

# Agenda

Special Council Meeting for Hearing  
Submissions

Tuesday, 20 July 2021

To be held via Video Conference  
(Zoom)

Commencing at 6:00pm

**Council:**

Cr Libby Stapleton (Mayor)  
Cr Gary Allen  
Cr Paul Barker  
Cr Mike Bodsworth  
Cr Kate Gazzard  
Cr Rose Hodge  
Cr Liz Pattison  
Cr Adrian Schonfelder  
Cr Heather Wellington

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AGENDA FOR THE SPECIAL COUNCIL MEETING FOR HEARING SUBMISSIONS OF SURF COAST  
SHIRE COUNCIL  
TO BE HELD VIA VIDEO CONFERENCE (ZOOM)  
ON TUESDAY 20 JULY 2021 AT 6:00PM

**PRESENT:**

**OPENING:**

The Surf Coast Shire local government area spans the traditional lands of the Wadawurrung People and the Eastern Maar People. The main Council offices in Torquay are on Wadawurrung Country. Being an online meeting today, we wish acknowledge the Traditional Owners of the lands on which each person is attending and pay respect to Elders past and present. Council also acknowledges other Aboriginal people that may be attending the meeting today.

**PLEDGE:**

As Councillors we carry out our responsibilities with diligence and integrity and make fair decisions of lasting value for the wellbeing of our community and environment.

**APOLOGIES:**

**CONFLICTS OF INTEREST:**

**Note to Councillors and Officers**

***Declaration of Interest***

*In accordance with Section 130 of the Local Government Act 2020 (the Act), there is an obligation to declare a conflict of interest in certain situations including matters being considered by Council.*

*A conflict of interest can be a general conflict of interest under section 127 of the Act, or a material conflict of interest under section 128 of the Act.*

*A Councillor, a non-Councillor member of a delegated committee or member of Council staff has a general conflict of interest in a matter if an impartial, fair-minded person would consider that the person's private interests could result in that person acting in a manner contrary to their public duty.*

*A Councillor, a non-Councillor member of a delegated committee or member of Council staff has a material conflict of interest in respect of a matter if they or another affected person (as defined in section 128(3)) would gain a benefit or suffer a loss depending on the outcome of the matter.*

*Please note that some general exemptions apply and are set out in section 129 of the Act.*

***Disclosure of Interest***

*A Councillor must make full disclosure of a conflict of interest by either advising Council at the meeting immediately before the matter is considered at the meeting, or advising the Chief Executive Officer in writing prior to the meeting. While the matter is being considered or any vote taken, the Councillor with the conflict of interest must leave the room and notify the Chairperson that they are doing so. This notification must include the nature of the conflict and whether the interest is a general or material conflict of interest.*

*A Council officer must disclose the conflict of interest when providing information and before the information is considered.*

*Councillors and Council staff will also be required to complete a conflict of interest declaration form.*

**BUSINESS:**

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## 1. OTHER MATTERS

### 1.1 Ocean Acres Reserve - Bike Park and Open Basin Upgrade Project

**Author's Title:** Recreation Planning Coordinator

**General Manager:** Chris Pike

**Department:** Social Infrastructure Planning

**File No:** F19/603

**Division:** Culture & Community

**Trim No:** IC21/1101

**Appendix:**

Nil

**Officer Conflict of Interest:**

**Status:**

In accordance with Local Government Act 2020 – Section 130:

Defined as confidential information in accordance with Local Government Act 2020, Section 3(1):

Yes

No

Yes

No

**Reason:** Nil

**Reason:** Nil

#### Purpose

The purpose of this report is to hear submissions relating to the Ocean Acres Reserve – Bike Park and Open Basin Upgrade Project.

#### Summary

On 10 December 2019, Council affirmed the viability of the development of a BMX track and open basin upgrade within Ocean Acres Reserve to increase activities available for all ages and to encourage more kids to be active in their local park. This project responds to an idea put forward by a young resident of Ocean Acres, and supported by over 40 signatures from other residents. Council has since been successful in securing \$80,000 from the Australian Government's Local Roads and Community Infrastructure Program (Phase 1) to deliver the project.

