

Future Nillumbik Committee

to be held virtually
on Tuesday 12 May 2020 commencing at 7:00pm.

Agenda

Carl Cowie
Chief Executive Officer

Friday 8 May 2020

Distribution: Public

Civic Drive, Greensborough
PO Box 476, Greensborough 3088
Telephone 9433 3111
Facsimile 9433 3777
Website www.nillumbik.vic.gov.au
Email nillumbik@nillumbik.vic.gov.au

Future Nillumbik Committee

Councillors

Cr Karen Egan (Mayor) – Bunjil Ward
Economic Development and Marketing Portfolio

Cr Jane Ashton – Sugarloaf Ward
Environment and Sustainability Portfolio

Cr Grant Brooker – Blue Lake Ward
Community Services Portfolio

Cr Peter Clarke – Wingrove Ward
Planning Portfolio

Cr John Dumaresq – Edendale Ward
Infrastructure Portfolio

Cr Peter Perkins – Ellis Ward
Social Infrastructure Portfolio

Cr Bruce Ranken – Swipers Gully Ward
Finance and Governance Portfolio

Officers

Carl Cowie – Chief Executive Officer

Blaga Naumoski – Executive Manager Governance, Communications and Engagement

Nillumbik Shire Council

Contents

1.	Welcome by the Chair	1
2.	Reconciliation statement	1
3.	Apologies	1
4.	Confirmation of minutes	1
5.	Disclosure of conflicts of interest	1
6.	Officers' reports	3
Community Services Portfolio		
FN.009/20	Disability Action Plan 2020-2024	3
Economic Development and Marketing Portfolio		
FN.010/20	Economic Development Strategy 2020-2030	45
Environment and Sustainability Portfolio		
FN.011/20	Draft Temporary and Community Advertising Signage Policy - Submissions	149
Finance and Governance Portfolio		
FN.012/20	Consideration of submissions - draft budget 2020-2021	215
Planning Portfolio		
FN.013/20	Nillumbik Housing Strategy Discussion Paper - Consideration of Community Feedback	259
7.	Supplementary and urgent business	371
8.	Confidential reports	371

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

Nillumbik Shire Council

**Agenda of the Future Nillumbik Committee meeting to be held
Tuesday 12 May 2020 commencing at 7:00pm.**

1. Welcome by the Chair

Members of the public are advised the meeting will be streamed live and recorded and the recording of the meeting will be made publicly available on Council's website.

2. Reconciliation statement

The reconciliation statement to be read by the Chairperson

Nillumbik Shire Council acknowledges the Wurundjeri people who are the Traditional Custodians of this Land. We would also like to pay respect to the Elders both past and present and extend that respect to other Indigenous Australians present.

3. Apologies

Recommendation

That the apologies be noted.

4. Confirmation of minutes

Confirmation of minutes of the Future Nillumbik Committee meeting held on Tuesday 10 March 2020.

Recommendation

That the minutes of the Future Nillumbik Committee meeting held on Tuesday 10 March 2020 be confirmed.

5. Disclosure of conflicts of interest

Committee members should note that any conflicts of interest should also be disclosed immediately before the relevant item.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

6. Officers' reports

FN.009/20 Disability Action Plan 2020-2024

Portfolio: Community Services

Distribution: Public

Manager: Corrienne Nichols, Executive Manager Communities

Author: Angela Lampard, Community Inclusion and Volunteer Coordinator
Angela Clare, MetroAccess Project Officer

Summary

The Disability Action Plan (DAP) 2020-2024 supports Council in eliminating, as far as possible, disability discrimination through the provision of its goods, services and facilities. While the plan's framework is established in the *Disability Discrimination Act 1992*, the DAP is a legislative requirement for Council by virtue of section 38 of the *Disability Act 2006* (Vic).

Following the three-week public exhibition period (3-24 February 2020) for the draft DAP, feedback has further strengthened identified actions. The purpose of this report is to present written public submissions to the Committee regarding the Disability Action Plan, to hear verbal submissions and to seek Committee endorsement of the Disability Action Plan 2020-2024.

Recommendation

That the Committee (acting under delegation from Council):

1. Adopts the Disability Action Plan 2020-2024 (**Attachment 1**) and works to commence its implementation.
2. Notes the public submissions provided for the draft Disability Action Plan 2020-2024, as contained in **Attachment 2**.

Attachments

1. Disability Action Plan 2020-2024
2. Public Submissions draft Disability Action Plan 2020-2024

Background

1. Given the experience, expertise and extensive disability networks available to Council's Inclusion Unit, the consultation process and the aligned development of the DAP has been undertaken in-house.
2. The *Disability Act 2006* (Vic) (the Act) requires the DAP to respond to four key areas (wording for the four key areas cannot be changed or amended in any form):
 - Reducing barriers to persons with a disability accessing goods, services and facilities;
 - Reducing barriers to persons with a disability obtaining and maintaining employment;
 - Promoting inclusion and participation in the community of persons with a disability; and

6. Officers' reports

FN.009/20 Disability Action Plan 2020-2024

- Achieving tangible changes in attitudes and practices which discriminate against persons with a disability.

