



PLANNING &
PROPERTY | **PARTNERS**

CONSULTATION REPORT

1-5 Reynolds Street, Hampton East

March 2022

Prepared for: **Reynolds Street Developments Pty Ltd &
Housing Choices Australia**

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1 Executive Summary

Planning & Property Partners Pty Ltd act on behalf of Reynolds Street Developments Pty Ltd in association with Housing Choices Australia ('HCA') and have prepared this consultation report with respect to the proposed social housing development at 1-5 Reynolds Street, Hampton East ('Site').

The proposed development forms part of Victoria's Big Housing Build, a State Government plan to deliver additional housing for people in need and in places where these are required most through investing \$5.3 billion in social and affordable housing, delivering over 12,000 new dwellings across Victoria over the next four years.

The proposal is for an eight (8) storey residential building, containing a total of 83 residential apartments of varying sizes, layouts and bedroom typologies with communal terraces provided on the building's roof and at Level 6 and 50 car parking spaces within two (2) basement levels. The proposal follows a lengthy town planning history on the Site, with it currently maintaining a residential development approval through Planning Permit 5/2016/596/3 ('Planning Permit') for a six (6) storey residential building comprising 70 apartments and 116 on-site car parking spaces.

The proposal seeks approval pursuant to Clause 52.20 of the Bayside Planning Scheme ('Planning Scheme'), with the following forming part of the relevant consultation requirements at Clause 52.20-4 of this provision:

- *Public consultation, and consultation with the relevant municipal council, on the plans, documents and information proposed to be submitted under Clause 52.20-5; and*
- *A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to, must be completed.*

The proposal has undergone extensive consultation in accordance with Clause 52.20-4 requirements, with the duration, extent and manner of consultation guided by and exceeding the requirements within *Homes Victoria Consultation Guidelines* (July 2021). Through the various consultation, reviews and feedback received from stakeholders the proposal has undergone significant design changes.

The overall community consultation undertaken comprised of the following in accordance with *Homes Victoria* guidelines:

- Mail out to owner and occupiers within a 150m radius of the Site on 10 December 2021.
- An online website (<https://www.housingchoices.org.au/reynolds-st>) that hosted the proposed development plans and supporting reports and invited written feedback from the community.
- Display of two (2) advertising signs on the Site on 9 December 2021 until 20 January 2022, providing information of the proposal and a link to the online website and material.
- A five (5) week notice period commencing on 10 December 2021 and concluding on 19 January 2022, exceeding the three (3) week requirement under the *Homes Victoria Consultation Guidelines* (July 2021) due to this falling over the Christmas/New Year holiday period.
- An online community information session on 21 December 2021 which resulted in 13 RSVP and 10 attendees from the community. This information session was initially proposed to be held in-person however due to the increase in case numbers with the Covid-19 pandemic and safety of the community and project team, this session was changed to an online session. A mailbox drop occurred to properties previously notified through the earlier mail out and online invitations sent to those who had RSVP.
- A separate online meeting at the request of the direct northern neighbour at 854 Nepean Highway, Hampton East on 25 January 2021.

Following the conclusion of this community consultation, 17 individual submissions were received with one (1) submission in support of the application. The feedback and issues raised by the community is diverse

and discussed in subsequent sections of this report. Where possible, the proposal has sought to integrate this feedback within the overall design response.

The following key stakeholders were also consulted:

- Bayside City Council, given that the Site is located within its municipal boundary and who provided their feedback through its 8th February 2021 Planning & Amenity Committee Meeting;
- The Department of Environment, Land, Water and Planning ('DELWP'); and
- The Office of the Victorian Government Architect ('OVGA').

The proposal has also been referred to the Department of Transport (Head, Transport for Victoria) pursuant to Section 55 of the *Planning and Environment Act 1987* ('Act') and Clause 66.02-11 of the Planning Scheme, as required by Clause 52.20. The Department of Transport do not object the development or require any conditional requirements with a copy of their referral response provided at **Appendix A**.

This report provides a summary of each stage of consultation and outlines the design evolution that has occurred following feedback received from various stakeholders or where no changes, provides detailed responses in addressing issues raised.

Overall, the consultation process has led and will lead to significant and positive changes in the overall design proposal, resulting in an improved streetscape appearance, architectural presentation and internal amenity for future residents.

The consultation undertaken has been carried out in accordance with the *Homes Victoria Consultation Guidelines* (July 2021), aligning with the expectations of the Director of Housing and Clause 52.20 requirements. This report summarises the actions taken.

2 Introduction

Planning & Property Partners Pty Ltd act on behalf of Reynolds Street Developments Pty Ltd in association with HCA.

The proposed development forms part of Victoria's Big Housing Build, a State Government plan to deliver additional housing for people in need and in places where these are required most through investing \$5.3 billion in social and affordable housing, delivering over 12,000 new dwellings across Victoria over the next four years.

The proposal is for an eight (8) storey residential building, containing a total of 83 residential apartments of varying sizes, layouts and bedroom typologies with communal terraces provided on the building's roof and at Level 6 and 50 car parking spaces within two (2) basement levels.

The proposal seeks approval pursuant to Clause 52.20 of the Planning Scheme and which requires as part of an application submission:

- *Public consultation, and consultation with the relevant municipal council, on the plans, documents and information proposed to be submitted under Clause 52.20-5; and*
- *A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to, must be completed.*

2.1 Planning Permit History

The proposal follows a lengthy town planning history for the Site and benefits from the existing Planning Permit which allows for a six (6) storey residential building.

The existing Planning Permit is independent of this Clause 52.20 application, with the most recent amendment approved by Council and which has assisted in informing the built form response and architectural appearance of this proposal.

3 Consultation Feedback and Response

The below outlines how each stakeholder was consulted and the feedback received. Consultation for the proposed development with the community and service authorities for this application has been undertaken through four (4) key components:

- Consultation with Bayside Council as the custodial Council for the Site, involving two (2) pre-application meetings and a formal referral to their planning officers during the consultation process and contact with Councillors;
- Notification to the Department of Transport who would otherwise be a statutory referral authority in regular circumstances;
- Consultation with the OVGA so as to ensure the development achieves high quality design
- Consultation with the local community for a five (5) week process to seek their feedback and incorporate it as part of the design process.

3.1 Bayside City Council

Bayside City Council planning officers, from the statutory and strategic planning departments, were consulted on three (3) separate occasions for the purposes of preliminary and pre-application discussions as follows:

- 12 August 2021, for the purposes of introductions and preliminary discussions on the proposal
- 24 November 2021 for the purposes of a pre-application meeting; and
- 13 December 2021 as part of the formal consultation process.

Bayside City Councillors were also contacted separately from their planning departments on 9 December 2021 with a copy of this correspondence provided at **Appendix B**. The purpose of contacting the Councillors was to provide a briefing to the elected representative in the event that its residents contacted Council for further information. A briefing of the proposal was invited to Councillors however this did not occur.

Council's confirmed position of conditional support was resolved at the 8 February 2022 Planning & Amenity Council Meeting. A response to Council's position, as informed by the conditions in the minutes of this meeting, is provided at Section 4.2 and Table 2 of this report.

A copy of the Council minutes from this meeting is provided at **Appendix C**.

3.2 Office of the Victorian Government Architect

The applicant also undertook consultation with the OVGA through a Design Review Panel on the 11 August 2021 and subsequent written feedback provided on 27 August 2021.

A full response to the feedback provided by the OVGA is contained at Section 4.1 and Table 1 of this report.

3.3 External Referral Authorities – Department of Transport

Pursuant to Clause 66.02-11 of the Planning Scheme, the relevant referral authority for a standard planning permit application for a residential development comprising 60 or more dwellings or lots is the Head, Transport for Victoria.

On 14 December 2021, the application was referred to the Department of Transport for comment.

The Department of Transport by letter dated 24 December 2021 (Reference: ENQ 1657/21) responded to the application, acknowledging the previous developments of similar scale on the Site and it being an appropriate location for development, with no objection or conditions to the application.

A copy of the Department of Transport's letter is provided at **Appendix A**.

3.4 Community Consultation

Community consultation in accordance with Clause 52.20-4 requirements of the Planning Scheme and *Homes Victoria Consultation Guidelines* (July 2021) has included the following:

- Letters sent to owners and occupiers, posted on 10 December 2021, within 150 metres of the Site, notifying them of the proposed development. **Appendix E** contains a copy of this letter and which informed residents of the online website created (<https://www.housingchoices.org.au/reynolds-st>) with copies of the various supporting reports and a link to submit written feedback.



Figure 1 – Neighbouring properties within 150m of the Site who received written notice

- Display of two (2) advertising signs on the Site on 9 December 2021 until 20 January 2022, providing information of the proposal and consultation session and a link to the online website and material through a QR code.



Figure 2 – Advertising signs displayed on the Site's Reynolds Street frontage (photo take 9 December 2021)

- A website was hosted by HCA as outlined above. The website provided links to view the various consultation material (town planning report, architectural package, sub-consultant reports etc.) and a link to submit written feedback. Members of the public were able to provide feedback via the website between 10 December 2021 and 19 January 2022.
- An online community information session on 21 December 2021 which resulted in 13 RSVP and 10 attendees from the community. This information session was initially proposed to be held in-person however due to the increase in local case numbers with the Covid-19 pandemic and safety of the community and project team, this session was changed to an online session. A mailbox drop occurred to properties previously notified through the earlier mail out and online invitations sent to those who had earlier RSVP.

