

# Minutes

## Special Council Meeting for Hearing Submissions

Tuesday, 7 December 2021

Held via Video Conference

(Zoom)

Commenced at 6:20pm

**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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MINUTES FOR THE SPECIAL COUNCIL MEETING  
FOR HEARING SUBMISSIONS OF SURF COAST SHIRE COUNCIL  
HELD VIA VIDEO CONFERENCE (ZOOM)  
ON TUESDAY 7 DECEMBER 2021 AT 6:20PM

**PRESENT:**

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

**In Attendance:**

Chief Executive Officer – Robyn Seymour  
Acting General Manager Governance & Infrastructure – John Bertoldi  
General Manager Culture & Community – Chris Pike  
General Manager Environment & Development – Ransce Salan  
Coordinator Governance – Liberty Nash  
Governance Statutory Compliance & Reporting Officer – Zoe Eastick  
Governance Officer – Julie Morales

**OPENING:**

**Cr Libby Stapleton opened the meeting.**

The Surf Coast Shire local government area spans the traditional lands of the Wadawurrung People and the Gadubanud and Guilijan People of the Eastern Maar. The main Council offices in Torquay are on Wadawurrung Country, and I am coming to you tonight from Aireys Inlet which is traditionally known as Mangowak.

The Wadawurrung people have nurtured and protected these lands and waterways for thousands of generations – and I'm so grateful that we can be here today living and working in such a beautiful part of the world.

Being an online meeting tonight, we also to wish acknowledge the Traditional Owners of the lands on which each person is attending, acknowledge any Aboriginal people who may be viewing the meeting tonight, and pay respect to Elders past, present and future.

**PLEDGE:**

**Cr Gary Allen recited the pledge on behalf of all Councillors.**

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:**

**Apology**

**Council Resolution**

**MOVED Cr Adrian Schonfelder, Seconded Cr Mike Bodsworth**

That an apology be received from Cr Rose Hodge.

CARRIED 8:0

## Voting

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr Allen	Nil	Nil
Cr Barker		
Cr Bodsworth		
Cr Gazzard		
Cr Pattison		
Cr Schonfelder		
Mayor Stapleton		
Cr Wellington		

CARRIED 8:0

## CONFLICTS OF INTEREST:

Nil Declared

## SUBMITTERS HEARD

1. John Knuckey, Corangamite Financial Services
2. Ken McDonald, Winanglo
3. Robert Earl
4. John Tebbutt, President of Growing Winchelsea

**BUSINESS:**

<b>1. OTHER MATTERS .....</b>	<b>5</b>
1.1 <i>Proposed Land Transfer - Independent Living Proposal from Winanglo, 42 Harding Street, Winchelsea .....</i>	<i>5</i>

**1. OTHER MATTERS**

**1.1 Proposed Land Transfer - Independent Living Proposal from Winanglo, 42 Harding Street, Winchelsea**

**Author's Title:** Community Engagement Facilitator      **General Manager:** Chris Pike  
**Department:** Community Relations      **File No:** F17/597  
**Division:** Culture & Community      **Trim No:** IC21/1936

**Appendix:**

1. Order of Speakers - HOS 42 Harding Street, Winchelsea (D21/224185)

**Officer Conflict of Interest:**

In accordance with Local Government Act 2020 – Section 130:

Yes       No

**Reason:** Nil

**Status:**

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

Yes       No

**Reason:** Nil

**Purpose**

The purpose of this report is to hear submissions relating to the Winanglo Independent Living Proposal for 42 Harding Street Winchelsea.

**Summary**

In July 2021, Council resolved to consider a project proposal to sell the land at 42 Harding Street in Winchelsea for a nominal fee of \$1. Local not for profit organisation Winanglo has approached Council with an affordable housing option for the site. The proposal is to use the site to develop 10-12 units to provide housing for up to 20 older residents or people living with a disability. The buildings would be sustainable and affordable.

Community consultation ran throughout the month of November.