3. The Act also requires that Council reports on disability inclusion outcomes in its Annual Report.

Policy context

4. This report directly supports the achievement of the Council Plan 2017-2021 strategy:

- Develop policies, strategies, projects and partnerships to enhance the health and wellbeing of the community.

Budget implications

5. The actions are designed to be pragmatic and achievable within the specified timeframe (2020-2024) and wherever possible, within existing resources.

6. Some actions will require the active pursuit of partnerships, both internally and externally, while maximising all possible funding and grant opportunities.

7. 1 EFT within the Inclusion Unit is currently off-set by a State Government grant. After December 2020 however, the grant will cease and disability inclusion activities across the organisation and community, including delivery of the DAP will be reduced to 0.8 EFT.

Consultation/communication

8. The following community consultation process was undertaken across 2019 to form the draft DAP:

- a) Phase 1 of the consultation process engaged an estimated 32,000 people viewing the 'Better Together' exhibitions, and 223 community members and 15 local service providers giving feedback via feedback postcards or more in depth-surveys and interviews.
- b) Phase 2 of the consultation included seven 'Coffee and Chat' drop-in sessions held at community hubs and recreation centres across the Shire to refine draft DAP actions, based on the priorities identified in the first round of consultation.

A workshop was held at Melbourne Polytechnic Greensborough Campus, where participants with disability, staff from Araluen Primed and members of the Nillumbik Inclusion Advisory Committee gave in-depth feedback on the key themes and proposed actions for the draft DAP.

9. The Inclusion Unit created an **Easy English survey** around these key themes to ensure the process was inclusive of people with cognitive or intellectual disability.

10. The Participate Nillumbik online survey generated 1059 page views and 386 contributions from 78 community members.

11. A total of 336 community members provided feedback and suggested actions for the draft DAP.

12. Ten staff workshops were held in November 2019 in order to improve understanding of unconscious biases, identifying attitudes, processes, procedures and actions to embed inclusion within day to day work. 211 staff contributed feedback which further shaped and strengthened staff commitment to the draft DAP.

6. Officers' reports**FN.009/20 Disability Action Plan 2020-2024**

13. The draft DAP was open for public exhibition from 3-24 February 2020 and written submissions were invited, with those making a submission eligible to address the Future Nillumbik Committee.
14. Promotion about the public exhibition period included previous contributors, Nillumbik's 250+ disability network and Participate Nillumbik.
15. The Inclusion Unit also held four drop-in sessions (in both urban and rural locations) to create more opportunity and support for people to comment.
16. A total of 12 written submissions were received as part of the public exhibition period. Feedback gave officers the opportunity to clarify and strengthen existing actions, prior to finalising the DAP.
17. Once endorsed by Council, the DAP will be registered with the Australian Human Rights Commission. This is seen as a way of recognising Council's commitment to providing an inclusive community for all residents and visitors.

Issues/options

18. Council received 12 written submissions to the draft DAP, which included:
 - a) Three (3) online via Participate Nillumbik, four (4) via email, three (3) at drop-in sessions, one (1) at a NDIS meeting and one (1) at an Inclusion Advisory Committee meeting.
 - b) All contributions are detailed in **Attachment 2**.
19. For privacy reasons, officers have sought to redact from **Attachment 2** any personal information, including email addresses.
20. Feedback from the 12 submissions are summarised as follows and call for:
 - a) Improved access to facilities, events, trails, playgrounds, open space and services, including community engagement of people with disability as part of community consultation
 - b) Accessible and inclusive digital and print communications
 - c) Further use and implementation of Universal Design principles
 - d) Increased parking for people with disability
 - e) Advocacy for more affordable housing
 - f) Advocacy to increase transport options, particularly in rural areas
 - g) Support from customer service for people with disability when accessing Council services
 - h) More promotion of disability inclusion in the council newsletter and on the Council website
 - i) Ongoing disability awareness training to support Council staff in their understanding of accessible and inclusive environments, facilities and services.
21. The above summary does not include all points raised. An understanding of individual submissions is best obtained by reviewing **Attachment 2**.

6. Officers' reports

FN.009/20 Disability Action Plan 2020-2024

Conclusion

22. Overall, the public exhibition period re-confirmed and strengthened the findings from Council's extensive community consultation and as a result, the Disability Action Plan 2020-2024 gives Council clear direction over the coming four years to ensure equitable outcomes for people with disabilities, their families and carers.
23. It is recommended that Council adopts the Disability Action Plan 2020-2024 and work to commence its implementation.