The information session was held through the Zoom platform commencing at 6:00pm and concluding at 7:30pm. The first half of the session comprised a presentation outlining the proposal and role of HCA. Presenters included representatives from HCA, Planning & Property Partners Pty Ltd and Rothelowman Architects. The second half comprised a question-and-answer forum between residents and presenters.

Key concerns raised by residents during this information session related to:

- Height of the proposed building at eight (8) storeys, exceeding preferred controls

- Lack of car parking and impact to local road network and traffic congestion, including cumulative impact from nearby approvals
- Overall density of the development
- Selection of tenants
- Relationship to the northern property and process that has occurred through earlier Planning Permits
- Process of the application, consultation and remaining updated
- Council's position in relation to the application
- Decline in housing prices to the area

During the information session, where possible, queries and comments were responded to. There were a small number of questions that required additional investigation and input and could not be directly answered at the session. Subsequent responses were provided in the document 'Follow-up questions – 1-5 Reynolds St, Hampton East' and uploaded to the HCA website. **Appendix E** contains a copy of this document.

Concerns raised during the information session were generally similar to the written submissions received.

- A separate online meeting at the request of the direct northern neighbour at 854 Nepean Highway, Hampton East was held on 25 January 2021, to further discuss their issues raised at the information session and provide further insight into the application process, the Site's Planning Permit history and proposal's built form response to this interface.
- 17 individual submissions were received, including double-ups from the same household and one (1) submission in support of the application. These written submissions have been taken into consideration in the final design of the proposal with a response to the submissions provided at Section 4.3 and Table 3 of this report.

4 Consultation Feedback and Response

As mentioned above, the project has undertaken detailed consultation with:

- The OVGA;
- Bayside City Council's Planning Officers and correspondence with Councillors;
- The Local Community;
- DELWP Planning Officers; and
- The Department of Transport.

Below are a series of tables which summarises the feedback received and how the design response has responded to this.

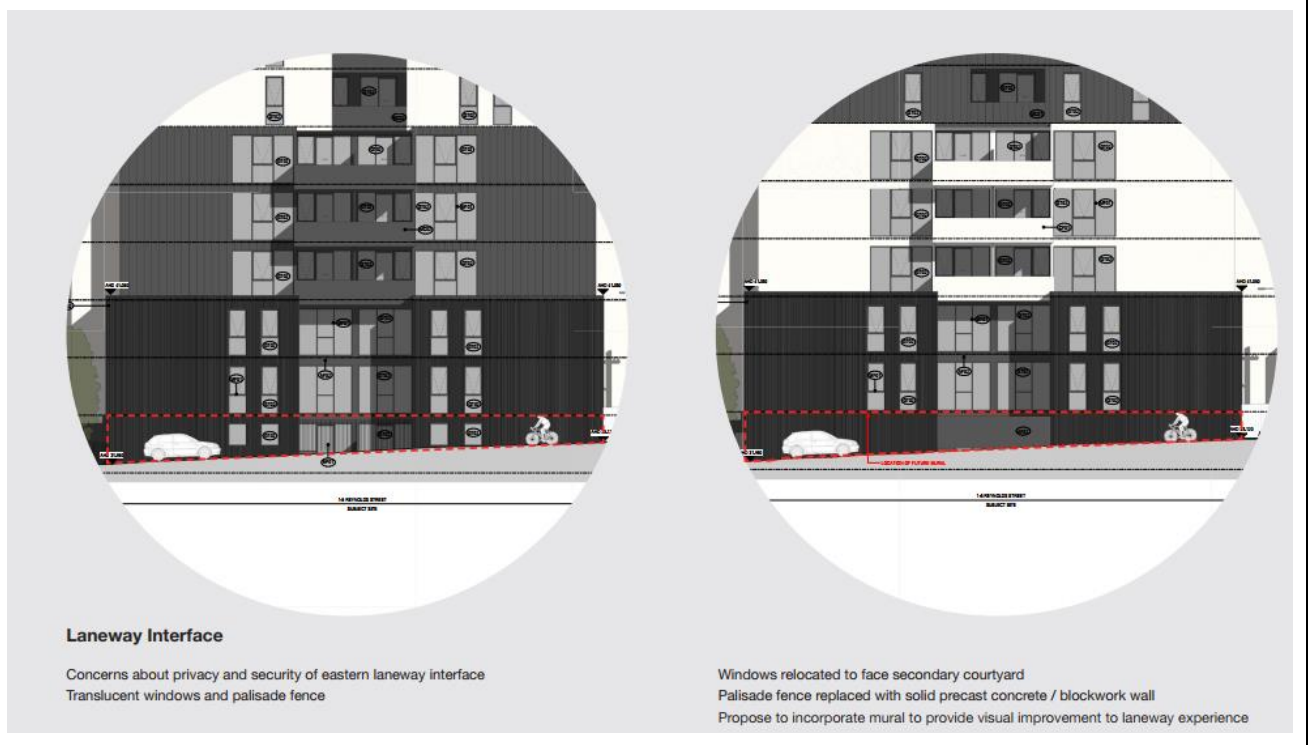
4.1 Office of the Victorian Government Architect

Table 1 below provides a response to the original OVGA Design Review report dated 27 August 2021 and the proposal's response.

Table 1: OVGA feedback and comments			
Topic	OVGA Comments	Response	Implemented Change
Site Organisation and Movement Network	1. <i>With Reynolds Street to the south and laneways along the east and north, the building needs to be perceived and resolved in the round. It should more convincingly respond to its context and the existing street network. Activation and safety need to be a higher priority along all edges. The following needs to be addressed:</i>	<p>The building has been designed 'in the round' with no blank facades given the two (2) street frontages and building setbacks from the north and west, ensuring no unreasonable off-site amenity impacts will arise and maintaining their equitable development potential.</p> <p>The building is orientated towards the principal Reynolds Street frontage, and while notably secondary, enhanced activation to the eastern laneway has been provided in response to OVGA comments through the provision of a feature mural wall and added orientation of windows and dual-aspect balconies to this eastern frontage providing added safety and passive surveillance.</p>	Enhanced activation and safety has been provided to the Site's eastern interface as outlined in Item 2 and 3 below.
	2. <i>The interface with the</i>	Ground floor bedrooms	• Removal of previous

	<p><i>eastern laneway requires review. We are concerned about the lack of safety and activity here. The bedroom windows facing the laneway are very vulnerable and a strategy regarding privacy and security is needed without compromising internal amenity.</i></p>	<p>facing the eastern laneway have been removed in response to OVGA feedback and repositioned to the eastern, central void for internal amenity purposes.</p> <p>Ground floor windows have been replaced by a feature mural wall for activation and interest at street level as this connects through to the retail core along Nepean Highway as reflected in Figure 3 below.</p> <p>Beyond initial changes made in Figure 3, upper level balconies and windows will be repositioned to further respond to OVGA comments, along with exploring an expanded mural for the streetwall, providing added activity, safety and passive surveillance.</p>	<p>ground floor windows to eastern laneway</p> <ul style="list-style-type: none"> • Provision of a feature mural wall to the eastern laneway for added activation and interest. • Balconies on upper level orientated with dual-aspect, including towards eastern laneway
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Figure 3 – Eastern Laneway changes





Example

Nightingale St. Balaclava



Existing Laneway Condition

	<p>3. <i>To activate the eastern laneway further setback is needed. It is important the proposal aligns with council's strategic vision for the laneway.</i></p>	<p>The built form controls of the ACZ1 applying to the Site, nominates a discretionary three (3) storey / 11 metre streetwall for this eastern laneway with upper level setbacks and which Council has previously supported throughout the history of the Planning Permit.</p> <p>Accordingly, the proposal responds to Council's strategic vision as reflected in their ACZ1 control and who have previously not required additional 'activation' to be provided, however the proposal has further sought to respond to this as reflected in Items 1 and 2 above.</p>	<p>No change necessary</p>
	<p>4. <i>Opportunities for clear pathways/connection to the surrounding road network such as the Nepean Highway located to the east have not been realised.</i></p>	<p>It is unrealistic for additional pathways/connections to be provided outside of the Site's title boundaries. The Site forms part of the greater Hampton East (Moorabbin) MAC and which is to continue to</p>	<p>No change necessary</p>

		<p>evolve as the ACZ1 and associated Structure Plan is implemented, this may for instance include a continued connection of Reynolds Street through to Nepean Highway noting the proposed location of a pocket park, however, is beyond the control of this application and the Site.</p>	
	<p>5. <i>We are concerned about the relationship with the commercial car park to the north and the lack of setback along this edge. Softening this interface needs to be considered. Long-term implications need to be understood including in the instance the site to the north is developed</i></p>	<p>The built form relationship and setbacks to the north has previously been tested by two (2) urban design experts and a Tribunal process through the most recent amendment to the Planning Permit. The Tribunal¹ ultimately confirmed the setbacks are appropriate in catering for the equitable development expectations of this northern car park.</p> <p>The proposal has however increased setbacks in the north-west providing additional landscaping opportunities, further softening the including deep-soil planting, further softening this interface as recommended by the OVGA and reflected in Figure 4 below.</p>	<ul style="list-style-type: none"> • Increased building setback in the north-west corner, reducing built form and providing additional deep-soil landscaping opportunities in north-west corner
	<p>6. <i>We are concerned about the lack of setback along the western boundary. Increasing the setback and softening the interface is recommended. The relationship to the residences located to the west requires testing to protect neighbourhood amenity taking the potential future developments of the sites into account.</i></p>	<p>The proposal has increased the north-western setback in response to the OVGA comments as outlined at Item 5 above and reflected in Figure 4 below.</p> <p>The western setback retains that previously approved in the Planning Permit protecting existing resident amenity while</p>	<p>No further changes necessary</p>

