

Community Housing Organisations Guidance Note for Amendment C270

4 October 2017

1. PURPOSE

1.1 The purpose of this paper is to provide guidance to developers, local government and community housing organisations on the arrangements for any housing units or apartments provided as *public benefit* through the planning mechanism known as *Melbourne Planning Scheme Amendment C270 (C270)*¹.

2. SUBJECT AREA

2.1 The amendment applies to land generally within the Hoddle Grid and Southbank (the Central City), as shown on the map below:



3. WHAT DOES C270 DO?

3.1 C270 introduces permanent built form controls to the central city.

3.2 A Floor Area Ratio (FAR) of 18:1 is introduced as a *threshold density control*. This is paired with the option for a permit applicant to pursue a *Floor Area Uplift (FAU)* for development capacity greater than 18:1 provided that all other relevant built form provisions are met. The FAU triggers a *value sharing mechanism* in the form of investment into *public benefits* in the Central City. This aims to achieve two purposes:

¹ <http://planning-schemes.delwp.vic.gov.au/updates-and-amendments/amendment?id=C0AD47B803CAE594CA257FA1007F6CEA>

1. Setting realistic and clear expectations about what the potential reasonable yield of a typical development site could be; and
2. Establishing a threshold density which triggers a value-sharing contribution towards public benefits.

4. SOCIAL HOUSING AS A PUBLIC BENEFIT

- 4.1 C270 lists a number of public benefits that can be derived from the value sharing mechanism, of principal consideration in this paper is - *Social housing within proposed building*.
- 4.2 The agreement to any public benefit is at the discretion of the responsible authority (City of Melbourne or Minister for Planning) and is conditional on support from the *receiving agency*.
- 4.3 The *receiving agency* is the body to which the *public benefit* will be transferred.
- 4.4 In the case of *social housing*, the *receiving agency* would be the relevant community housing organisation.
- 4.5 For the purposes of amendment C270, Social Housing is: *A dwelling unit or units whose title is transferred to a not-for-profit registered housing association or provider*.
- 4.6 The value of a *public benefit* is determined by the responsible authority according to the method specified in [this document](#). The value of the Public Benefit will be indexed from the date the permit is issued.
- 4.7 Developers will calculate the *public benefit* using the principles set out in C270:
*Independent market valuation of the transferred dwelling unit = (10% of the estimated Gross Realisation Value / m2 from the subject area).*²

5. SOCIAL HOUSING DEFINITION

- 5.1 Social Housing is defined in the Housing Act as *Housing owned, controlled or managed by a participating registered agency*.
- 5.2 Social Housing is made available for applicants who meet the *Priority Access or Register of Interest*³ eligibility guidelines of the *Victorian Housing Register*⁴
- 5.3 *Social Housing* is regulated by the *Registrar of Housing Agencies Victoria*⁵.
- 5.4 The rents charged for social housing shall meet the affordability guidelines set by the Victorian Housing Registrar⁶.

² Click the following link to see a worked example calculation:

[http://dsewebapps.dse.vic.gov.au/Shared/ats.nsf/\(attachmentopen\)/4AAF84BCBA25CE76CA257FA2007EB2C1/\\$File/Melbourne+C270+How+to+calculate+Floor+Area+Uplifts+and+Public+Benefits.PDF](http://dsewebapps.dse.vic.gov.au/Shared/ats.nsf/(attachmentopen)/4AAF84BCBA25CE76CA257FA2007EB2C1/$File/Melbourne+C270+How+to+calculate+Floor+Area+Uplifts+and+Public+Benefits.PDF)

³ *This includes participants in the National Disability Insurance Scheme*. It is acknowledged that this housing will be targeted to a broad range of people in need which includes people who are Key Workers on low to moderate incomes.

⁴ <http://www.dhs.vic.gov.au/funded-agency-channel/about-service-agreements/program-requirements,-guidelines-and-policies2/victorian-housing-register/victorian-housing-register-policy-and-operational-guidelines>

⁵ <http://www.housingregistrar.vic.gov.au/Home>

⁶ <http://www.housingregistrar.vic.gov.au/files/assets/public/publications/information-sheets/rent-setting-by-registered-housing-agencies-a-detailed-guide-for-all-stakeholders-may-2017.pdf>

- 5.5 Social Housing provided through C270 will be run in a similar way to social and affordable housing stock provided by Registered Housing Associations and Providers in Victoria.
- 5.6 Social Housing as a public benefit under C270 would remain effectively in perpetuity as an asset of the receiving agency in line with the regulatory framework in place in Victoria⁷.