6. Officers' reports**FN.010/20 Economic Development Strategy 2020-2030****Portfolio: Economic Development and Marketing****Distribution: Public****Manager: Rosa Zouzoulas, Executive Manager Planning and Community Safety****Author: Danielle Phyland, Economic Development and Tourism Lead****Summary**

The Nillumbik Economic Development Strategy 2020-2030 (the 'Strategy') (**Attachment 1**) has been prepared in response to Council Plan 2017-2021 *Objective 4 – A Prosperous Economy*. Specifically, this report responds to Action 4.1.1: *Adopt a new Economic Development Strategy and create a set of indicators to measure success*.

The draft Strategy was completed with input from various internal consultations and supporting documents both internal and external. Extensive community consultation then took place from Wednesday 29 January 2020 and closed Friday 20 March 2020. This report provides the community feedback received (**Attachments 2 and 3**) and allows the submitters the opportunity to speak to their submissions.

This report recommends that the Committee, having received the submissions and heard any verbal submissions, advises officers to address feedback within the draft Strategy where appropriate. A final draft will then be presented at the Councillor Briefing on Tuesday 2 June 2020 in anticipation that the document will be adopted at the Ordinary Council Meeting on Tuesday 23 June 2020.

Recommendation

That the Committee (acting under delegation from Council):

1. Notes all of the submissions received in respect of the draft Nillumbik Economic Development Strategy 2020-2030.
2. Requests that officers consider the matters contained in the written and verbal submissions in relation to the draft Strategy and present recommendations to the Councillor Briefing on Tuesday 2 June 2020.
3. Requests that officers thank submitters who have provided contact details and provide a written response to their submissions.

Attachments

1. Draft Nillumbik Economic Development Strategy 2020-2030
2. Overview of Participate Nillumbik Submissions
3. Combined Draft Economic Development Strategy Feedback Submissions 24-38

Background

1. The Council Plan 2017-2021 sets out its aims for economic development through Objective 4 – A Prosperous Economy.
2. This report directly relates to Action 4.1.1: Adopt a new Economic Development Strategy and create a set of indicators to measure success.

6. Officers' reports

FN.010/20 Economic Development Strategy 2020-2030

3. The Nillumbik Economic Development Strategy 2020-2030 (the 'Strategy') follows on from the Economic Development Strategy 2011-2016.
4. The draft Strategy was compiled using a variety of inputs including relevant existing Council plans, policies and strategies such as the Nillumbik Business Survey, Destination Management Plan as well as research and consultation undertaken to date for the Diamond Creek and Eltham Structure Plans and the Green Wedge Management Plan.
5. The Strategy went on exhibition for public comment on Wednesday 29 January 2020 and closed Friday 20 March 2020.
6. 23 submissions were received through the online portal Participate Nillumbik plus 15 individual submissions (see **Attachments 2 and 3**).

Policy context

7. This report directly supports the achievement of Council Plan 2017-2021 Objective 4:
 - Adopt a new Economic Development Strategy and create a set of indicators to measure success.

Budget implications

8. Some of the high level opportunities identified that fall within the economic development and tourism departments activity are underway and have been funded through operating budget e.g. expansion of the business database, engagement activities with the industrial/commercial precincts etc.
9. Other actions identified within the Strategy that fall under the remit of other Council departments such as the development of the Housing Strategy and Diamond Creek and Eltham Activity Centre Structure Plans are also advanced and funded within existing operating budgets.
10. Once the draft Strategy been endorsed Officers will conduct a high level cost analysis of items not funded through existing operating budget and create business cases to present for consideration through future budget processes.

Consultation/communication

11. Extensive community consultation was conducted for a 7-week period. Methods of engagement included flyers and postcards distributed across the municipality in key community locations, presentations at all Traders Association meetings and the Economic Development Advisory Committee, 3 public drop-in sessions at Eltham, Hurstbridge and St Andrews and strong promotion through Council's social media channels. The draft was available through the Participate Nillumbik portal for the public to read, download and provide feedback.

Issues/options

12. Generally, the feedback on the strategy was positive and Council was applauded for attempting to balance growth with the Green Wedge requirements. Some key themes include:
 - Definition required of 'Green Economy'
 - Concern with the use of the word 'growth' and what this looks like for Nillumbik

6. Officers' reports

FN.010/20 Economic Development Strategy 2020-2030

- Opportunities for increased infrastructure and promotion of recreation identified (cycling and horse riding)
- Suggestions for agricultural development and research around plant based alternatives
- Lack of consideration of major projects such as North East Link and the Hurstbridge Rail Duplication
- Lack of specific indicators to measure success as the Council action identifies
- Caution around the potential growth and the preservation of the green wedge
- Challenges of the current planning scheme
- Equine actions to be more specific
- Hurstbridge to be considered as a third activity centre for rural residents
- Support of tourism
- Mention of the ongoing challenge between lifestyle and growth

