



# **M I N U T E S**

## **SPECIAL ELECTORS MEETING**

**(Homeswest Development 4 Downey Drive, Manning)**

**24 OCTOBER 2011**



### *Our Guiding values*

- Trust - honesty and integrity
- Respect - acceptance and tolerance
- Understanding - caring and empathy
- Teamwork - leadership and commitment



## **SPECIAL ELECTORS MEETING**

**Minutes of Special Electors Meeting Called in Response to a Petition to Discuss the Proposed Mixed Development at No. 4 Downey Drive, Manning. Meeting Held at the Manning Bowling Club, Challenger Avenue, Manning on Monday 24 October 2011 commencing at 5.30pm**

### **1. DECLARATION OF OPENING / ANNOUNCEMENT OF VISITORS**

The Mayor opened the meeting at 5.35pm and welcomed Councillors, officers, representatives from the Department of Housing, Dawn Stratton from John McGrath's Office, (Member for South Perth) and ratepayers in the gallery.

She then paid respect to the Noongar peoples, the traditional custodians of the land we are meeting on and acknowledged their deep feeling of attachment to country.

### **2. RECORD OF ATTENDANCE / APOLOGIES**

Mayor S Doherty (Chair)

#### Councillors:

V Lawrance	Civic Ward
B Gleeson	Como Beach Ward
S Hawkins-Zeeb	Manning Ward
C Cala	McDougall Ward
P Howat	McDougall Ward
R Grayden	Mill Point Ward
B Skinner	Mill Point Ward
K Trent, RFD	Moresby Ward

#### Officers:

Mr C Frewing	Chief Executive Officer
Ms V Lummer	Director Development and Community Services
Mr P McQue	Governance and Administration Manager
Mrs K Russell	Minute Secretary

#### Presenters

Ms Dawn Stratton	representing John McGrath, MLA Member of South Perth
Mr Richard Elliot	Manager Planning, Department of Housing
Mr Garry Shaw	Manager Affordable Housing Program, Department of Housing
Mr Rick Muir	Regional Manager, Department of Housing
Mr Peter Jodrell	Peter Jodrell Architects

#### Apologies

Cr Ian Hasleby	Civic Ward
Cr G Cridland	Como Beach Ward
Cr F Reid	Moresby Ward

#### Public Gallery

There were approximately 160 members of the public present.

STATEMENT FROM THE MAYOR

The Mayor outlined the format for the Special Electors Meeting, called in response to a Petition from ratepayers and stated the meeting will be run in accordance with the City's Standing Orders Local Law and as such highlighted the following points or order:

- Only electors can speak or vote at the meeting;
- Councillors are not obliged to attend Electors' Meetings but have chosen to do so to listen to the comments made by the residents of South Perth. Councillors will not respond to any questions;
- Electors have the right to speak however any Councillor (*without a financial interest*) wishing to speak does so as an elector;
- Council is not bound by any decision made at the meeting. Comments in relation to the project will be taken into consideration when a report is presented at the November 2011 Council meeting;
- Each speaker will be permitted 5 minutes and should restrict their comments to the subject of the meeting;
- Speakers should not repeat comments / points already raised by another speaker.
- Meeting protocol is to be adhered to.

**3. PETITIONS**

Mayor Doherty advised that the request for the Special Electors Meeting was made in the form of a Petition lodged by Sharron Hawkins-Zeeb of 6 Downey Drive, Manning together with 131 supporting signatures. She said that the Petition was lodged by Ms Hawkins-Zeeb as a ratepayer. Ms Hawkins-Zeeb is now an Elected Member of the City of South Perth following the recent local government elections. The Mayor then read aloud the text of the Petition, as follows:

***Text of the petition reads:***

*"We, the undersigned object to the redevelopment of No. 4 Downey Drive, Manning in the manner proposed by the Department of Housing and ask for your intervention to ensure that the property is subdivided and sold to private buyers consistent with the approach taken in relation to the disposal of other properties by the Department in Manning, or developed and immediately sold to private buyers."*

**4. PRESENTATION**

Mayor Doherty introduced Dawn Stratton from John McGrath's office and asked that she address the meeting.