¹ Reynolds Street Developments Pty Ltd v Bayside CC [2021] VCAT 977

		<p>maintaining the equitable development potential of these properties in context of the ACZ1 location, consistent with the expectations of the existing approval</p> <p>Increasing the western setback would further expose the vehicular accessway, presenting an undesirable presentation to Reynolds Street.</p>	
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Figure 4 – Increased north-west setback



	<p>7. <i>Bicycle parking not located on grade is challenging. We recommend locating it on the ground plane. If it is to remain in the basement, the journey here requires review to ensure there is sufficient space, clearances and ease of movement.</i></p>	<p>Bicycle parking is located in the basement for security purposes and providing convenience for residents to access the central lift/stair, with the necessary spacing, dimensions and clearances informed by <i>Traffix Group Pty Ltd.</i></p> <p>Notwithstanding, at-grade bicycle parking has been provided at the building's</p>	<ul style="list-style-type: none"> • Additional at-grade bicycle parking at building's Reynolds Street entrance
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		Reynolds Street entranceway in response to OVGA comments.	
Landscape and Public Realm	<p>8. <i>We support the integration of landscape along the ground floor interface of Reynolds Street. However, space is tight and it is not clear if there is sufficient deep soil planting area available. Can the outline of the basement be modified to achieve more generosity and enable deep soil planting?</i></p>	<p>Additional landscaping opportunities including deep-soil planting has been provided in response to OVGA feedback through the removal of individual walk-up entrances to ground floor apartments from Reynolds Street removing hard surfaces and stairs given the natural east-west fall of the Site as previously presented to the OGVA as reflected in Figure 5 below.</p> <p>The on-site landscaping will complement that proposed along the Reynolds Street nature strip, providing a beautified streetscape setting.</p>	<ul style="list-style-type: none"> • Additional landscaping opportunities in the building's front setback • Opportunities for additional landscaping along Reynolds Street nature strip

Figure 5 – Removal of individual walk up-pedestrian entrances



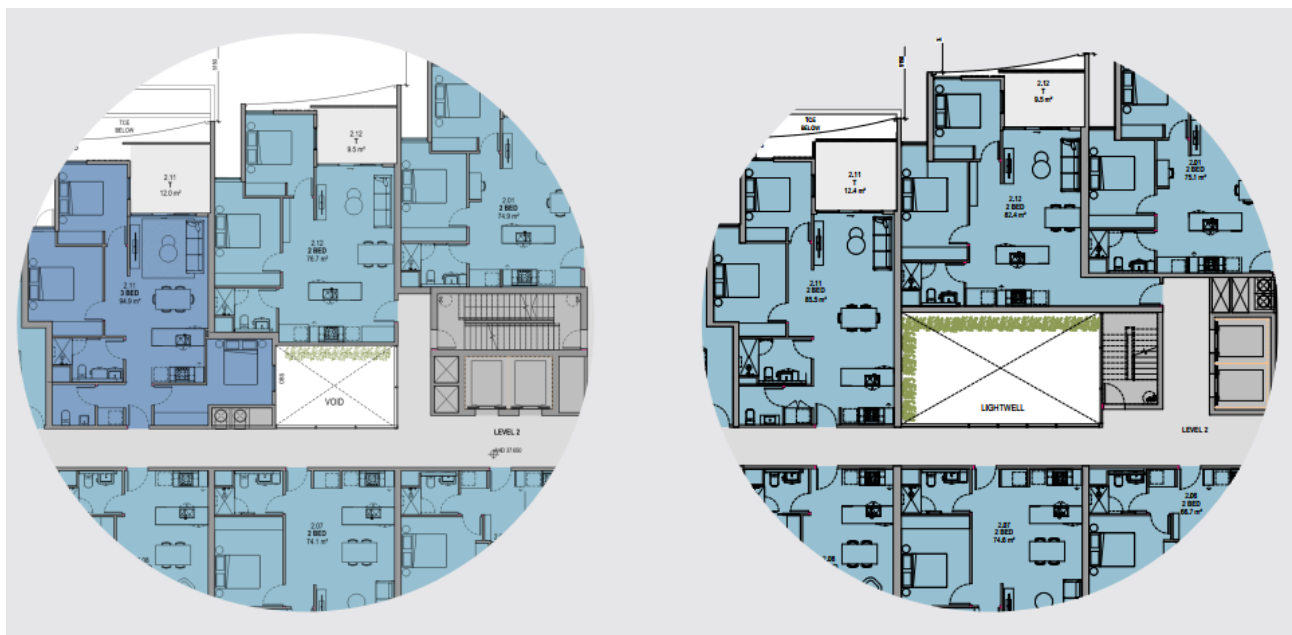


	<p>9. <i>There is no clear delineation between public and private along the ground floor interface making residences exposed and vulnerable. A more robust architectural response is needed. While we support access to the ground floor apartments from the street in principle, it should be tested if there is merit in introducing an additional landscape buffer instead.</i></p>	<p>As reflected in Item 8 above, the individual access from Reynolds Street was further tested and removed to provide additional deep-soil canopy planting. This also provides greater security for future residents and management with the single entrance.</p> <p>A more robust interface is provided behind the landscape buffer in responding to the Site's east-west fall, providing added resident security and an outlook for passive surveillance opportunities.</p>	<p>No further changes beyond those implemented as outlined at Item 8 above</p>
	<p>10. <i>We question the viability of the landscape shown along the northern boundary. There is limited deep soil planting opportunity here and tree canopies are shown in close proximity to the building. It is likely an upstand is required making the vegetation less robust and reducing the amenity of the private open space. Who is responsible for the</i></p>	<p>The proposed landscaping, its viability and species types has been informed by <i>Etched</i> landscape architects. Added detail of the species types, volume of soil and maintenance will be provided by <i>Etched</i> in the later application submission. <i>Etched</i> have confirmed the</p>	<ul style="list-style-type: none"> • Further detail of landscape strategy and planting to be provided by <i>Etched</i> at application submission

	<i>maintenance of vegetation here? If it is the residents' responsibility, this may never eventuate to the detriment of the neighbourhood amenity.</i>	proposed landscaping scheme is viable and has been accepted by HCA.	
	11. <i>We are concerned about the reliance on planters to mediate privacy issues and recommend a more robust architectural response</i>	<p>Planter boxes are provided to mitigate overlooking concerns to adjoining sensitive neighbours, rather than the alternative of screening which would compromise and enclose the amenity of the apartments.</p> <p>As reflected in the overlooking section diagrams prepared by <i>Rothelwman Architects</i>, it is the planter boxes themselves which are provided to mitigate overlooking rather than proposed planting.</p> <p>For these reasons, it is considered no further change is necessary.</p>	No further changes necessary
	12. <i>Located on upper levels planters will require balustrades. It is important to understand the full implications of this now</i>	<p>Planter boxes are proposed at a height of one (1) metre and with an additional metal railing for safety purposes on the internal terrace side. The height and depth of the planters enable adequate maintenance to occur.</p> <p>For these reasons, it is considered no further change is necessary.</p>	No further changes necessary
	13. <i>The planting at the bottom of the lightwell will be difficult to sustain given the lack of light penetration.</i>	The central lightwell has significantly increased in response to OVGA feedback, providing excellent daylight penetration, notably in excess of BESS requirements This lightwell is to be further expanded through the relocation of	<ul style="list-style-type: none"> • Lightwell to be further expanded beyond consultation material as part of the submitted application • Further detail of landscape strategy and planting within lightwell to be provided by <i>Etched at</i>

		<p>the waste chutes and core orientation and which will form part of the submitted application as reflected in Figure 6 below.</p> <p>Given the basement layout, the planting within the lightwell is to be contained within planters.</p>	<p>application submission</p>
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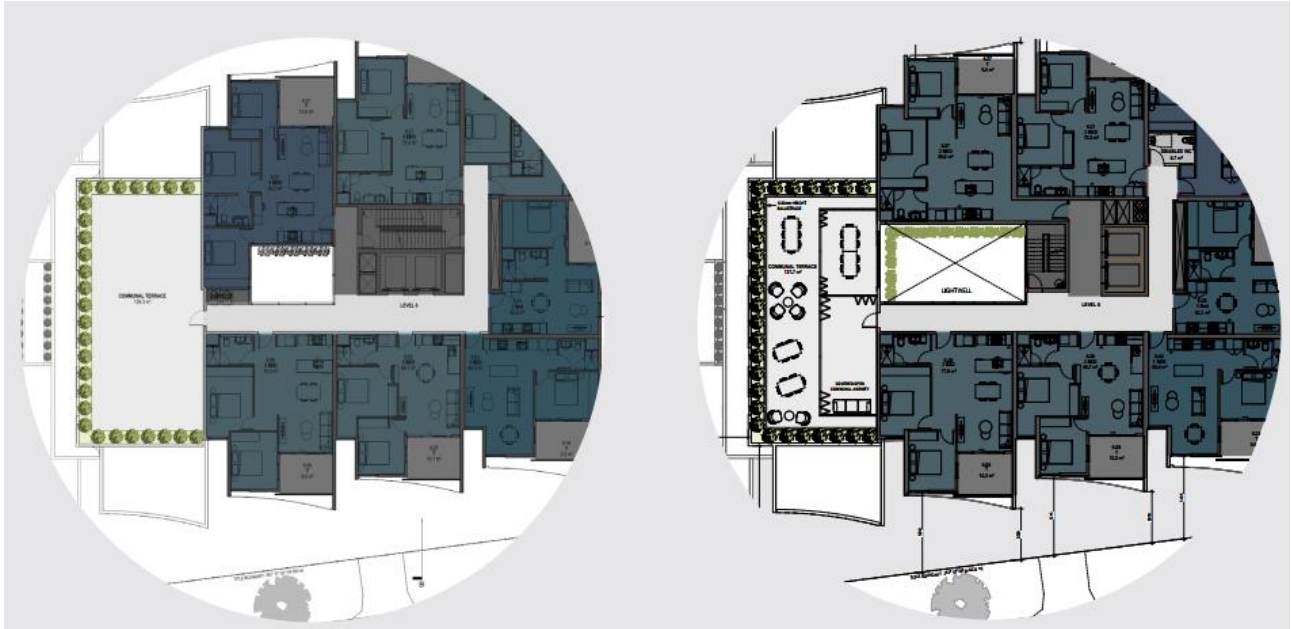
Figure 6 – Increased central lightwell and core rotation