Conclusion

13. Upon hearing the verbal responses from the submitters at this meeting, officers will take advice from Council and update the Strategy to incorporate appropriate changes and recommendations based on the feedback received.
14. Officers will respond and thank submitters for their contribution.
15. The Strategy will be presented at the Councillor Briefing on Tuesday 2 June 2020. The final Strategy will then be presented for adoption at the Ordinary Council Meeting on Tuesday 23 June 2020.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

6. Officers' reports

FN.011/20 Draft Temporary and Community Advertising Signage Policy - Submissions

Portfolio: Environment and Sustainability

Distribution: Public

Manager: Rosa Zouzoulas, Executive Manager Planning and Community Safety

Author: Jonathan McNally, Manager Community Safety and Amenity

Megan Sparks, Team Leader Community Safety and Amenity Support

Summary

Council receives requests throughout the year for the display of temporary community event signage on Council land. The display of temporary signage is considered to be a key method employed to communicate upcoming events to the community. Under Council's Amenity Local Law, signage cannot be displayed on Council land without a permit.

An existing Council policy, the *Erection of Temporary Advertising Signs for Community Events on Road Reserves and Council Property Policy*, guides decision making under a local law for community event signage on Council land and road reserves. Currently, there are two key issues with this policy:

- There is significant competition for optimum signage locations, with smaller community groups often not having fair opportunity to place signs.
- Discretion in the policy to allow signage at other than the approved locations, has contributed to an adverse proliferation in the number and locations of signs.

The unlawful display of signage represents a challenge for Council as it creates a negative impact on the amenity and appearance of the Shire when applied in an uncontrolled manner.

The draft Temporary and Community Advertising Signage Policy (**Attachment 1**) has been developed to create a framework for the control of all temporary signage throughout the Shire, establishing fixed locations for the display of temporary event signage, and provides greater clarity for community groups seeking to advertise upcoming events. Council endorsed the draft Temporary and Community Advertising Signage Policy for the purpose of seeking feedback at the 24 March 2020 Ordinary Council Meeting. Public consultation was undertaken between 26 March to 29 April 2020, and Council has received 23 written submissions.

This report summarises the feedback in the written submissions received on the draft Temporary and Community Advertising Signage Policy. An overview of the feedback received in the submissions is attached to this report. Submissions received have been read thoroughly and a number of key themes have been identified. All submitters were advised that they could present their feedback to this Committee.

A report providing a response to the submissions, highlighting suggested changes is scheduled for the Ordinary Council Meeting on 23 June 2020.

This report recommends that the Committee, having received the submissions and heard any verbal submissions, refers a decision regarding the adoption of the amended draft

6. Officers' reports**FN.011/20 Draft Temporary and Community Advertising Signage Policy - Submissions**

Temporary and Community Advertising Signage Policy to the 23 June 2020 Ordinary Council Meeting.

Recommendation

That the Committee (acting under delegation from Council):

1. Acknowledges all the submissions received and presentations to Council in respect of the draft Temporary and Community Advertising Signage Policy.
2. Notes that a report that considers submissions and presentations to Council at this Future Nillumbik Committee meeting, in relation to the draft Temporary and Community Advertising Signage Policy will be presented to the 23 June 2020 Ordinary Council Meeting.
3. Requests that officers thank submitters who have provided contact details and provide a written response to their submissions.

Attachments

1. Draft Temporary and Community Advertising Signage Policy
2. Submissions received via Participate Nillumbik
3. Combined Temporary and Community Advertising Signage Feedback Submissions

Background

1. An existing Council policy, the *Erection of Temporary Advertising Signs for Community Events on Road Reserves and Council Property Policy*, guides decision making under a local law for community event signage on Council land and road reserves.
2. At the Policy and Services Committee meeting in April 2016, the then Council considered a previous Temporary Community Event and Information Signs Policy and resolved to defer adoption of the draft policy until a later (unspecified) date.
3. At the Future Nillumbik Committee of 15 June 2018, 'Notice of Motion NOM.001/18 Temporary Signage on Council Land' was considered and Council resolved that:
 - a) *Temporary signage on Council land and road reserve cease immediately where not on approved locations register (or specifically approved for display during October/November) and requests officers advise offending groups to remove and seek approval under Council policies; and*
 - b) *Officers bring a report to Council reviewing current policy for temporary signage to assessing marketing options for regular local events.*
4. A review of the current policy has been undertaken by Officers, and has resulted in the development of the draft Temporary and Community Advertising Signage Policy seeks to respond the abovementioned Council resolutions as outlined at paragraphs 2 and 3 of this section.
5. In order to address shortcomings in the current policy, improve customer experience, and provide a streamlined approach to temporary signage, the draft Temporary and

6. Officers' reports

FN.011/20 Draft Temporary and Community Advertising Signage Policy - Submissions

Community Advertising Signage Policy aims to provide consistent policy to guide the erection of temporary signage, and to provide a variety of signage locations better suited to events of varying sizes.