**Summary of Submissions**

A total number of 4 submissions were received including 250 letters of support and 58 survey responses summarised as follows:

No.	Submitter	Position	Summary of Submission
1.	Organisation	Supportive	Growing Winchelsea are supporting this project in collaboration with Hesse Health, Corangamite Financial Services and the Lions Club. A combination of GW members and local residents have submitted over 200 letters of support for the project.
2.	Organisation	Supportive	The Lions Club of Winchelsea had a similar idea and are in strong support of this project.  As key stakeholders with experience in Anglesea and Torquay, the Lions understand the importance of independent living and how a model like this has a track record of success.
3.	Organisation/Business	Supportive	As the original proponent of the concept to build independent living units on the council owned land at 42 Harding Street Winchelsea we strongly support the sale of this land to Winanglo Inc.  Corangamite Financial Services Ltd (CFS) is the operator of the Bendigo Community Banks in Winchelsea

### 1.1 Proposed Land Transfer - Independent Living Proposal from Winanglo, 42 Harding Street, Winchelsea

No.	Submitter	Position	Summary of Submission
			Anglesea and Lorne.  In the eighteen years of operation, we have contributed over 3 million dollars towards community groups and infrastructure within the shire.
4.	Organisation	Supportive	Advocating group and key stakeholder of the Winanglo Project.  Highlighting community sentiment and strong support, providing independent living in Winchelsea as well as possible projects like this in other Surf Coast Shire towns in the future.
5.	Individuals – Survey Responses	Supportive	Of 58 survey respondents there was a strong majority (75 - 88%) in favour of the nature of the proposal for the following reasons: <ul style="list-style-type: none"> <li>• Meets a community need for housing</li> <li>• Makes good use of vacant land</li> <li>• Project is being delivered by a local group</li> <li>• Helps Winanglo to get established so it can deliver other community projects in the future</li> </ul>
6.	Individuals – Survey Responses	Oppose	9% of respondents did not like any element of the proposal with concerns about: <ul style="list-style-type: none"> <li>• Council selling the land and the sale price of \$1</li> <li>• The land being used for affordable housing</li> <li>• The proponent</li> </ul>

Council did not receive any alternative ideas for the site.

#### Survey data

Survey Question - How do you feel about each of the following statements?

■ Strongly oppose  
■ Oppose  
■ Neutral  
■ Support  
■ Strongly support

	STRONGLY OPPOSE	OPPOSE	NEUTRAL	SUPPORT	STRONGLY SUPPORT	TOTAL	WEIGHTED AVERAGE
Council selling this land	8.62% 5	1.72% 1	13.79% 8	12.07% 7	63.79% 37	58	4.21
Council selling this land for \$1	6.90% 4	5.17% 3	5.17% 3	8.62% 5	74.14% 43	58	4.38
This land being used for affordable housing	5.17% 3	5.17% 3	1.72% 1	8.62% 5	79.31% 46	58	4.52
Council selling this land to Winanglo	6.90% 4	1.72% 1	3.45% 2	5.17% 3	82.76% 48	58	4.55

## 1.1 Proposed Land Transfer - Independent Living Proposal from Winanglo, 42 Harding Street, Winchelsea

Survey Question - What, if anything, do you like about this proposal?

ANSWER CHOICES	RESPONSES	
Meets a community need for housing	84.48%	49
Makes good use of vacant land	67.24%	39
Project is being delivered by a local group	75.86%	44
Helps Winanglo to get established so it can deliver other community projects in the future	67.24%	39
I don't like any elements of this proposal	8.62%	5
Comments (please specify)	36.21%	21
Total Respondents: 58		

Survey Question - What, if anything, do you NOT like about the proposal?

ANSWER CHOICES	RESPONSES	
The land could be used for a different use or project	6.90%	4
The land is being sold too cheaply	5.17%	3
Winanglo is not the right organisation to do this type of project	1.72%	1
It's the wrong type of housing concept for this area	6.90%	4
I like all elements of this proposal	82.76%	48
Total Respondents: 58		

All submissions, letters and survey data including comments have been provided to Councillors.

The issues raised in the submissions will be considered in a report to be presented to the 25 January 2022 Council meeting.

### Recommendation

That Council receives and notes the submissions relating to the sale of land at 42 Harding Street Winchelsea to Winanglo Inc.

Cr Wellington left the meeting at 6:53pm.

### Council Resolution

#### **MOVED Cr Adrian Schonfelder, Seconded Cr Gary Allen**

That Council receives and notes the submissions relating to the sale of land at 42 Harding Street Winchelsea to Winanglo Inc.

CARRIED 7:0

### Voting

<u>For</u>	<u>Against</u>	<u>Abstained</u>
Cr Allen	Nil	Nil
Cr Barker		
Cr Bodsworth		
Cr Gazzard		
Cr Pattison		
Cr Schonfelder		
Mayor Stapleton		

CARRIED 7:0

**Close:** There being no further items of business the meeting closed at 7:04pm.