The Ocean Acres Reserve – Bike Park and Open Basin Upgrade Project is exempt from a Planning Permit as the total project cost is under \$1M within a Public Park and Recreation Zone (PPRZ). Council's Capital Works Community Engagement Policy (SCS-025) guides community consultation relating to capital works that do not trigger a Planning Permit and a letter was sent to all Ocean Acres Estate residents in January seeking feedback to the proposal, noting the following project features:

- Upgrade and enhance existing drainage area to become a more attractive and usable public open space.
- Integrate improved drainage outlet with open grasses areas and a dry creek bed providing nature play opportunities.
- Develop a new local bike park for all ages on one third of the site, improving the use and functionality of a largely unused area.

#### Summary of Submissions

A total of 29 submissions were received including 14 in support, 14 opposing and 1 neutral submission summarised as follows:

No.	Submitter	Position	Summary
1.	Individual	Support	Supportive of the project to meet the needs of young people
2.	Individual	Support	Great way to utilise space
3.	Individual	Support	Supportive of bike park with requests for engagement of kids in design and education of vegetation. Also ensure design considers integration of cyclists and pedestrians
4.	Individual	Neutral	Will the BBQ be replaced
5.	Individual	Support	Supporting young people with healthy activities and exercise
6.	Individual	Support	Terrific idea
7.	Individual	Support	Great idea to utilise an under- utilised space
8.	Individual	Support	Fantastic idea for kids
9.	Individual	Support	Improvement in reserve for kids

## 1.1 Ocean Acres Reserve - Bike Park and Open Basin Upgrade Project

10.	Individual	Support	Ensure shading is also included
11.	Individual	Support	Great idea for the area
12.	Individual	Support	Fantastic plan to improve a boggy area
13.	Individual	Support	Supportive of improving a boggy area in winter
14.	Individual	Object	Not consistent with Ocean Acres estate. Current kids jumps rarely used. Limited number of benefits to rate payers. Noise issues. Other reserve priorities should be considered
15.	Individual	Object	Noise, traffic and parking issues will be created if a bike park is built. The estate is passive and has high natural flora and fauna values that will be damaged
16.	Individual	Support	Terrific opportunity. Can the bike park be expanded?
17.	Individual	Support	Expand the bike park area and include kids in the design
18.	Individual	Object	The park is for everybody not just kids who ride bikes
19.	Individual	Object	There are more non-bike users than bike users. There are traffic dangers with increasing the number of cars. There should be more activities for little kids
20.	Individual	Object	Other users will be negatively impacted by creation of the bike park. The Ocean Acres Estate is passive and is home to many native plants and wildlife that will also be impacted by the proposal. The proposal also impacts the visual appearance and character of Ocean Acres Estate. It limits the use of the reserve to a single demographic. There has been poor behaviour as a result of the current self-made jumps impacting other residents
21.	Individual	Object	Increased anti-social behaviour and the project does not cater for the whole community
22.	Individual	Object	Drainage works should happen. Current jumps unused. No formal car parking
23.	Individual	Object	Inappropriate location. The current users include walkers, joggers, exercise groups who will not be able to use the space if turned into a bike park. No parking allocated even though there will be increased traffic. There are many other bike parks in the shire for people to go to.
24.	Individual	Object	Poor behaviour and youth crime. Other residents do not want this park
25.	Individual	Object	Inappropriate location, grassed area should be left alone. There will be increased traffic issues as a result
26.	Individual	Object	Impact on highly sensitive nature reserve. There is no management plan for the reserve, that will cater for increased visits, all access is via unplanned informal tracks
27.	Individual	Object	Does it have to be a bike park, can it be for other recreation opportunities
28.	Individual	Object	Inappropriate behaviour as part of the current jumps. It will also be messy.
29.	Individual	Object	Traffic will be unsafe, kids behaviour is poor and people have large acres blocks where jumps can be built in their backyards

Council's Capital Works Community Engagement Policy outlines a process where opposition to the proposal is received. Officers convened two mediation meetings on 12 and 26 May 2021 which Cr Mike Bodsworth, Cr Paul Barker, Cr Gary Allen and Cr Adrian Schonfelder attended to hear from community members as to why they support or oppose the project.