Policy context

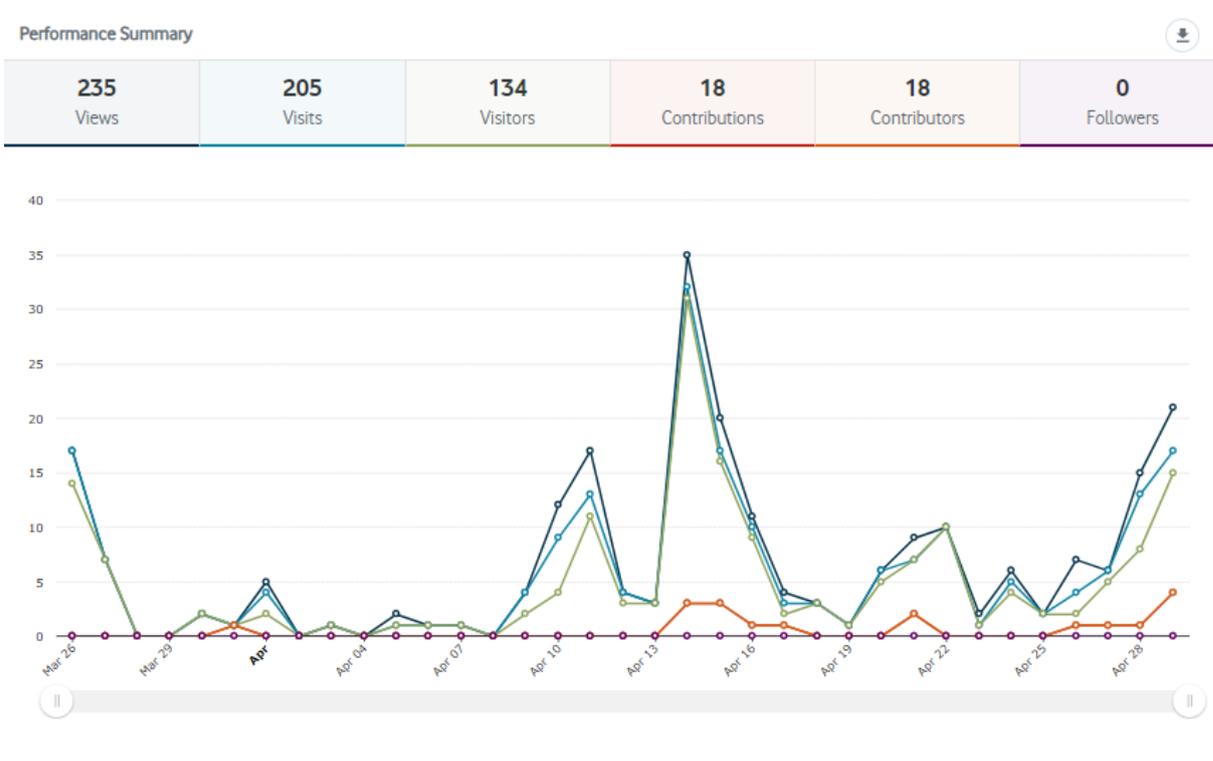
- 6. This report directly supports the achievement of Council Plan 2017-2021 strategy:
 - Improve the appearance of public spaces.

Budget implications

- 7. The development of the draft Temporary and Community Advertising Signage Policy has been carried out by Council staff with no budget implications.

Consultation/communication

- 8. At the Ordinary Council Meeting on 24 March 2020, the draft Temporary and Community Advertising Signage Policy was endorsed for public consultation. Consultation was undertaken from 26 March to 29 April 2020. A total of 23 submissions have been received. The draft policy has been viewed 235 times, downloaded a total of 91 times and 18 submissions have been received through the Participate Nillumbik portal, with a further 5 written submissions received from local residents and community groups.
- 9. The chart below illustrates participation data recorded through the Participate Nillumbik portal.



6. Officers' reports

FN.011/20 Draft Temporary and Community Advertising Signage Policy - Submissions

10. The key themes identified in the submissions received are as follows:

- Support for limitations on signage within Eltham to mitigate the impact to the character of the area. In particular protection of the Eltham Gateway is seen as crucial.
- Most submitters identified visual clutter caused by signage as their key concern inclusive of all types of signage.
- Strong opposition to the Nillumbik Banner program including poles located in the Eltham and Diamond Creek town centres. 11 submitters were directly opposed to the banners, with a further two (2) stating concerns with this program.
- Considerable support for the introduction of controls relating to the display of real estate signage.
- Two (2) submissions raise concern with Council's ability to enforce existing, let alone proposed, temporary signage controls.