Ms Stratton extended apologies from John McGrath, MLA and provided a brief background on the Member for South Perth's involvement in the issue raised with him as a result of the Manning Community Association's concerns in relation to the proposed development at No. 4 Downey Drive, Manning. As a result of Mr McGrath's involvement and subsequent meetings with the Minister for Housing a letter stating the Department of Housing's intentions in regard to the proposed development at No. 4 Downey Drive, Manning has been sent to the Member for South Perth. Ms Stratton then read aloud the following:

***I understand that you recently met with representatives of the Department of Housing to discuss the proposal for the development (No., 4 Downey Drive, Manning) in more detail. I am advised that the Department has clarified that the dwellings created as part of this development will not be used for public housing but will either be sold onto the market outright or as part of a perpetual affordable shared equity initiative. I trust this clarification addresses the concerns of your constituents***

The Mayor introduced the representatives from the Department of Housing (DoH) - Rick Muir, Richard Elliot and Garry Shaw and the architect for the project Peter Jodrell and then invited Mr Elliot to commence the presentation on the proposed development.

Mr Elliot commenced the presentation and covered the following topics:

- background of proposed development No. 4 Downey Drive, Manning
- Government Affordable Housing Strategy
- Department of Housing - not only associated with Social Housing
- Department's Housing Strategy - tries to understand demand for housing and aims to boost supply of affordable housing options
- Department's target is to provide 20,000 more homes by 2020
- Affordable housing and affordable rental accommodation / new partnerships
- Diversity and innovation - promote housing diversity - partnerships with private sector

Garry Shaw provided an overview of the following:

- proposal is not for social or Homeswest housing
- proposal is a shared equity initiative
- advantage is people only need to take up an 80% loan - Department of Housing take up balance
- shared-equity requirements - people need to be able to prove they can service the loan
- shared equity provides an opportunity for people to get into the property market
- typically nurses, police officers, teachers are taking up the shared-equity option
- Department's aim for 4 Downey Drive development is to sell some and provide shared-equity option with remainder
- development site is not part of rental program - it is a home ownership proposal

Mr Elliott continued the presentation on the following topics:

- background on zoning 'highway/commercial' for site at No.4 Downey Drive
- proposal to have commercial on ground floor with residential above
- opportunity to work closely with owners of No. 2 Downey Drive
- opportunity to achieve an integrated proposal - will create a better streetscape / design outcome
- proposal meets TPS6 / Council requirements
- proposal fits with the Visioning Program
- No. 4 Downey Drive plans / streetscape design / parking

The Mayor advised the Meeting that Peter Jodrell the architect for the development was in attendance to answer any questions relating to the proposal for No. 4 Downey Drive.

## 5. PUBLIC COMMENT PERIOD

The Mayor opened the public comment period at 6.05pm. The following is a 'summary' of comments / questions raised and responses provided. It is noted that because of the lack of a microphone that not all the names of speakers were recorded.

Angela Carr, Craigie Crescent Manning - in favour of the Department of Housing proposal - acknowledge the 'mix' of commercial / residential accommodation will be a good use of the site - adds to the vibrancy of the area - Manning is close to amenities/river/City etc - proposal is an ideal use of the site because of position of Manning.

Catherine Rayner, Welwyn Avenue, Manning - between No 2 and No 4 Downey Drive there appears to be 14 dwellings - can you advise the % of shared-equity dwellings?

DoH Response - the Department of Housing only has 6 dwellings in the Department's site at 4 Downey Drive. The other 12 dwellings are outside the Department's control and owned privately. There has been no confirmed decision made as yet by the Department on the ratio of how many will be part of the shared-equity initiative.

