

HEARING OF SUBMISSIONS COMMITTEE

Project 1 Moreland Affordable Housing Ltd - Proposed sale of land – 2-12 Wilkinson Street, Brunswick

SUMMARY OF PROCEEDINGS

Held online via video conference on Tuesday 17 August 2021

The Chair opened the meeting at 2.07 pm and stated while we are each joining the meeting from our own location, we are meeting on the lands of the Wurundjeri Woi wurrung people. We wish to acknowledge them as the traditional custodians of these lands and waterways and would also like to pay our respect to their Elders past, present, and emerging, as well as to all First Nations communities who significantly contribute to the life of this City.

Present	Time In	Time Out
Chair, Cr Mark Riley (Acting Mayor/Deputy Mayor)	2.07 pm	2.55 pm
Cr Adam Pulford	2.07 pm	2.55 pm
Cr Angelica Panopoulos	2.07 pm	2.55 pm
Cr Lambros Tapinos	Apology	

COUNCIL OFFICERS

Kirsten Coster, Director City Futures
Victoria Kapke, Unit Manager Strategy and Research
Principal Advisor Social and Affordable Housing, Mike Collins
Senior Research Analyst, Heather Sherlock
Team Leader Governance, Naomi Ellis
Governance and Council Business Officer, Tracey Classon

1. WELCOME

The Chair, Acting Mayor, Cr Mark Riley, welcomed the Councillors and submitters and thanked them for their attendance.

2. APOLOGIES

Cr Tapinos was an apology.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. HEARING OF SUBMISSIONS

The Chair advised the purpose of the meeting was to hear any submitters who requested to be heard in support of their written submission on the proposed sale of land being the western portion of the car park at 2-12 Wilkinson Street, Brunswick (9 June 2021)

The Chair advised that the submitter would be invited to speak for up to 3 minutes and that they should build on key issues raised, as Councillors have already been provided with the written submissions. The Chair advised that Councillors may ask questions of clarification.

The Chair stated that no decision would be made on this matter today at this Hearing of Submissions Committee.

The Chair stated that 18 submitters requested to address the Committee in support of their written submission.

Submitters

The comments of the submitters are summarised as follows:

1. Lesley Dredge

- Welcomed the leadership Moreland has shown in its approach to social and affordable housing.
- Recommended consideration of alternatives to section 173 agreements for future projects, to secure Council's interest in perpetuity.
- Congratulated and thanked Council for partnership with the community housing sector.

2. Luke Coulter

- Supportive of Moreland Council supporting affordable housing, though concern is for current and future needs for car parking around that area of Sydney Road.
- Car park study relied on does not mention future data, only relies on data from February 2021, taken during a pandemic when people's behaviours is quite different.
- Data collection provided does not provide the method used.
- Car parking strategy for next 5 or 10 years required.

3. Anna Duong

- Concerned about the forecasting of future car parking. Parking is already busy, particularly on a weekend, and with the loss of car parking on Sydney Road due to bike lanes, the loss of the car park will compound the problem.
- Sydney Road traders and employees use the car park to park their cars during the day.

4. Tom Boyle

- The area is congested and the street is already dangerous, with pedestrian safety a concern.
- Keep the car park as it is or turn it into a green area, that would support local businesses and residents better.

5. Anthony Patti

- As a local business owner, the loss of parking would be detrimental to both customers and staff needing to park to access the business.
- Concerned about the over development of the area and the associated congestion it causes and danger to people accessing the area.

6. William Pryor

- 7 points of strong objection
- Strategic plan, dates back to December 2017, designates the space to be used as green space.
- Height and setback - proposal for 34 apartments, mean the building could potentially be 73% higher than any other building in the area.
- Compliments the idea of low cost housing, believes there are more appropriate sites to use such as 191 Albion Street.
- No drawings or sketches have been provided.
- Heads of agreement – non-binding, has been signed by all parties.
- Appears to be an internal decision without early consultation with community.
- With a lot of development going on, there is a psychological need to have green space. The local Aboriginal group would love to do smoking ceremony to the creation of a green space.

7. Frank

- Sale would have impact on the businesses and local traffic with narrow and dangerous streets.
- A lot of trucks use the area to make deliveries.
- Deeper look needed at the impact of traffic in the area, better options out there for the proposal.

8. Marion Attwater

- Concerned about Council getting rid of more parking.
- Council had opportunity to look at parking on a precinct wide scale as part of the planning scheme amendment C173.
- Council does not have the data and land use modelling to make this decision at the moment.
- Public Transparency Policy – does not think Council has the right to sell the land under this policy.
- Council does not have a detailed precinct plan of this area to understand the needs.
- The land might be surplus land ten years ago but is no longer surplus.

- Noted the context in the June Council report that the project is supporting the State Government's push to create a pipeline of construction projects to create jobs.
9. Tom Vasilopoulos, on behalf of Messinia Receptions
- They support the provision of more affordable housing, however, not to the detriment to the surrounding businesses in the area.
 - Removal of the 32 car parking spaces will significantly impact the economic viability and growth of the Brunswick activity centre.
 - The business made a cash-in-lieu payment back in the 1970's for more car parking spaces, this has not happened.
 - Moreland Planning Scheme seeks to support major activity centres, car parking plays an active role in this.
 - Would support the sale of the land subject to one storey of the building dedicated to public parking of 32 spaces using section 173 to protect the public parking and as a condition on the contract of sale.
 - Create affordable housing without the loss of car parking.
10. Andrew MacKinlay
- The site was earmarked as green space in 2018.
 - Lots of approvals in the area for development, there will be close to 2,000 residents over and above current resident numbers who will need the green space.
 - Green space adds values for all concerned and this is the last location in the area which has chance to become a green space.
 - Social housing and high-rise living needs to ensure quality of life/liveability.
11. Clare Perry, Manager of Sydney Road Brunswick Traders' Association
- Fundamentally agree with affordable housing, though need to acknowledge the economic and social value to the community of the shopping strip.
 - Busiest block in Sydney Road, aside from Barkly Square block, with key business.
 - The block and the businesses needs to be nurture along with Sydney Road generally.
 - The east side of Sydney has clear way from 4pm, no parking provisions for the businesses, if travelling north cannot turn right into parking on the east side.
 - Appeal to Council to reconsider this site.
12. Mary Gurry
- Concurs with Clare Perry's comments above.
 - Concerned about the lack of the consultation on the other affordable housing sites.
13. Sophie Jordan
- Supports the proposal for affordable housing.
 - Supports prioritising car parking for those who need them, not at the expense of affordable housing.

- Cars are a contributor to climate change and need to decrease our reliance on them.
- Community benefit more significant for affordable housing than parking.
- Consider the voices that have not been heard at this forum and as part of the engagement process who's lives could be changed by this proposal.

5. MEETING CLOSE

The Chair reiterated that a decision in relation to the proposal would be made by Council at the Council meeting on 8 September 2021.

The meeting closed at 2.55 pm.