Facts
7	The directions and guidance of the Monash Open Space Strategy, 2018	Incomplete information provided to council.	<p>“No impact on the direction of the Monash Open Space Strategy. It is currently used predominantly as an accessway/trail”.</p> <p>In reference to the Monash Open Space Strategy November 2021:</p> <ul style="list-style-type: none"> • Open Space is defined as ‘Publicly owned land that is set aside for public use and access. This can include parks, gardens, reserves, trails, waterways, civic forecourts and plazas’. • Page 62 of the Open Space Strategy for Chadstone states regarding ‘Social/family recreation and local parks’ that “Open space is undersupplied overall within the precinct”. Adding “Only one SFR park is located in this precinct as a secondary function at Batesford Reserve in the north. Overall the SFR provision is underserved in the precinct”. • The strategy notes “a Public Open Space is land that is publicly owned and accessible. • In the plan, 65a Power Avenue is labelled as ‘catchment’ owing it can be flooded, however it does meet the definition of Public Open Space in its use that its Major Function is ‘Social / family recreation (SFR) and local parks’. We recommend reading the benefits of open space on page 4. • As a directive the strategy requires “Ensure there is no net loss of open space through land disposal or development unless there is a clear net community benefit and open space is already over-provided in the surrounding area and of a high standard”. There are multiple requirements to determine if there is already open space provided. <p>Council has not adequately considered the Monash Open Space strategy when assessing the land.</p> <p>See: Monash Open Space Strategy City of Monash</p>

For completeness the below additional information was provided to council that was not included in the assessment criteria:

	Provided to Council:	Important to consider in assessment criteria:	Impact:
1	Adjacent land owned by VicTrack next to railway line.	Yes – Resident Wellbeing.	The site is directly next to the trainline which creates excessive noise and vibration impacting residents wellbeing.
2	Potential amenity issues with properties across from Railway Parade	Yes – Existing neighbours Wellbeing.	Amenity issues are not defined and should be fully assessed. i.e. carparking, flooding, noise, publicly available space, walkways/paths, traffic etc.

Other information not considered in the Criteria for the Assessment:

	Assessment Criteria	Information Considered by Council	Facts
1	Imagine Monash in 2040	Nil.	The Strategy supports key directions of Council's corporate and strategic documents. This includes Imagine Monash in 2040, which sets out the vision for Monash to 2040. A key focus area of the vision is for a green and leafy city that keeps its green leafy character and values open spaces, trees and parkland.
2	Council Plan 2021-2025	Nil.	In the Council Plan 2021-2025, Strategic Objective 1 Sustainable City strives for a liveable and sustainable municipality where the leafy and green character of the city is preserved; and Strategic Objective 3 Enhanced Places strives to improve open spaces, bushland and street trees.
3	Monash Health and Wellbeing Plan 2021-2025	Nil.	The Monash Health and Wellbeing Plan 2021-2025 incorporates the breadth of Council strategies and action plans that contribute to the health, happiness and wellbeing of the Monash Community. The actions supported by this Strategy in the plan are for a community that is 'active & healthy', 'engaged confident and connected' and 'safe & respectful'.
4	The Victorian	Nil.	The Victorian Environmental Assessment Council (VEAC) Report 2012 recognises that

	Assessment Criteria	Information Considered by Council	Facts
	Environmental Assessment Council (VEAC) Report 2012		<p>public open space is a key contributor to Melbourne's liveability. The report assessed the provision of open space across.</p> <p>The VEAC report recommends that a principle of no net loss of open space be applied to the provision of public open space.</p> <p>Greater Melbourne in 2011 and determined that Monash has one of the lowest levels of public open space as a percentage of the municipal area at 9.9%. This is the fifth lowest when compared with the other 29 municipalities that make up Greater Melbourne.</p>
5	The Housing Design Guidelines" of the DHHS Director of Housing.	Nil.	As noted above, Assessment of site with respect to "The Housing Design Guidelines" of the DHHS Director of Housing. The Design Guidelines define the Director of Housing (the Director) requirements for the construction, redevelopment and design of new low rise public housing dwellings. They outline the minimum levels of amenity and specific requirements to incorporate both visibility and adaptability in the design and construction of new public housing.
6	Ability to discontinue the project at any stage.	Nil.	<p>Council had not fully considered the impact if the project was not to go ahead in its decisioning.</p> <p>For example, if the two other sites are determined to be more viable once it is realised 65A Power Avenue is not appropriate, it would be expected council could exit this contract without significant financial consequences.</p> <p>i.e. Now the developer has been selected, there may be costs to exit any agreements.</p>
7	Concentration of Social Housing.	Nil.	<i>As noted above.</i>
8	Fiscal Planning and impacts.	Nil.	<i>As noted above.</i>

Appendix 2 – Petition from Submitter 52

Legislative Council E-Petitions

E-petition Number

483

Title

Stop proposed construction of social housing at Power Avenue, Chadstone

Grievance

The Petition of certain citizens of the State of Victoria draws to the attention of the Legislative Council the proposed construction of social housing at 65A Power Avenue, Chadstone.