Conclusion

11. The draft Temporary and Community Advertising Signage Policy will provide the necessary direction and guidelines for the management of the temporary and community advertising signs erected in the Shire.
12. This report summarises the responses to submissions received and highlights the key themes received.
13. A report proposing adoption of a final Temporary and Community Advertising Signage Policy, including changes in response to community feedback, will be presented to the 23 June 2020 Ordinary Council Meeting.

6. Officers' reports**FN.012/20 Consideration of submissions - draft budget 2020-2021**

Portfolio: **Finance and Governance**
Distribution: **Public**
Manager: **Vince Lombardi, Chief Financial Officer**
Author: **Robert Malignaggi, Business Services Lead**
 Melika Sukunda, Manager Finance

Summary

This report considers submissions received from the public regarding the draft Budget 2020-2021.

Council adopted the draft Budget 2020-2021 at the Ordinary Council Meeting on 24 March 2020 for the purpose of community consultation. The draft Budget was exhibited for 28 days in line with statutory requirements with 30 submissions received. These submissions are attached to this report.

It is proposed that the Committee considers the submissions on the draft Budget 2020-2021 and that the matter then be considered by Council on 26 May 2020.

Recommendation

That the Committee (acting under delegation from Council):

1. Recommends the adoption of the budget at the Ordinary Council Meeting on 26 May 2020.
2. Receives and notes the submissions received in respect of the draft Budget 2020-2021, in accordance with the sections 129 and 223 of the *Local Government Act 1989*.
3. Presents a report to the Ordinary Council Meeting on 26 May 2020 in accordance with section 223(1)(c) of *Local Government Act 1989* with the following recommendation:
 - a) That Council notes that 30 submissions were received on the draft Budget 2020-2021, submissions were considered and submitters were provided with the opportunity to be heard by the Future Nillumbik Committee on 12 May 2020.
 - b) That Council considers the matters contained in the submissions and the Committee's report during finalisation of the Budget.

Attachments

1. Budget submission listing
2. Budget submission - Mel Ellis
3. Budget submission - Bill Lord
4. Budget submission - Alliance for Gambling Reform

6. Officers' reports

FN.012/20 Consideration of submissions - draft budget 2020-2021

Background

1. The *Local Government Act 1989* provides that a council must:
 - Prepare a budget for each financial year – section 127(1)
 - Ensure that the budget contains financial statements, description of services and major initiatives and a statement as to how these will contribute to achieving the strategic objectives specified in the Council Plan, indicators of service performance that are required to be reported against in the performance statement and any other details required by the regulations– section 127(2)
 - Give public notice of a proposed budget and make it available for public inspection for at least 28 days – section 129
 - Adopt the budget and submit a copy to the Minister - section 130.
2. Council adopted the draft Budget 2020-2021 at the Ordinary Council Meeting on 24 March 2020 for the purpose of community consultation.

Policy context

3. The draft Budget has been developed in the context of the Council Plan which sets the overall strategic direction for Nillumbik. It is also developed in the context of the Strategic Resource Plan which demonstrates how the outcomes of the Council Plan can be resourced in a way which ensures Nillumbik's ongoing sustainability.
4. Council has also considered the key priorities emerging from the masterplans for major recreation facilities and reserves, the structure plans for activity centres, and various other policies and strategies for specific Council services.

Budget implications

5. The costs of advertising and public consultation are included in the operating budget.

Consultation/communication

6. The draft Budget was the subject of an extensive communication and consultation program which included statutory advertising, and an online feedback form on Council's website.

Submissions

7. In response to the public exhibition of the draft Budget, 30 submissions were received from the community.
8. These submissions are listed in **Attachment 1**.
9. Submitters have been invited to attend this meeting of the Future Nillumbik Committee to speak to their submissions.
10. Once the Committee has considered the submissions, the Committee must present a report to the next Council meeting. Council is required to consider the Committee's report on submissions prior to finalising the Budget.

Conclusion

11. Council has adopted a draft Budget for 2020-2021 and exhibited this for public consultation in accordance with the *Local Government Act 1989*.

6. Officers' reports

FN.012/20 Consideration of submissions - draft budget 2020-2021

12. Following the Committee's consideration of submissions, the matter will be further considered at the Ordinary Council Meeting on 26 May 2020.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

6. Officers' reports**FN.013/20 Nillumbik Housing Strategy Discussion Paper - Consideration of Community Feedback**

Portfolio: Planning**Distribution: Public****Manager: Rosa Zouzoulas, Executive Manager Planning and Community Safety****Author: Paul Fyffe, Senior Strategic Planner****Leigh Northwood, Strategic Planning Lead****Summary**

The Council Plan requires the preparation of a new Nillumbik Housing Strategy. The purpose of the Strategy is to establish a clear policy position influencing the location, type, form, diversity and scale of housing across the Shire, in line with existing neighbourhood character and responding to community needs.