	<p>14. <i>The existing planning permit scheme shows communal roof spaces. While the roof terrace remains, internal communal facilities have been lost in the updated eight storey scheme. We are concerned about the roof terrace now being located adjacent to private residences. For a vulnerable population of this scale internal communal spaces need to be included to facilitate interactions between residents and to provide spaces outside of dwellings. Locating internal communal facilities adjacent to the external communal space is logical and recommended. The communal roof terrace needs to be usable</i></p>	<p>An internal communal facility/area has been provided at Level 6 in response to OVGA comments and as reflected in Figure 7 below.</p> <p>This provides separation from apartments to the external area and a desirable amenity for residents of the building with opportunities for this to be open/closed depending on weather conditions.</p>	<p>No further changes necessary</p>
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throughout the year in different weather conditions and cater for the residents' daily activities.

Figure 7 – Provision of internal communal facility/area



<p>Built Form, Massing and Architectural Expression</p>	<p>15. <i>We support the deletion of the street wall compared to the permit scheme and the consistency in expression this has resulted in along Reynolds Street</i></p>	<p>The support of OVGA on the removal of the streetwall to Reynolds Street from the existing Planning Permit is acknowledged.</p>	<p>No change proposed</p>
	<p>16. <i>The proposal is pushing the allowable planning envelope and more generosity is needed around the building edges.</i></p>	<p>The proposal has appropriately responded to and balanced the built form requirements of the ACZ1 and Clause 52.20. Through the removal of the Reynolds Street streetwall and increased setbacks to the north, the building envelope and site coverage has notably reduced from the existing Planning Permit.</p> <p>For these reasons, it is considered no change required</p>	<p>No change proposed</p>
	<p>17. <i>The increase from six to eight storeys is acceptable in principles within the</i></p>	<p>Support of the additional height is welcomed. Clear attention and focus on the</p>	<p>No further change necessary beyond that identified at Items 8 and</p>

	<i>proposal's context. However, the ground plane needs further resolution to be of high quality.</i>	ground floor plane has occurred in response to OVGA comments as addressed at Items 8 and 9 above and through the added landscaping at this interface enables a high quality design response to be achieved.	9 above to the ground floor plane
	18. <i>The images provided by the team don't acknowledge the context and show lush landscape to mitigate the building's impact on the surrounding context. However, as mentioned above we question the landscape proposals' viability. The proposal needs to be shown with and without landscape to ensure the proposal is robust enough on its own. The impact on the ground plane and the streetscape needs to be fully understood. The proposal's success cannot rely on the success of the planting.</i>	Refer to responses above to Items 10 regarding the proposed landscaping which has been informed by <i>Etched</i> landscape architects and will be expanded upon in the submitted application.	<ul style="list-style-type: none"> Further detail of landscape strategy and planting within lightwell to be provided by <i>Etched</i> at application
	19. <i>We support the vertical expression of the façade and the intention to break up the façade.</i>	The support of OVGA on the building's vertical expression is acknowledged.	No change necessary
	20. <i>Sensitivities around social housing residents need to be understood. Privacy and safety are of key concern. What will be visible once occupied? How will the residents use the spaces?</i>	Refer to Item 9 response above in relation to the public/private relationship at ground floor to Reynolds Street and how this has been reviewed and enhanced in responding to OVGA comments.	Changes have been made as reflected in Items 8 and 9 above
	21. <i>The architectural language requires further development to be residential in its response. We question if the use of glazed balustrades is appropriate. The ground floor interfaces and the transition from public to private require further resolution.</i>	The use of glazing to the balcony balustrades is provided to enhance natural daylight receipt to the internal areas of the apartments. An alternative vertical, open metal balustrades is however to be explored further in response to the OVGA	<ul style="list-style-type: none"> Further exploration of the balustrade materiality to occur and resolved before submission of the application

		<p>comments.</p> <p>A response to the Reynolds Street ground floor private/public relationship is provided at Item 9 above.</p>	
	<p>22. <i>Materials need to be tested for their durability and longevity. We generally support the use of textured masonry. We caution against the use of blockwork and render due to the lack in durability. High quality and well-ageing materials are crucial for the long-term success of the building.</i></p>	<p>The proposed materials have been chosen for their durability to provide a timeless architectural response with their sustainable sourcing and application supported within the provided 'Sustainability Management Plan' prepared by <i>Ark Resources Pty Ltd</i>.</p> <p>A detailed material schedule will be provided as part of the submitted application.</p>	<p>No change required</p>
<p>Internal Layout Amenity</p>	<p>23. <i>The site is large and deep, making it challenging for the apartments to achieve acceptable amenity. The amenity of all apartments requires interrogation to become Liveable Homes. Achieving good amenity for all residents needs to be a priority. The number of dwellings needs to be balanced with adequate dwelling amenity.</i></p>	<p>The proposed building envelope and internal arrangement has responded to the Site's opportunities and constraints, with all apartments designed to the building's exterior. The apartments internal layout are designed to comply with Clause 52.20 requirements.</p> <p>The internal amenity and arrangement of apartments has been reviewed and enhanced in response to OVGA comments as outlined below.</p>	<ul style="list-style-type: none"> • Refinements to the internal amenity of apartments has occurred and been implemented. • Detailed apartment plan layouts are to form part of the submitted application confirming compliance with Clause 52.20 requirements.

Figure 8 – Enhanced internal amenity



	<p>24. <i>More clarity of apartment layouts is needed. We are concerned about the number of 'snorkel' bedrooms located within deep slots and the lack of amenity this results in.</i></p>	<p>The OVGA has expressed their clear support of the building's verticality as reflected in Item 19 above. Clause 52.20 does not discourage 'snorkel' bedrooms, with these windows designed to comply with relevant Clause 52.20-7.15 requirements.</p> <p>Such compliance will be reflected in detailed apartment layouts as part of the submitted application.</p>	<p>Detailed apartment plan layouts are to form part of the submitted application confirming compliance with Clause 52.20 requirements.</p>
	<p>25. <i>The resident's arrival experience and entry threshold require further development. Generosity in front of lifts, stairs and entry doors is needed. Entry doors directly next to or opposite each other are not appropriate.</i></p>	<p>The number of instances of apartment entries located opposite/next to each other has been reduced in response to OVGA comments.</p> <p>The pedestrian experience has also been enhanced through removing the previous walk-up apartment entrances for a consolidated entrance</p>	<p>No further changes necessary</p>

		<p>point, which provides a welcoming experience through the expanded light court at ground floor to the building's lobby area and relationship it has to the central lift/stair area. This provides opportunities for casual meeting internally within the building or externally in the forecourt area, where ground floor bicycle parking has been relocated to.</p>	
	<p>26. <i>The bedrooms facing the lightwells are concerning regarding amenity, privacy and noise penetration. Increasing the size of the lightwell is recommended.</i></p>	<p>As outlined at Item 13 above, the size of the lightwell has been increased in response to OVGA comments and will be further expanded in the submitted application.</p> <p>While expanded, the internal layout of the building has been updated to remove all previous bedrooms facing this lightwell in response to OVGA comments.</p>	<ul style="list-style-type: none"> • Lightwell to be further expanded beyond consultation material as part of the submitted application • No further changes beyond the above, noting there are no longer bedrooms reliant upon this expanded lightwell
	<p>27. <i>The corridors are long and have limited amenity. Corridors leading to a 'dead end' need to be changed. Natural light and sightlines to the outside are needed to improve wayfinding and perceived safety. Is there additional amenity that can be accommodated within the corridor to break up the space?</i></p>	<p>The internal corridors have been revised in response to OVGA comments, with no 'dead end' corridors with these all leading to an apartment entry.</p> <p>Natural light has been enhanced to the corridor area through the increase in the lightcourt as reflected in Item 26 and 13 above, which acts as a centre piece at all levels of the building to improve and enhance the internal wayfinding and casual safety and meeting opportunities.</p>	<ul style="list-style-type: none"> • Lightwell to be further expanded beyond consultation material as part of the submitted application • No further changes beyond those otherwise applied in consultation material
ESD	<p>28. <i>ESD ambitions need to be developed to be realistic and</i></p>	<p>A detailed 'Sustainability Management Plan' has</p>	<ul style="list-style-type: none"> • ESD commitments to be reflected on the