Robert Duffied, Sulman Avenue, Salter Point - Can you please confirm the % of social housing in Manning - is it still sitting at 15%? Have concerns relating to rentals and the problems associated with this on behalf of the Manning Senior Citizens. We were of the understanding the Department of Housing were looking at a reduction of Homeswest rentals in Manning.

DoH Response - The accommodation at No. 4 Downey Drive will certainly not be social housing. It is acknowledged that in Manning social housing currently does stand at approximately 15%.

Steve Neates, Chair, Manning Community Association spoke on the following points-

- supportive of development in Manning
- background / history of Department of Housing
- Homeswest statistics in Manning 17%
  - South Perth 1%
  - Como 3.69%
  - Waterford / Salter Point - nil
  - Kensington 6.88%
- MCA supports no increase in social housing
- demographics in Manning
- Manning is a changing suburb - ask that the Department of Housing change also
- development at Downey Drive - question integration of community / associated issues
- planning issues / Manning - Department's agreement not to build any more dwellings
- ask Department to support Manning

Ms S.Truka, 75 Ley Street, Manning - the number of Department of Housing homes in Ley Street is far too many.

DoH Response - a number of developments in that area are seniors complexes.

Paul Bussell, 8A Downey Drive, Manning - concerns about joint shared-equity program - take exception to statement that the development complies - believe there are areas of proposed development that do not - in particular the plot ratio concessions, the setbacks and balconies / third storey. Concerns about size and scale of the building proposed - acknowledge the zoning is highway/commercial but not sure how No. 2 Downey Drive got through and take exception that it conforms and carries a recommendation for approval.

Ruth Mansell, 6A Downey Drive, Manning - feel disempowered and overwhelmed by this proposed development - has the Shire looked at the safety angles of the site being at a T-junction with the Manning Senior Citizens Centre in close proximity and the associated issues with parking/traffic coming and going and that is before the proposed development. It is not only about a loss of privacy / security / safety but what is in the best interests of the residents of the area.

Question - what happens if the Homeswest tenant defaults on their mortgage and who will rent the shops underneath the proposed development?

DoH Response - if there was a default on a loan then the people taking out the loan deal directly with the financial institution - typically 'KeyStart'. In terms of ownership of the shops etc that is unknown at the moment as we are only at the planning stage.

Gary, Manning Terrace, Manning - in the case of the property being sold by the owner - who has first call on the property?

Response - the Department of Housing has first call on the property as the Department is keen to keep the shared-equity program rolling along.

Question - What type of trees / landscaping will be done around the proposed development?

DoH Response - part of the Planning Approval requires landscaping / tree planting around the edges of the development. Council has zoned the lots in question as 'highway/commercial' in trying to encourage a mixed-used development - acknowledge the interface between the properties and the zoning of R20 / highway commercial - however in terms of the Council's Planning Scheme we believe we have met the requirements, particularly in terms of scale and setbacks.

Question, Cloister Avenue, Manning - I understand to qualify for 'KeyStart' you have to be a Homeswest tenant in order to get on the shared-equity program.

DoH Response - the target group is not Homeswest tenants - advertisements on the website are not restricted to any particular group - the option is open to the general public - predict future owners of these properties would not be Homeswest tenants.

Mr Noble, Conochie Crescent, Manning - re dwellings at No. 4 Downey Drive, how do you work out the equity split if someone is to retain 80% of the loan?

DoH Response - Generally it is a 20/80 split dependant on the market value.

Graham Bridle, Downey Drive, Manning - you must have a understanding of what the property value is going to be?

DoH Response - currently it is about getting the dwellings on the market based on the current market value - the properties next door to No. 4 Downey Drive are on the market for between \$420,000 and \$560,000 - the upper end of the equity split.

Chris Fallens, Roebuck Drive, Salter Point - Homeswest has a huge credibility issue in placing tenants from the 'top of the list' - the issue is not about low income people it is about better screening by Homeswest to get the best tenants for its properties.

DoH Response - it is acknowledged that Homeswest tenants are elected direct from a waiting list however the proposal at No. 4 Downey Drive, Manning is not about social housing but a shared-equity property program.