To assist in preparing the Housing Strategy, a Discussion Paper (**Attachment 1**) was prepared, which considers relevant themes and opportunities, and raises a series of questions in relation to these. Council's February 2020 Ordinary Meeting endorsed the discussion paper for public consultation.

The consultation has been completed and this report will consider the feedback received and outline how this feedback is being used to assist in preparing a draft of the housing strategy. The draft strategy is scheduled to be presented to the May 2020 Ordinary Council Meeting with a recommendation that it be endorsed for public consultation.

Recommendation

That the Committee (acting under delegation from Council) notes:

1. The public feedback provided to the Nillumbik Housing Strategy Discussion Paper, as contained in **Attachments 2 and 3**.
2. That the public feedback is being considered in the preparation of a draft Nillumbik Housing Strategy.
3. That a draft new Nillumbik Housing Strategy is scheduled to be presented to the May 2020 Ordinary Council Meeting with a view that it be endorsed for public consultation.

Attachments

1. Nillumbik Housing Strategy Discussion Paper (February 2020)
2. Redacted online contributions provided to the discussion paper through Participate Nillumbik
3. Redacted contributions to the discussion paper provided as submissions via email or post

6. Officers' reports

FN.013/20 Nillumbik Housing Strategy Discussion Paper - Consideration of Community Feedback

Background

1. Planning for housing within the Shire's residential and township areas needs to maintain the Shire's unique and valued characteristics and liveability. It also needs to respond to the State Government's planning policy requirements regarding:
 - Fairly contributing to Melbourne's expected housing growth;
 - Providing a diversity of housing options, including adequate affordable housing and housing for people with special needs, and responding to the needs of the Shire's ageing population; and
 - Concentrating housing in close proximity of the Eltham and Diamond Creek Major Activity Centres, so that more people can live in close walking distance of shops, services, jobs and public transport.
2. State Planning Policy requires local governments to have a Housing Strategy in place which states Council's policy stance on these matters in relation to residential areas and townships. The current Nillumbik Housing Strategy was adopted in 2001. Since then considerable social, economic and environmental change in the State and National planning and policy landscape has taken place that impacts housing. Recognising that the current Housing Strategy is significantly dated, it is an action in the current Council Plan to develop a new Nillumbik Housing Strategy (see "Policy Context" below).
3. As a key step in the development of a strategy, Council, with the assistance of planning consultants, recently prepared the Nillumbik Housing Strategy Discussion Paper (the discussion paper), which is provided as **Attachment 1**. The paper has used past consultation, the most recent Census data, the 2019 Victoria in Future population projections, recent examples of developments in Nillumbik and current policy settings to provide an up-to-date picture of housing issues and trends.
4. The purpose of the discussion paper has been to inform and guide the Nillumbik community in giving consideration on a number of key issues and opportunities to meet our housing challenges, such as:
 - Meeting the existing and future housing needs of our ageing population.
 - Ensuring that medium and higher density housing is close to jobs, services and public transport.
 - Improved access to affordable, inclusive and accessible housing.
5. Each section of the discussion paper includes targeted questions for people to consider and respond to, such as:
 - What types of housing does Nillumbik need to meet the changing needs of our ageing population?
 - How and where can Nillumbik accommodate the future demand for additional housing?
6. Council's February 2020 Ordinary Council Meeting considered the discussion paper and resolved to endorse the discussion paper for public consultation in March 2020

6. Officers' reports

FN.013/20 Nillumbik Housing Strategy Discussion Paper - Consideration of Community Feedback

and to note that the public feedback to the paper will be considered at the May 2020 Future Nillumbik Committee meeting.

Policy context

7. This report directly supports the achievement of Council Plan 2017-2021 strategies 3.1 and 3.3 and the following priority actions:
 - Develop a shire-wide housing strategy to reflect consultation with residents and evidence on future population demographics while protecting Nillumbik's neighbourhood character and enhancing the Green Wedge (Action 3.1.4).
 - Facilitate intentional housing outcomes to support residents with a disability and their carers to continue living in Nillumbik (Action 3.3.2).
 - Investigate options for housing and retirement living to enable residents to age in place throughout the whole Shire (Action 3.3.3).
8. Additionally, the Nillumbik Health and Wellbeing Plan 2017-2021 commits Council to supporting equitable access to economic resources and to plan suitable housing for changing community needs.