6. GENERAL PRINCIPLES

- 6.1 The responsible authority should:
- 6.1.1 Provide advice to developers of the need for social housing within the C270 area,
 - 6.1.2 If the applicant does not have an existing relationship with a community housing organisation, refer the developer to a range of community housing organisation/s.
- 6.2 Developers and receiving agencies should collaborate on development proposals to ensure:
- 6.2.1 That all parties are clear about how the public benefit is calculated,
 - 6.2.2 Numbers of units to be derived from any development, and
 - 6.2.3 Design and placement of the units within an overall development.
- 6.3 When considering planning applications where the public benefit is stated as social housing contribution, the application will specify:
- 6.3.1 The number of units⁸,
 - 6.3.2 Apartment size (in square metres)⁹ including bedroom numbers,
 - 6.3.3 Location within the building¹⁰,
 - 6.3.4 Parking spaces and storage spaces attached to the units¹¹,
 - 6.3.5 Owners' corporation arrangements,
 - 6.3.6 A letter of support from the relevant receiving agency.
- 6.4 Where existing planning permits expire (without public benefit requirements), the responsible authority will apply C270 to the subject site/s for subsequent applications.
- 6.5 Congruent with point 5.3, any housing derived through C270 will be social housing regulated by the Housing Register.
- 6.6 Vacancies in dwellings derived through C270 will be filled with eligible applicants according to the approved policies of the receiving agency.

⁷ Performance standards and the Housing Act 1983 seek to protect housing assets held by registered housing agencies and ensure quality services to tenants by regulating well governed, well managed, financially viable registered agencies.

⁸ The minimum number of apartments is to be negotiated between the developer and the receiving agency with an option for the receiving agency to negotiate the purchase of additional apartments.

⁹ It is acknowledged that the size and layout and of the apartments will be negotiated between the developer and the receiving agency. The negotiation will have specific reference to standards of all finishes including kitchens, bathrooms, accessibility and adaptability.

¹⁰ The location of the apartments within a building will be negotiated between the developer and the receiving agency, this includes determining whether the apartments are clustered, located on the same floor or dispersed throughout the building, located within the podium or in the main building.

¹¹ The car parking will be calculated as part of the overall value of the apartment handed over by the developer to the receiving agency. It is acknowledged that a receiving agency may opt for no car parking attached to the apartments in order to maximise the size and number of apartments handed over.

7. FINANCIAL VIABILITY

- 7.1 The developer will transfer the social housing units free of charge to the not-for-profit registered housing association or provider and that an independent market valuation of the transferred dwelling unit includes related administrative and/or holding costs.
- 7.2 The developer will be responsible for paying all and any fees in connection with the preparation and completion of the planning application.
- 7.3 The developer and the receiving agency will negotiate on the terms of the *owners' corporation* fees will be charged on the units, this is to ensure long-term financial viability of the properties as social housing - any dispensation will last as long as the property is used for charitable purposes.

8. REGISTERED HOUSING AGENCIES CONTACTS

<p>Aboriginal Housing Victoria Housing Association</p> <p>Agency purpose / vision: That Aboriginal Victorians secure appropriate, affordable housing as a pathway to better lives and stronger communities.</p> <p>Darren Smith Chief Executive Officer Narrandjeri House 125-127 Scotchmer St, Nth Fitzroy Victoria 3068 03 9403 2100 darren.smith@ahvic.org.au</p>	<p>Active Community Housing Housing Provider</p> <p>Agency purpose / vision: Active is an independent community housing company providing housing to people with disabilities who require support to live in the community.</p> <p>Chris Glennen Chief Executive Officer 14 High Street, Yarraville Victoria 3013 03 9314 8555 ChrisGlennen@activechl.com.au</p>
<p>Baptcare Housing Housing Provider</p> <p>Agency purpose / vision: Baptcare Affordable Housing Ltd (BAH) was established to promote the relief of poverty, sickness or the needs of the aged by providing affordable rental housing to persons in housing need as low-income households.</p> <p>John Timmer Afford Housing Development Manager 1193 Toorak Road, Camberwell Victoria 3124 03 9831 7326 jtimmer@baptcare.org.au</p>	<p>Common Equity Housing Limited Housing Association</p> <p>Agency purpose / vision: PURPOSE - CEHL is an enabler: We partner with member co-operatives to deliver an effective, sustainable co-operative housing program / VISION - Empowered people; - Strong communities; - Better housing solutions.</p> <p>Nicola Foxworthy Program Director Level 1, 112 Balmain Street, Richmond Vic 3121 03 9208 0871 nicola@cehl.com.au</p>
<p>Haven; Home, Safe Housing Association</p> <p>Agency purpose / vision: Is to provide those who are homeless or in housing crisis access to the support and resources they need to eliminate their homelessness.</p> <p>Mario Roccisano Chief Development Officer 10-16 Forest Street, Bendigo Vic 3552 03 5445 8116 mario.roccisano@hhs.org.au</p>	<p>Housing Choices Australia Housing Association</p> <p>Agency purpose / vision: The agency's mission is to be a leading provider of affordable homes across Australia, working with partners to create resilient and inclusive neighbourhoods.</p> <p>James Henry General Manager - Property Development and Asset Management Level 3, 350 Queen Street, Melbourne VIC 3000 03 8636 9445 james.henry@hcau.org.au</p>