	<p><i>achievable. They need to remain a priority throughout the development process of the project. Passive solar design and shading strategies need to be integrated now. Social housing needs to be designed for low running costs and low carbon products. This includes the imperative to future proof the design for maintenance and energy efficiencies.</i></p>	<p>been prepared by Ark Resources Pty Ltd confirming the ESD ambitions and commitments of the project which includes:</p> <ul style="list-style-type: none"> • Rainwater harvesting system for toilet flushing and irrigation; • 21kWp rooftop solar photovoltaic system; • High-performance glazing and energy efficient building services, appliances and fixtures; • Environmentally preferable internal finishes; • A 5 star Green Star Design & As Built rating; • A minimum average NatHERS energy rating of 7.0 stars; and • 'Best Practice' standard for stormwater quality 	<p>updated architectural plans</p>
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4.2 Bayside City Council

Bayside City Council were consulted on three (3) separate occasions with an increased level of application for each occasion as follows:

- First pre-application on 12 August 2021, informing concept response and in particular changes from the development approved by the Planning Permit. Feedback from Council informed:
 - No issues with the provided front setback per se, however has concerns on the lack of no streetwall or podium form to Reynolds Street in place for additional height.
 - Should further levels be proposed over 6 levels, these should be recessed from the floor below to reduce visibility from streetscape and immediate surrounds. No height of this scale in the immediate area so would be 'first off the rank'.
 - Car parking numbers acceptable if meeting statutory rate, full review of basement and layout to occur at a later stage
 - Acknowledgement of setbacks to the side and rear for the first six (6) storeys generally aligning with existing Planning Permit. Setting aside building height, upper level side and rear setbacks would generally be sufficient also

- Eastern interface and wall on boundary consistent with existing Planning Permit and hence not problematic
 - Detailed assessment on overshadowing and overlooking to occur at a later date
 - Noted some minor non-compliances areas with private open space at ground floor area, however acknowledged that north receives good sunlight and amenity, but southern areas should be further explored.
 - Supporting of the architectural feature and presentation of the building.
- Second pre-application on 12 August 2021, post-funding from Homes Victoria and preliminary discussions focusing on building height and the recessed uppermost level. Preliminary plans were provided to Council and high level feedback was provided as follows:
 - The proposed building is within the Activity Centre Zone, in a precinct that encourages ground floor retail which has not been provided.
 - The proposed building is 8 storeys, exceeding the preferred height of 6 storeys.
 - The proposed building is not appropriately setback from the eastern boundary which adjoins a laneway.
 - The proposed building is adjacent to a site earmarked for open space in the future, and should complement this future use
 - The newly proposed development removes the street wall provided through the previous permit
- Formal referral to Council occurred during the consultation process whereby a full draft application was provided to Council officers and Councillors informed of the consultation process. This package formed the basis of a full review and report to a Council Planning and Amenity Meeting on 8 February 2022.

At the 8 February 2022 Planning & Amenity Committee Meeting, Bayside City Council resolved to support the proposal, subject to a number of conditions. The resolution of Council followed earlier pre-application meetings with officers from the statutory and strategic planning departments, who raised the following earlier concerns:

In their assessment and the conditions reflected in Council's resolved position, the need for ground floor retail, a setback from the eastern boundary and removal of the previously approved streetwall to Reynolds Street were not issues pursued by Council.

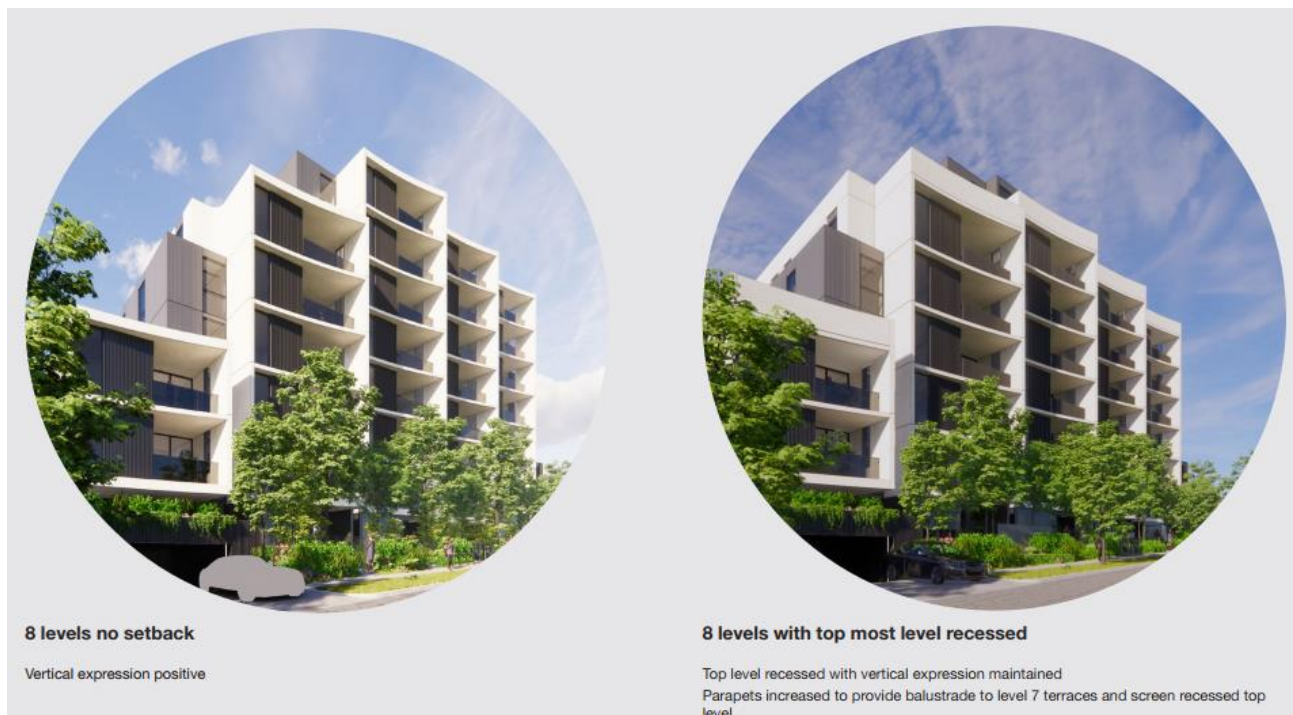
The below table provides a response to Council's ultimate position as reflected in the minutes and conditions of the 8 February 2022 Planning and Amenity Committee Meeting:

Table 2: Bayside City Council conditions response			
Condition Reference	Condition	Response	Proposed Change
1a)	<i>Deletion of Level 7. The new uppermost level (excluding rooftop level) must be further recessed from the front façade, and designed of a more muted design detail</i>	The architectural response was updated in response to earlier Council feedback at the pre-application meetings by removing bedrooms on Level 7, resulting in a recessed uppermost level as reflected in	No further changes beyond that provided in the consultation package which informed: <ul style="list-style-type: none"> • Recessive uppermost level to enable the

		<p>the comparative perspective images at Figure 9 below.</p> <p>The height of the proposal at eight (8) storeys, is two (2) storeys higher than the discretionary built form control within the ACZ1. As a result of these additional storeys, this does not impact on the proposal's ability to comply with the objectives and requirements of the ACZ1 control. The redistributed Reynolds Street streetwall from the Planning Permit for additional height as proposed, provides for an improved public realm and pedestrian outcome through a softer, landscaped streetscape in response to specific design guidelines for Precinct 3 of the ACZ1 including '<i>beautification of the Reynolds Street streetscape</i>' and '<i>distinct canopy planting...to achieve a leafy residential landscape character</i>'. Such redistribution of built form satisfies relevant objectives and requirements of the ACZ1, all while maintaining a similar Gross Floor Area to the existing Planning Permit.</p> <p>As a result of the building's height, no additional unreasonable off-site amenity impacts will arise given the generous setbacks provided and negligible overshadowing cast to the western properties as well as the public realm.</p> <p>Through the scaling of setbacks to the west and the differing heights this creates to the vertical modules to Reynolds Street, this proportionally balances the built form in responding to the Site's natural east-west slope which would also be lost if the</p>	<p>building to present as a seven (7) building in response to earlier feedback</p> <ul style="list-style-type: none"> • Reduction in the footprint of the uppermost level
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		<p>height were reduced.</p> <p>Accordingly, based on the above and response to community submissions received at Section 4.3 which also raises issues in relation to building height, a reduction in height is not necessary in this instance.</p>	
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Figure 9 – Recessed uppermost level