Budget implications

9. New initiatives and other funding has been allocated to the project in the 2019/2020 budget.

Consultation/communication

10. Feedback provided by the community in 2016 for a 'Housing Issues and Options Paper' was used to guide the preparation of the Discussion Paper.
11. Consultation on the discussion paper was conducted between 27 February and 30 March 2020 and notification of the engagement was provided through the Diamond Valley Leader, Council's website and social media platforms.
12. Participate Nillumbik was used as a user-friendly on-line platform for the community to give its feedback to the discussion paper's targeted questions.
13. Council's activities to promote consultation on the discussion paper were not notably affected by restrictions imposed by the COVID-19 situation, as:
 - These activities principally occurred before restrictions were brought into place. For example, officers still had the opportunity to present to Council's Positive Ageing Group on the discussion paper before COVID-19 restrictions were introduced which would have prevented this.
 - The consultation was primarily promoted and conducted through on-line formats, such as Participate Nillumbik, Council's website and social media.
14. Council received a number of requests for extensions on the deadline to provide contributions, particularly on the grounds that the COVID-19 situation was hampering individuals' capacity to provide a submission. Council provided an extension to all individuals who directly requested one.

6. Officers' reports**FN.013/20 Nillumbik Housing Strategy Discussion Paper - Consideration of Community Feedback**

15. Submitters now have the opportunity to speak to their responses at the May 2020 Future Nillumbik Committee meeting.
16. Another scheduled period of public consultation has been programmed for June 2020, which will allow the community to provide feedback to the draft Nillumbik Housing Strategy. This consultation will be proposed by a report to the May 2020 Ordinary Council Meeting.

Issues/options

17. Council has received 28 contributions to the discussion paper, which includes:
 - 16 provided as on-line contributions to Participate Nillumbik regarding the questions contained within the discussion paper. These contributions are detailed in **Attachment 2**.
 - 12 contributions which were emailed or posted to Council as submissions. These submissions are provided in **Attachment 3**.
18. For privacy reasons, officers have sought to redact from **Attachments 2 and 3** any information which clearly identifies a contributor.
19. Across the 28 contributions received, there were notably varied opinions in response to the questions raised by the discussion paper. Four common themes distilled from the responses are as follows:
 - It is appropriate to develop medium density housing and alternative housing options, particularly where there is good access to transport and services, such as in the Eltham and Diamond Creek Activity Centres. However, the design and density of this development should be carefully tailored and restricted to protect the local character, to provide quality housing options and to prevent housing growth outside the Urban Growth Boundary.
 - Further medium density housing is not appropriate in the Shire, as it is undermining the local character. It should be particularly discouraged in the rural townships such as Hurstbridge.
 - To assist people to age in place, single storey dwellings need to be provided or specifically designed medium density housing is required. More attention should also be directed to helping the elderly to stay in their existing houses, or to access dependant person units. Further, greater attention needs to be given to providing housing options which are attuned to the different phases of being elderly.
 - The planning scheme needs to be modified to allow more housing opportunities, particularly to remove planning barriers and "red tape". For example, planning regulations should be relaxed to make it easier for second dwellings, to permit appropriate extension of residential areas to outside of the current UGB, or the easier establishment of dwellings in rural areas.
20. It is emphasised that the above summary does not include all points raised and provides some blending of points raised in different submissions. A full and proper understanding of the points made by individual contributions is best obtained by reviewing **Attachments 2 and 3**.

6. Officers' reports

FN.013/20 Nillumbik Housing Strategy Discussion Paper - Consideration of Community Feedback

21. This feedback provided to the discussion paper is currently being used to assist in the drafting of the Housing Strategy. For example, based on the feedback, drafting of the Housing Strategy will consider opportunities to provide a more varied, flexible and nuanced approach to meeting the housing needs of our ageing population.
22. It is noted however that the future Housing Strategy cannot meaningfully respond to all of the suggestions made in the feedback provided. On this, pursuant to State Government direction, the scope of a Housing Strategy only applies to planned residential and townships areas and is not a document that should provide policy on dwellings in rural areas or the placement of the UGB. Action on these matters principally needs to be conducted by advocacy to the State Government. It is noted that the State Government is currently conducting a review of its Green Wedge provisions.

Next steps

23. It is anticipated that a draft of the Nillumbik Housing Strategy will be presented to Council's May Ordinary Meeting. The officer report will summarise the key content and policy stances of the document and how the document responds to community consultation conducted on the discussion paper. Further, it is anticipated that the report will recommend that Council endorses the draft for a round of public consultation. Given the likelihood that the existing, or similar, COVID-19 restrictions will be in place in late May, the report will propose a consultation process that responds to the anticipated level of COVID-19 restrictions. For example, a form of on-line drop-in sessions may be proposed where members of the public can ask questions about the draft Housing Strategy.

Conclusion

24. The discussion paper has tested key emerging themes, issues and opportunities for the Housing Strategy. The feedback is being used to prepare a first draft of the Housing Strategy, which it is anticipated will be presented to Council's May Ordinary Meeting with a view to it being endorsed for a full and carefully designed round of public consultation.

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

Future Nillumbik Committee Agenda

12 May 2020

- 7. Supplementary and urgent business**
- 8. Confidential reports**