A negotiated outcome could not be reached so a Special Council Meeting has now been scheduled on 20 July 2021 inviting all submitters to address Council. Following this a report will be presented at the 24 August 2021 Council meeting to determine if the project proceeds.

### Recommendation

That Council receives and notes the submissions relating to the Ocean Acres Reserve – Bike Park and Open Basin Upgrade and forwards to Council for consideration.

## 1.2 Surf Coast Shire Social Housing Plan

**Author's Title:** General Manager Culture & Community **General Manager:** Chris Pike

**Department:** Culture & Community

**File No:** F20/684

**Division:** Culture & Community

**Trim No:** IC21/1206

**Appendix:**

Nil

**Officer Conflict of Interest:**

In accordance with Local Government Act 2020 – Section 130:

Yes

No

**Status:**

Defined as confidential information in accordance with Local Government Act 2020, Section 3(1):

Yes

No

**Reason:** Nil

**Reason:** Nil

### Purpose

The purpose of this report is to hear submissions relating to the Draft Surf Coast Shire Social Housing Plan.

### Summary

At its meeting held on 25 May 2021, Council resolved to publicly exhibit the Draft Surf Coast Shire Social Housing Plan and publish a public notice inviting submissions.

### Summary of Submissions

26 submitters completed a survey on the plan with three of those providing an additional written submission. Two submitters did not complete the survey but did provide a written submission.

18 submissions were received in support of the draft plan, with some changes proposed, and 10 submissions were received in objection to the draft plan.

No.	Submitter	Position	Summary of Submission
1.	Individual	In support	Submitter has expressed support for Council's proposal to assist land owners to make contact with relevant organisations, citing the underutilisation of strategically located landholdings. Submitter expressed support for the proposal to work with Homes Victoria, however also recommends that Council explores other local opportunities for collaboration. Submitter is supportive of Council's proposal to consider the role of Greenfield development sites, and recommends the development of an appropriate mechanism be considered by Council. Submitter has expressed concern relating to future land use and supports Council investment in in this project.
2.	Individual	In support	Submitter has noted a shortage of low cost housing in the Anglesea area.
3.	Individual	In support	Submitter has expressed a high level of support for all aspects of the proposal, noting a strong need for social housing in the municipality.
4.	Individual	In support	Submitter has expressed a high level of support for all aspects of the proposal, noting the importance of community consultation and the need to update the plan when new Census data is available.
5.	Individual	In support	Submitter has expressed a high level of support for all aspects of the proposal.
6.	Individual	Objection	Submitter has expressed concern that socio-economic data does not justify provision of social housing in coastal areas, suggesting attention be focussed on Winchelsea or Geelong growth areas, and is concerned Council is using social housing as a rationale for urbanising coastal communities.