<p>1b)</p>	<p><i>clear shadow diagrams showing that no additional overshadow occurs to No.8 and No.10 Highbury Avenue, over and above that associated with the approved development under 2016/596/3</i></p>	<p>The additional overshadowing cast is from the balustrade treatment of the Level 6 communal terrace area and not the additional two (2) levels from the existing Planning Permit approval as referenced above.</p> <p>If for instance a glass balustrade treatment was introduced then the shadow cast would remain the same, however for safety and amenity purposes for residents and architectural quality a solid balustrade treatment has been provided.</p> <p>The existing Planning Permit</p>	<p>No further changes proposed. Detailed overshadowing diagrams and comparative overshadowing analysis will be provided as part of the submitted application.</p>
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		<p>approval already overshadows the private open space areas of these western properties at 9am with a negligible shadow increase occurring only at 10am and therefore considered appropriate.</p> <p>For these reasons, no further change will be implemented.</p>	
1c)	<i>overlooking diagrams that show compliance with clause 52.20-6.13</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	Detailed overlooking diagrams to be provided as part of DELWP submission
1d)	<i>deep soil area to be increased to show compliance with Clause 52.20-7.4. Increased area must be provided within the front setback area</i>	<p>As outlined in our response to proposed Condition 1a) above, the proposal removes the previous Reynolds Street streetwall from the existing Planning Permit for a greener and softer landscape response at this frontage. Areas of deep-soil have been maximised at this frontage and combined with the planter boxes provide a beautified streetscape through the proposed canopy trees in satisfying objectives and requirements for sub-precinct 3 of the ACZ1.</p> <p>We further note that use of planter boxes in this setback in concert with the planting proposed to the Reynolds Street nature strip, still satisfies and enables the proposal to achieve the 'equivalent canopy cover' as referenced at Clause 52.20-7.4 and reflected in the 'Landscape Plan' prepared by <i>Etched Projects</i>. This condition is therefore unreasonable, with the Standard and Objective of Clause 52.20-7.4 still satisfied.</p>	<ul style="list-style-type: none"> • Additional landscaping opportunities have been provided in the building's front setback • Further detail of landscape strategy and planting to be provided by <i>Etched</i> at application submission
1e)	<i>reinstatement of the kerb, channel and nature strip at the redundant vehicle crossovers to Reynolds Street</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	To be reflected on architectural plans forming the basis of the DELWP submission

1f)	<i>removal of the two (2) x bicycle parking spaces located within the Reynolds Street road reserve</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	To be reflected on architectural plans forming the basis of the DELWP submission
1g)	<i>provision of a minimum eight (8) visitor bicycle spaces at ground level, located adjacent the building entry point and entirely within the confines of the site</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	To be reflected on architectural plans forming the basis of the DELWP submission
1h)	<i>provision of swept path assessment for the top and bottom of each access ramp to demonstrate the passing of B85 and B99 cars. This must show B85 cars in nearby parking spaces offset 200mm from the wall in front, and realistic travel paths must be depicted. One car may be permitted to wait while the other passes</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	To be reflected on architectural plans/traffic report forming the basis of the DELWP submission
1i)	<i>provision of bollards or other devices to protect the bicycle parking spaces on Basement Level 1 from reversing vehicles</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	To be reflected on architectural plans forming the basis of the DELWP submission
1j)	<i>specification of the make and model of the multi-tier bicycle storage system, with all dimensions to accord with manufacturer specifications or AS2890.3, as appropriate</i>	The specifications of the bicycle storage system will be confirmed at the design detail stage.	To be reflected on architectural plans forming the basis of the DELWP submission
1k)	<i>storage units in front of car spaces are to have sliding rather than swinging doors</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	To be reflected on architectural plans forming the basis of the DELWP submission
1l)	<i>redesign of the access ramp from Reynolds Street, with due consideration to the crossfall at the site frontage, to ensure compliance with Clause 52.20 and a maximum 12.5% summit grade change. Reduced levels must be depicted on both sides of the ramp at all grade changes, and on both sides of the ramp</i>	Acceptable condition with compliance to be demonstrated in the submitted application.	To be reflected on architectural plans forming the basis of the DELWP submission
1m)	<i>provision of an accessible path of travel between the accessible parking</i>	Acceptable condition with compliance to be	To be reflected on architectural plans forming

	<i>spaces and the lift core, without requiring mobility impaired users to traverse the vehicle ramps or steps</i>	demonstrated in the submitted application.	the basis of the DELWP submission
1n)	<i>the existing corner splay at the south-east corner of the property to be retained with no additional changes</i>	Acceptable condition. The corner splay in the south-east forms part of the Site's title boundary and is therefore retained through the proposal.	To be reflected on architectural plans forming the basis of the DELWP submission
1o)	<i>a 2m x 2.5m corner splay to be provided at the north-east corner of the property to provide sightlines</i>	No corner splay is currently provided in the Site's north-east with fencing already existing in this location. Council has previously not sought for this corner splay to be provided through conditions of the Planning Permit or the Site's application history and therefore this is considered an unreasonable condition.	No change with this relationship previously supported by Council's traffic engineers and not raised in earlier referral advice.
1p)	<i>some form of lighting to be provided (attached to new building) along laneway frontages to provide night-time visibility and safety</i>	Acceptable condition, lighting can be provided along the eastern laneway and assist in adding to its status and activation as sought by the OVGA.	To be reflected on architectural plans forming the basis of the DELWP submission
1q)	<i>plans that provide detail to show compliance with the following standards:</i> <ul style="list-style-type: none"> - Clause 52.20-7.8: Accessibility - Clause 52.20-7.11: Storage - Clause 52.20-7.13: Functional layout - Clause 52.20-7.14: Room depth - Clause 52.20-7.15: Windows (with respect to battle-axe windows) - Clause 52.20-7.16: Natural Ventilation 	Detailed apartment plan layouts will be provided as part of the submitted application to DELWP demonstrating compliance with each of the referenced standards within Clause 52.20.	Detailed apartment layout plans are to form part of the DELWP submission demonstrating compliance with Condition 1q) requirements
1r)	<i>sustainability management plan and water sensitive urban design report in accordance with condition 10</i>	Standard and acceptable condition	To be reflected on architectural plans forming the basis of the DELWP submission

1s)	<i>landscape plan in accordance with condition 13</i>	Standard and acceptable condition	To be reflected on architectural plans forming the basis of the DELWP submission
1t)	<i>tree protection management plan in accordance with condition 16</i>	Standard and acceptable condition	To be reflected on architectural plans forming the basis of the DELWP submission
1u)	<i>public realm improvement plan in accordance with condition 17</i>	Standard and acceptable condition	To be reflected on architectural plans forming the basis of the DELWP submission
2.	<i>The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Bayside Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.</i>	Standard and acceptable condition	No design change required.
3.	<i>Before the occupation of the site commences or by such later date as is approved in writing by the Responsible Authority, all buildings and works must be carried out and completed to the satisfaction of the Responsible Authority.</i>	Standard and acceptable condition	No design change required.
4.	<i>No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the written consent of the Responsible Authority.</i>	Standard and acceptable condition	No design change required.
5.	<i>All pipes (excluding downpipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.</i>	Standard and acceptable condition	No design change required.
6.	<i>Before the occupation of the site commences, screening of windows including fixed</i>	Standard and acceptable condition	No design change required.

	<i>privacy screens be designed to limit overlooking and be installed in accordance with Clause 52.20-6.13 and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.</i>		
7.	<i>The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.</i>	Standard and acceptable condition	No design change required.
8.	<i>All basic services, including water, electricity, gas, sewerage, telephone, NBN and cable TV but excluding any substation, meters or hydrants must be installed underground and located to the satisfaction of the relevant servicing authority and the Responsible Authority.</i>	Standard and acceptable condition	No design change required.
9.	<i>Storage areas within the basement visible from common areas to be enclosed within a metal cladding to ensure they are secure and goods within the storage area are not visible</i>	The storage areas are concealed from public view and therefore not visible. The materiality and style of these storage areas will be provided for the safety of resident goods.	No design change required.
<u>Sustainability Management Plan and Water Sensitive Urban Design (SMPWSUD)</u>			
10.	<i>Prior to the endorsement of plans pursuant to Condition 1, a Sustainability Management Plan and Water Sensitive Urban Design report must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with that submitted with the application dated 9 December 2021 (ark resources) but modified to show:</i>	Standard and acceptable condition	Updated Sustainability Management Plan to be provided as part of the DELWP submission and address Condition 10a) – 10d)
10a)	<i>expand the table on page 7 to include more ground floor south facing apartment</i>	The SMP will be updated as part of the submitted application and respond to this condition.	As above

10b)	<i>the setting of a target to achieve an individual minimum of 6 star NatHERS for each apartment (in addition to the commitment to achieve a 7 star average NatHERS rating)</i>	The SMP will be updated as part of the submitted application and respond to this condition.	As above
10c)	<i>annotate the roof top solar on the Roof Plan as per roof plan shown in Appendix C to read '21kWp Solar PV Array 64 No PV Modules using 330Wp 60-cell panels dual tilted east-west alternatively at 13 degrees'</i>	The SMP will be updated as part of the submitted application and respond to this condition.	As above
10d)	<i>commit to install electrical infrastructure to facilitate the future installation of additional EV charging stations as use of electrical vehicles becomes more mainstream.</i>	The SMP will be updated as part of the submitted application and respond to this condition.	As above
11.	<i>All works must be undertaken in accordance with the endorsed SMPWSUD to the satisfaction of the Responsible Authority. No alterations to the SMPWSUD may occur without the written consent of the Responsible Authority.</i>	Standard and acceptable condition	No design change required.
12.	<i>Prior to the occupation of any dwelling approved under this permit, a report from the author of the SMPWSUD report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMPWSUD have been implemented in accordance with the approved Plan.</i>	Standard and acceptable condition	No design change required.
Landscaping			
13.	<i>Prior to the endorsement of plans pursuant to Condition 1, detailed landscape plans to the satisfaction of the Responsible Authority must be submitted to and be</i>	Standard and acceptable condition	Updated Landscape Plan to be provided as part of the DELWP submission and respond to Condition 13

	<i>endorsed by the Responsible Authority. The plans must be generally in accordance with the landscape concept plans drawn by Etched, dated December 2021 and be drawn to scale with dimensions. The plans must be modified to show:</i>		requirements as necessary
13a)	<i>deep soil area increased to comply with the requirements of Clause 52.20-7.4. The increased area must locate in the front setback area</i>	Refer to response above to Council's proposed Condition 1d).	No further changes necessary as reflect at Condition 1d) commentary above
13b)	<i>increased provision of indigenous species in the planting schedule</i>	The landscape plan will be updated as part of the submitted application and respond to this condition.	No design change required.
13c)	<i>provision of green walls, and a landscape plan comprising predominantly indigenous species, including details of its ongoing management.</i>	A landscape plan has previously been prepared and provided by <i>Etched Projects</i> . Provision of a green wall to the eastern laneway is considered unreasonable and has the potential to detract from the enhanced activation proposed in response to the OVGA comments and this urban connection through to the core of the MAC. The maintenance requirements of a green wall to the east would also require use of the eastern laneway which is considered unreasonable for safety purposes given the shared vehicular/pedestrian use and the ACZ1 control stating a three (3) storey streetwall to this laneway. Further responses in relation to OVGA comments on the status and proposed enhancements to this eastern laneway are provided at Item 2 to 4 of Table 1 above.	No design change required.
14.	<i>Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to</i>	Standard and acceptable condition	No design change required.