<p>Launch Housing Housing Provider</p> <p>Agency purpose / vision: To end homelessness.</p> <p>Hong Young Tsao General Manager - Housing Development 68 Oxford St, Collingwood VIC 3066 03 9288 9695 young.tsao@launchhousing.org.au</p>	<p>Port Phillip Housing Association Housing Association Agency purpose / vision: Our Vision: "Affordable Housing Accessible to All" Our Mission: "Building Affordable Homes and Local Communities"</p> <p>Megan Davidson General Manager, Strategic Business Suite 6, 22-28 Fitzroy St, St Kilda, Victoria, 3182 03 9534 5837 mdavidson@ppha.org.au</p>
<p>South Port Community Housing Group Inc. Housing Provider</p> <p>Agency purpose / vision We create and manage affordable rental housing options in the City of Port Phillip for single adults and young people who have faced homelessness and social exclusion and encourage our tenants to participate in the local community and share in the benefits of inner-city living. We work with people who are most in need of an affordable, supportive place to live.</p> <p>Janet Goodwin Chief Executive Officer 259 Dorcas Street, South Melbourne Vic 3205 9696 1128 janetg@spchg.org.au</p>	<p>St Kilda Community Housing Housing Provider</p> <p>Agency purpose / vision Our Mission is to build housing communities in the St Kilda area for people who may lack strong family attachments while experiencing social disadvantage; have special needs, such as a mental illness, drug and/or alcohol dependence; be disadvantaged by a lack of financial resources when competing in mainstream housing markets; and have a history of homelessness or be at risk of homelessness.</p> <p>Joanne Holl Project Manager 102 St Kilda Road, ST KILDA VIC 3182 03 9534 1809 jholl@stkch.org.au</p>
<p>Unison Housing Housing Association</p> <p>Agency purpose / vision: Our mission is to collaborate to create vibrant, sustainable communities that meet the needs of renters, owners and people who are homeless by developing, managing and providing access to affordable housing.</p> <p>Michael Perusco Chief Executive Officer 660 Elizabeth St, Melbourne 3000 03 9349 0257 mperusco@unison.org.au</p>	<p>Wintringham Housing Housing Association</p> <p>Agency purpose / vision: Wintringham Housing will ensure elderly men and women who are either homeless or at risk of becoming homeless have access to enduring tenancies in affordable, adaptable and high quality housing.</p> <p>Michael Deschepper Chief Financial Officer 346 Macaulay Road Kensington Vic 3031 03 9376 1122 michaeldeschepper@wintringham.org.au</p>

<p>Women’s Housing Limited Housing Provider</p> <p>Agency purpose / vision: All women will have safe, secure, affordable housing choices.</p> <p>Judy Line Chief Executive Officer Suite 1, Level 1, 21 Cremorne St, Cremorne VIC 3121 9412 6868 judy@womenshousing.com.au</p>	<p>Women’s Property Initiatives Housing Provider</p> <p>Agency purpose / vision: To build a secure future for women and children in need by developing and providing good quality, long term affordable housing.</p> <p>Jeanette Large Chief Executive Officer Level 4, 189 Flinders Lane, Melbourne Victoria 03 9664 7800 jeanette@wpi.org.au</p>
<p>YWCA Housing Housing Provider</p> <p>Agency purpose / vision: To deliver exceptional housing services focused on creating opportunities for women facing disadvantage and be a powerful voice for women's equality.</p> <p>Jan Berriman Chief Executive Officer Level 1, 210 Kings Way, South Melbourne VIC 3205 T 03 8341 8700 j.berriman@ywca.net</p>	

A full list of registered community housing associations and providers can be accessed at the Housing Registrar’s website:

<http://www.housingregistrar.vic.gov.au/Who-we-regulate/Housing-associations>

<http://www.housingregistrar.vic.gov.au/Who-we-regulate/Housing-providers>