## 1.2 Surf Coast Shire Social Housing Plan

7.	Individual	Objection	Submitter has noted the plan's sentiment is noble, however states concern that some will seek to profit from this initiative. Submitter has expressed concern that development would see the beauty and charm of many of our communities destroyed just so developers could make profits.
8.	Organisation	In support	Submitter has noted the opportunity to address social housing needs via Tiny Houses on Wheels.
9.	Individual	Objection	Submitter has expressed concern that an increase in social housing will result in an increase in crime rates.
10.	Individual	In support	Submitter has expressed a high level of support for all aspects of the proposal
11.	Individual	In support	Submitter has expressed a high level of support for all aspects of the proposal, noting the urgency of the issue and its impact on businesses' ability to obtain staff.
12.	Individual	In support	Submitter has expressed a high level of support for all aspects of the proposal. Submitter notes that all possible land should be mapped and leased rather than sold for development of social housing. Submitter states that Council should be urging State government to introduce a policy of mandatory inclusionary zoning that requires a percentage of all new developments to be social housing in perpetuity. Submitter notes there is an absence in the plan of any discussion of potential community resistance to increasing the supply of social housing and how Council might respond to that.
13.	Individual	Objection	Submitter has expressed their strong objection noting the focus should be on fixing existing properties and directing growth to more affordable suburbs with better infrastructure.
14.	Individual	Objection	Submitter has expressed their strong objection and states they do not want social housing in Surf Coast Shire as it negatively effects community safety and the appeal of the Shire.
15.	Individual	Objection	Submitter has expressed their strong objection noting it is the wrong area for this kind of housing due to the shortage of employment opportunities. Submitter notes that it would be more beneficial for the metropolitan area which has more facilities such as schools, transport and employment.
16.	Individual	Objection	Submitter has expressed their objection to all aspects of the proposal.
17.	Individual	Objection	Submitter has expressed their objection to all aspects of the proposal, noting that there is not a need for social housing on the Surf Coast as it brings crime into the community.
18.	Individual	In support	Submitter has expressed a high level of support for all aspects of the proposal, noting all land and options should be considered, including future housing estates
19.	Individual	Objection	Submitter has expressed concern for the cost of housing and notes that government investment would go further in areas of cheaper housing.
20.	Individual	In support	Submitter has expressed concern for the rising cost of living in the Shire making it hard for locals to source rentals and so move away from the area.
21.	Individual	Objection	Submitter has expressed their objection to the proposal stating their concern that social housing will bring down the value of properties and bring crime and drugs to the area.
22.	Individual	In support	Submitter has expressed support for all aspects of the proposal.
23.	Individual	In support	Submitter has expressed support for all aspects of the proposal.

## 1.2 Surf Coast Shire Social Housing Plan

24.	Individual	Objection	Submitter has expressed objection to all aspects of the proposal, noting housing is the responsibility of the State Government. Submitter expresses concern that social housing stigmatises people and incentives to purchase a home should be offered instead.
25.	Individual	In support	Submitter has expressed support for the proposal noting that social housing should be distributed across all areas of the Shire.
26.	Individual	In support	Submitter has expressed support for all aspects of the proposal.
27.	Organisation	In support	Submitter has expressed support for the plan to increase the amount of social housing available across the Shire, however for the Plan to be complete, more detail describing development principles and intent is required. Submitter states the Action Plan should contain more robust and specific actions to improve its credibility and accountability. Submitter states Council will need to devote time and energy to convince communities of the great benefits to be gained by investing in new social housing.
28.	Organisation	In support	Submitter has expressed support for the plan and suggests gathering further information from to develop a fuller picture of housing affordability issues. Submitter notes the importance of balancing social housing needs against community infrastructure requirements when considering the use of Council-owned land.

The issues raised in the submissions will be considered in detail in a report to be presented to the 24 August Council meeting.

### **Recommendation**

That Council receives and notes the submissions relating to the Draft Surf Coast Shire Social Housing Plan and forwards to Council for consideration.



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**APPENDIX 1 ORDER OF SPEAKERS**



**Special Council Meeting for Hearing Submissions  
Tuesday 20 July 2021 - 6:00pm  
To be held via Video Conference (zoom)**

**ORDER OF SPEAKERS**

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**Item 1 - Ocean Acres Reserve - Bike Park and Open Basin Upgrade Project**

	<b>Submitter Name</b>
1.	Deanne Dunne
2.	Jodi Heath
3.	Ky Heath
4.	Evelyn Hunt
5.	Stephen Roffey
6.	Dean Goodear
7.	Narelle Hill
8.	Russell Adams

**Item 2 – Surf Coast Shire Social Housing Plan**

	<b>Submitter Name</b>
1.	Liz Wood – Community Garden