	<i>the satisfaction of the Responsible Authority.</i>		
15.	<i>The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.</i>	Standard and acceptable condition	No design change required.
Tree Protection Management Plan			
16.	<p><i>Before the development starts, including any related demolition or removal of vegetation, a TPMP, prepared by a suitably qualified arborist, to the satisfaction of the Responsible Authority, must be submitted to and be endorsed by the Responsible Authority. This report must be made available to all relevant parties involved with the site.</i></p> <p><i>The TPMP must include:</i></p> <ul style="list-style-type: none"> - <i>details of Tree Protection Zones, as per AS4970-2009, for all trees to be retained on the site and for all trees on neighbouring properties (including public open space trees) where any part of the Tree Protection Zone falls within the subject site</i> - <i>protection measures to be utilised and at what stage of the development they will be implemented</i> - <i>appointment of a project arborist detailing their role and responsibilities</i> - <i>stages of development at which the project arborist will inspect tree protection measures</i> <ul style="list-style-type: none"> - <i>monitoring and certification by the project arborist of implemented protection measures.</i> <p><i>Before any works associated with the approved development, a project arborist must be appointed and the name and contact</i></p>	Standard and acceptable condition	A Tree Protection Management Plan is to be provided as part of the DELWP submission and respond to Condition 16 requirements as necessary

	<p><i>details of the project arborist responsible for implementing the endorsed TPMP must be submitted to the Responsible Authority.</i></p> <p><i>Any modification to the TPMP must be approved by the project arborist. Such approval must be noted and provided to the Responsible Authority within seven days.</i></p> <p><i>The TPMP must include a Tree Protection Plan (TPP) in accordance with AS4970-2009 Protection of Trees on Development Sites.</i></p> <p><i>The TPP must:</i></p> <ul style="list-style-type: none"> - <i>be legible, accurate and drawn to scale</i> - <i>indicate the location of all tree protection measures to be utilised</i> - <i>include the development stages (demolition, construction, landscaping) where all tree protection measures are to be utilised</i> - <i>include a key describing all tree protection measures to be utilised</i> 		
Public Realm Improvement Plan			
17.	<p><i>Prior to the endorsement of plans pursuant to Condition 1, a Public Realm Improvement Plan must be prepared and developed in collaboration with Council's Statutory Planning Department. It must be submitted and approved to the satisfaction of the Responsible Authority, showing:</i></p>	Standard and acceptable condition	A Public Realm Improvement Plan is to be provided as part of the DELWP submission and respond to Condition 17 requirements as necessary
17a)	<p><i>the upgrade of the existing Council footpaths on Katoomba Street and Reynolds Street</i></p>	<p>Unreasonable Condition</p> <p>It is unreasonable to expect the proposal to upgrade existing Council footpath, which is not adjacent to the Site, for instance upgrading to Katoomba Street. Upgrades to the Reynolds Street footpath directly adjacent to the Site</p>	Public Realm improvement plan to indicate upgrade to Reynolds Street footpath and be provided as part of DELWP submission.

		can occur through this public realm improvement plan.	
17b)	<i>the new or upgraded vehicle crossovers and roads/laneways</i>	Acceptable.	To be captured in Public Realm Improvement Plan.
17c)	<i>new street tree plantings along Reynolds Street</i>	Acceptable.	To be captured in Public Realm Improvement Plan.
17d)	<i>the remarking of the lines of the on-street car parking spaces in front of the site to align with any new vehicle crossings or removed vehicle crossings.</i>	Acceptable.	To be captured in Public Realm Improvement Plan.
Construction Management Plan			
18.	<i>Prior to commencement of any building works and / or the issue of a Building Permit a Construction Management Plan (CMP) prepared to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for (but not limited to):</i>	Standard and acceptable condition with a Construction Management Plan previously endorsed through the existing Planning Permit and which will be provided as part of the formal submission.	No design changes required. Construction Management Plan to form part of application submitted to DELWP.
Drainage			
19.	<i>Before the development starts, the permit holder must apply to Council for the Legal Point of Discharge for the development from where stormwater is drained under gravity to the Council network.</i>	Standard and acceptable condition	No design changes required.
20.	<i>Before the development, detailed plans indicating, but not limited to, the method of stormwater discharge to the nominated Legal Point of Discharge (and On-Site Detention System where applicable) must be submitted to and approved by Council's Infrastructure Assets Department.</i>	Standard and acceptable condition	No design changes required.
21.	<i>Council Stormwater drainage is for surface rainwater, no water below the Ground Water Table is accepted into the Council Stormwater</i>	Standard and acceptable condition	No design changes required.

	<i>system. Only occasional, clean, uncontaminated seepage water (associated with a rain event) is accepted to an appropriate Council underground drain OR this subterranean water must be suitably retained on-site.</i>		
22.	<i>Council records indicate that there is a 1.83m(TBC) wide drainage and sewerage easement along the West property boundary as indicated on the drawings provided. The plans indicate no proposals to encroach into the easement with any buildings or structures of note. Proposals to be built over the easement will require Build Over Easement consent from the responsible Authority/Authorities.</i>	Standard and acceptable condition	No design changes required.
23.	<i>The surface of all balconies and terraces are to be sloped to collect the stormwater run-off into stormwater drainage pipes that connect into the underground drainage system of the development to the satisfaction of the Responsible Authority.</i>	Standard and acceptable condition	No design changes required.
<u>Permit Expiry</u>			
24.	This permit will expire if one of the following circumstances applies:	In accordance with Housing Choices Australia's funding deed, commencement is required as soon as practical, following approval. Should the development not commence construction within a reasonable timeframe from approval, funding will be revoked.	
24a)	the development is not started within two years of the date of this permit	As above	
24b)	the development is not completed within four years of the date of this permit.	As above	

4.3 Local Community

A total of 17 submissions were received during the community consultation process, with one supportive and four (4) duplicate submissions. Across the submissions received, there were a number of consistent themes which are tabulated and responded to in Table 3 below:

Table 3: Summary of community submissions and response			
Theme of Concern	No. of submissions received relating to concern (including duplicates)	Response	Change?
Impact (theft, safety etc.) to local area as a result of increased social housing	3	<p>The Planning Scheme strongly encourages higher-density buildings and living in this location as reflected in the ACZ1 control and Council's recently adopted <i>Affordable Housing Strategy</i>.</p> <p>The proposal is to be delivered by <i>Housing Choices Australia</i> a noted Tier 1 social housing provider and who will be responsible for the everyday management of the building once operational, providing a direct contact for the neighbourhood to communicate with on any issues which may arise.</p>	No change
Decline in housing prices in the area	2	Decline in housing prices is not a relevant town planning consideration with this not forming a decision guideline or a consideration within Clause 52.20 or the greater Planning Scheme and which has been established through a variety of VCAT case law.	No change
Neighbourhood Character and Density	9	<p>Whilst the application is to be submitted under Clause 52.20, the Site is located within the defined Hampton East MAC and contained within 'sub-precinct 3' where the greatest extent of land use change and built form intensity is to occur and a new character emerge, with a clear precinct objective being to <i>'provide high quality consolidated apartment and mixed use development'</i>.</p> <p>Clause 15.01-5L of the Bayside Planning Scheme further contains Council's local <i>'preferred neighbourhood character'</i> which sets neighbourhood character guidelines and strategies to be achieved, however notably excludes the Site given the ACZ1</p>	No change

		control, highlighting that a new built form character is to be established to the MAC.	
Impact to local road network and increased traffic congestion	6	<p>The proposal satisfies the statutory requirement for car parking contained at Clause 52.20-6.7 of the Planning Scheme, providing 50 on-site car parking spaces as required by the control for the 83 apartments.</p> <p>The 50 car parking spaces is notably less than the 116 approved by the Planning Permit, therefore reducing the number of vehicles entering/exit the Site and thus the congestion to the immediate road network from the existing approval.</p> <p>The reinstatement of existing vehicle accessways to kerb, channel and nature strip will also result in a net-increase of on-street car parking spaces along the Site's Reynolds Street frontage.</p> <p>Council's traffic engineers and the Head of Transport for Victoria further had no objection to the local traffic impact.</p>	No change
Height of building	9	<p>It is acknowledged that the height of the building at eight (8) storeys will present a change and built form difference to the Site. Such height and change is however to be expected given the Site's location within the Hampton East MAC and the ACZ1 control applying to the Site, where the Site is located in the central core of the MAC and within 'sub-precinct 3' which is identified as the sub-precinct where the greatest extent of change is to occur, reflective of the discretionary preferred 6 storey maximum within the ACZ1 control.</p> <p>A development at six (6) storeys as reflected in the Planning Permit approval, would still noticeably result in a change to the area, but this is to be expected. In assessing the additional two (2) storeys of height, given the scaling of built form particularly to the Site's western interface and its relationship to the south, no additional unreasonable off-site amenity impacts will arise to neighbouring properties with the proposal satisfying the relevant off-site amenity standards within Clause 52.20 or impacting on their</p>	No change