The community acknowledges that there is need for social housing, however, questions the reasoning for increasing social housing on the boundary of two suburbs that already currently hold 55 per cent of the City of Monash's social housing. The state average for social housing within a suburb is 3 per cent, however Chadstone alone has 9 per cent and Ashwood 8 per cent.

There has been inadequate consideration given to the distribution of social housing across the City of Monash and the importance of integration of social housing in residential areas. The current proposal would create a social housing district leading to a potential of concentrated disadvantage.

The community proposes that the existing dilapidated social housing on the corner of Power Avenue and Winbirra Parade be considered for redevelopment over a new build on a park that the community use as a public space and recreation zone and therefore should not be developed.

There has also been no details of a traffic management or parking study supplied. The amount of parking proposed is unrealistic and the setbacks don't abide by the City of Monash's town planning requirements.

Action

The petitioners therefore request that the Legislative Council call on the Government to work with the Monash City Council to address the concerns around the proposed construction of social housing at 65A Power Avenue, Chadstone, consider the redevelopment of the existing social housing on the corner of Power Avenue and Winbirra Parade and provide a full fiscal planning report for the upkeep and maintenance of existing and planned social housing.

Closing Date

2023-06-12

Not tabled signatures

286

Total signatures including previously tabled

286

4th April 2023

City of Monash
293 Springvale Rd
Glen Waverley, VIC 3150

Attention: Russell Hopkins - Acting Chief Executive Officer

Dear Russell

Response to: Expression of Interest No. 2022116 - For the lease of 65A Power Avenue, Chadstone, Victoria 3148 for the provision of Social Housing

We refer to your letter dated 6 March 2023 regarding the lease of 65A Power Avenue, Chadstone, Victoria, 3148 for the provision of Social Housing. HousingFirst is pleased to confirm the submission can be delivered subject to securing funding on terms acceptable to HousingFirst and subject to planning consent being obtained.

HousingFirst has a proven track record of securing both funding and planning permits for similar projects and is confident in our ability to do the same here in partnership with the City of Monash. We propose to use the next available funding opportunity, be it via federal government (e.g. the yet to be legislated Housing Australia Future Fund) or the Victorian state government's Big Housing Build (e.g. Build and Operate Program Round 3) to put this proposal forward.

HousingFirst commits to submitting this project in the next available funding opportunity, to allow the commencement of the development at the earliest opportunity. At this stage there is no clarity from Homes Victoria on the timing or nature of a further Build and Operate funding round notwithstanding the original policy commitments made under the Big Housing Build. The Housing Australia Future Fund, proposed at a federal level is forecast to be passed in May/June, is more certain as communication has been made to the community housing sector about running an EOJ process mid-year for viable projects.

Monash City Council has informed HousingFirst that an initial community consultation will take place in April 2023 to inform the community about the selected housing organization (HousingFirst), the building form, timeframes and the cohorts proposed to be housed. Further to this initial engagement, HousingFirst will also carry out a community consultation process under the requirements of Clause 52.20-4. The summary requirements have been extracted for the convenience of the Council.

52.20-4 Consultation requirements

Before plans, documents and information required under Clause 52.20-5 are submitted:

- Public consultation, and consultation with the relevant municipal council, on the plans, documents and information proposed to be submitted under Clause 52.20-5; and
- A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to, must be completed.

Building Strong Communities

Head office:
Suite 3.01, Lvl 3, 492 St. Kilda Rd,
Melbourne, VIC, 3004

Ashwood:
Suite 2/2 Elliott St,
Ashwood, VIC, 3147

P 03 9534 5837

info@housingfirst.org.au
housingfirst.org.au



HousingFirst is delighted to be taking this project forward with Monash City Council, and to be able to provide more much-needed social housing in the area.

We understand the importance of this project and consultative requirements for the local community. We are confident that this project will make a positive difference to the lives of those in need, and we are committed to being part of the solution.

HousingFirst is also pleased to introduce **Shafiq Khurram**, our Development Manager, who will be the primary point of contact going forward. You can reach Shafiq at skhurram@housingfirst.org.au or 0404 239 239.

Yours Sincerely,

A handwritten signature in cursive script that reads "A. Flavell".

Aaron Flavell

GM Strategy, Policy & Performance

Building Strong Communities

Head office:

Suite 3.01, Lvl 3, 492 St. Kilda Rd, P 03 9534 5837
Melbourne, VIC, 3004 F 03 9534 8636

Ashwood:

Suite 2/2 Elliott St, F 03 9530 9706
Ashwood, VIC, 3147

info@housingfirst.org.au
housingfirst.org.au