K O'Brien, Fairview Gardens, Waterford - If the Department of Housing were to get more of the State Housing out of the area we may be more confident in the proposal for shared-equity.

DoH Response - the Department of Housing is selling properties in the area when there is a vacancy and an older, high maintenance and costly property becomes available - possibly not as quickly as we or the community would like - it will always be a slow process.

Michael Demsey, Parson Avenue, Manning - If you get a shared-equity tenant that causes trouble, how much legality has the Department?

DoH Response - this would only be relevant if you were talking about the rental scheme - on the KeyStart shared-equity scheme they would not be tenants but home owners.

43 Conochie Crescent, Manning and Member of MCA - concerns that the development is not in keeping with what Manning is about - what will happen if these dwellings are not selling and we have 1,000 people wanting accommodation - will they then end up tenanted? Believe anyone buying one of these dwellings will have the same concerns if some of the dwellings do not sell.

DoH Response - from previous experience with similar developments these types of loans are in high demand. We would expect that the person who purchases the dwelling under the shared-equity program would live in the dwelling. The Department of Housing has given an undertaking through the Minister for Housing *“that the housing will not be used for public housing but will either be sold onto the market outright or as part of a perpetual affordable shared equity initiative”*.

Peter Best, Mary Street, Como - I'm proud of our community and the values we share. Heard the issues raised - No. 2 is a private development proposal for shared equity - it is not State Housing. MCA has demonstrated what a community can achieve when it works together. This proposal is a way for kids to enter the housing market - acknowledge concerns about social housing but this is a different issue - I ask everyone to move forward with trust and respect to make this development work.

36 Mt Henry Road, Manning - no one is saying that people do not at times need a leg up - however the issue is the 17% Homeswest social housing in Manning and the problems experienced with these properties not being maintained. Homeswest have restructured / looked at the demographics but the problem is not with the Homeswest tenants but with Homeswest not doing their job in this area by placing the wrong people in the wrong houses - not spread enough - should only be 8% in Manning.

DoH Response - acknowledge the issue - Homeswest is looking at reducing its presence in the area and will continue to do that.

Steve Neates, Manning Community Association - the concern is that the Department of Housing personnel will change and hence the commitment and direction will change even though we have been given a written commitment by the Minister for Housing. The best option for the proposed development will be to sell all of the dwellings.

Mr McCormick ratio of Homeswest is too high at 17% - when is it going to be reduced?

Angela Carr - lived here 29 years - previously the amount of State Housing was 50%. Have worked and lived with the Homeswest community and it has not been a big problem but my children will have difficulties owning their own house and this proposed shared-equity program will allow people to get into the property market - we need to change.

Homeswest need to set a target to reduce the Homeswest presence.

DoH Response - one of the reasons a target has not been set is that decisions are made on vacant properties as they become available - it is therefore hard to predict / set a target.

B.Smith, Cashel Way, Waterford - have difficulty in connecting the house prices in Manning with shared-equity program being only 80% - do not believe this is affordable housing - concept does not work.



M Zeeb, Downey Drive, Manning - are you sure the measurements for the proposed development at 4 Downey Drive, Manning are correct as per the photographs in the presentation?

DoH Response - the 3D images are taken from the elevation drawings produced - Council has reviewed these elevations in detail - it is acknowledged the 3D view presented does make the building look taller than it actually is.

Statement - Manning - no problem with affordable housing proposal but believe we should have an assurance from the Department of Housing it will always be shared-equity affordable housing.

Peter Barrow, Waterford - referred to the difficulties the public present had experienced in hearing the night's presenters/speakers etc and asked that for any future public meetings that a PA system be provided.

**6. CLOSURE**

There being no further comments the Mayor thanked everyone for their attendance in particular the presenters and the public for their input and closed the meeting at 7.10pm

**These Minutes were confirmed at a meeting on 22 November 2011**

**Signed** \_\_\_\_\_  
**Chairperson at the meeting at which the Minutes were confirmed.**