		<p>development expectations in context of the ACZ1 control.</p> <p>As outlined at Table 2 and in response to proposed Condition 1a) of Council, the additional building height also proportionally balances the built form as it relates to the Site's natural east-west fall and the vertical expressed modules, appropriately 'stepping' away and centralising the additional height from the western sensitivities toward the non-sensitive commercial areas. This enables a continuous terracing of built form to occur beyond the Site's boundaries within the MAC and the differing built form and height controls applying to the various precincts.</p> <p>The increased building height further does not result in any unreasonable overshadowing to the public realm from the existing approval, with notably the southern side of Reynolds Street not containing a pedestrian footpath, thus users will walk past the Site and the street level landscaping, providing a pleasant public realm and pedestrian experience.</p> <p>The additional height is in place of the previous streetwall to Reynolds Street which has been redistributed, however enables a similar Gross Floor Area to be retained but ultimately a broader and measurable community benefit through the delivery of additional social housing. The delivery of community benefits is recognised at Clause 71.02-3 regarding 'Integrated Decision Making' which states, <i>'Planning and responsible authorities should endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations.'</i></p> <p>Accordingly, when considering and assessing the above, particularly to the existing approval, the additional height is acceptable within this location of the MAC.</p> <p>For these reasons, no change is required.</p>	
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<p>No new public amenities provided</p>	<p>1</p>	<p>Clause 52.20 does not require any additional public amenities to be provided through such developments, with this a local issue of Council.</p> <p>Notwithstanding, through the development proposal, an enhanced public realm, pedestrian experience and landscape outcome is to be delivered to the Reynolds Street streetscape and as sought by Council at Condition 17 of their resolved position.</p> <p>For these reasons, no change is required.</p>	<p>No change</p>
<p>Built form appearance</p>	<p>4</p>	<p>The architectural presentation of the building is subjective with no alternative materials or appearance changes suggested in the submissions received by the community, excluding a height reduction.</p> <p>The building has been designed by renowned and highly award winning architects <i>Rothelowman Architects</i> as well as being independently reviewed by the OVGA who have provided generally supportive feedback on the architectural built form appearance.</p> <p>As reflected above, the location of the Site within the Hampton East MAC is one where a new architectural built form is to arise and encouraged by the controls in place.</p> <p>For these reasons, no change is required.</p>	<p>No change</p>
<p>Impact on existing infrastructure</p>	<p>5</p>	<p>No additional unreasonable impacts to the existing infrastructure are anticipated to arise, particularly when comparing the proposal to the quantum of dwellings and on-site car parking numbers associated with the Planning Permit.</p> <p>Council has a clear expectation for the Site and surrounding area to be developed for higher intensity land uses and built form as reflected in its ACZ1 control and through its strategic implementation would have considered existing infrastructure demands and impact, and if unsatisfactory would have sought to introduce additional development contributions through</p>	<p>No change</p>

		<p>Amendment C151 to the Planning Scheme which introduced the ACZ1 control.</p> <p>For these reasons, no change is required.</p>	
<p>Off-site amenity (overlooking, overshadowing and visual bulk) impact to north, north-west and south</p>	5	<p>No additional off-site amenity impacts are to arise to neighbouring properties from the existing Planning Permit, with the proposal in fact reducing the built form presence to the building's north-west through increased setbacks and the Tribunal previously determining the acceptability of the northern setbacks as addressed at Item 5 of Table 1 to the OVGA comments.</p> <p>To the south, the additional building height does not result in any overshadowing on the southern side of Reynolds Street ensuring compliance with Clause 52.20-6.12 requirements on the 22 September.</p> <p>In relation to overlooking to these existing western and north-western sensitive interfaces, direct views from balconies and windows located on the western elevation at Level 1 are restricted through the planter box provided at this level, with obscure glazing otherwise provided to windows at Level 2 on this elevation. Above Level 2, the increased setbacks at this interface in concert with the provided landscape planters restrict direct downward views down to the private open space areas of these existing dwellings within a nine (9) metre arc as shown within the architectural plan package.</p> <p>To the north-western 6 Highbury Avenue, the provided setbacks and landscape planters provided at this interface again restrict direct, downward views into the rear private open space of 6 Highbury Avenue.</p> <p>In both instances, the proposed amended design response and the overlooking treatments provided satisfy Clause 52.20-6.13 requirements, and therefore are acceptable. Properties to the south are separated in excess of nine (9) metres and therefore no screening is required in</p>	No change

		<p>accordance with Clause 52.20-6.13 requirements.</p> <p>Accordingly, no unreasonable off-site amenity impacts will occur to the existing adjoining north-western and western residential property or the public realm as a result of the proposed design response, particularly when comparing this to the existing development approved by the Planning Permit.</p> <p>For these reasons, no change is required.</p>	
Waste collection and movement and impacts to road network	4	<p>A dedicated waste storage and collection area is contained within the building's basement, consistent with the existing Planning Permit and is to be collected by a private arrangement. Waste collection is to be undertaken with the building's basement through a central waste area, rather than the potential perceived on-street collection and lining of bins to Reynolds Street which would impact on the road network if this were the case.</p> <p>Details of such waste arrangements is contained within the 'Waste management Plan' prepared by <i>Leigh Design</i>.</p> <p>For these reasons, no change is required.</p>	No change
Timing, process and extent of consultation	1	<p>The consultation period was an extended five (5) week period due to the Christmas/New Year period, rather than the standard three (3) week period and as informed by Housing Choices Australia and which is beyond the standard requirements of a 'typical' planning permit application, aligning with the expectations of the Director of Housing and Clause 52.20 requirements.</p> <p>Details of the extent of community consultation undertaken are provided at Section 3.4 of this report.</p> <p>For these reasons, no change is required.</p>	No change
Viability of landscaping to Reynolds street	1	<p>Refer to responses to OVGA comment Item 10 above.</p>	No change
Safety of pedestrians	1	<p>This is not a relevant consideration for the proposal given the Site's physical</p>	No change

using Nepean Highway		<p>separation from Nepean Highway and is a matter for the Head, Department of Transport as the relevant authority for Nepean Highway and who have provided their consent to the proposal.</p> <p>For these reasons, no change is required.</p>	
Internal amenity as a result of Covid-19 pandemic	1	<p>Whilst the Covid-19 is not necessarily a town planning consideration, the quality and internal amenity of the proposed apartments has been designed in response to Clause 52.20 requirements. Notably, all apartments are provided with an excellent internal daylight receipt, operable windows, individual private open space area and outlook which were noted flaws in some of the unfortunate circumstances experienced by residents within older apartment developments.</p> <p>For these reasons, no change is required.</p>	No change
On-site communal amenities	1	<p>On-site communal areas are provided at Level 5 and 7 of the design response and which satisfy necessary requirements of the Planning Scheme for communal open space, specifically Clauses 52.20-7-1 and 52.20-7.2. These areas along with the generous lobby area and space around the central lightcourt provide excellent opportunity for residents for casual and more formal interactions.</p>	No change.
Establishment of new communities by HCA	1	<p>Refer to Appendix E containing HCA responses following online community consultation session.</p>	No change
Allocation of apartments to residents	Raised in online information session	<p>Refer to Appendix E containing HCA responses following online community consultation session.</p>	No change

4.4 DELWP Planning Officers

Table 4 below provides a response to the preliminary feedback received from DELWP Planning officers at the 24 August 2021 pre-application meeting:

Table 4: DELWP Planning Officer feedback and responses			
Item	DELWP Feedback	Response	Change Implemented
1	<i>Attention to the materiality and design of the lower levels to create a more robust built form that provides a distinction to the upper levels.</i>	The lower levels of the proposed development were updated in response to earlier DELWP feedback and OVGA comments to provide a more robust built form at ground floor, with a response on the provided updates contained at Items 8 – 10 of Table 1 at Section 4.1 of this report.	<ul style="list-style-type: none"> • Additional landscaping opportunities in the building's front setback • Opportunities for additional landscaping along Reynolds Street nature strip
2	<i>The vertical emphasis of the building accentuates the upper two levels. It is recommended that the design is reviewed to make the upper levels appear more recessive as viewed from Reynolds Street.</i>	We note the OVGA support for the building's vertical expression to Reynolds Street. In responding to Council and DELWP officer concerns however previous bedrooms on the uppermost level apartments were removed and an additional setback introduced. The dark grey metal cladding as applied to the vertical voids between the modules has also been applied to this renewed uppermost level with the darker finish appropriately contrasting to the warm white concrete finish. The combination of the setbacks, materiality and balustrade treatment enable this uppermost level to be recessive as sought by DELWP officers.	<p>No further changes beyond that provided in the consultation package which informed:</p> <ul style="list-style-type: none"> • Recessive uppermost level to enable the building to present as a seven (7) building in response to earlier feedback • Reduction in the footprint of the uppermost level

<p>3</p>	<p><i>Further design details are required of the individual, and shared pedestrian entrances, from the street and the front entrance to ensure a sense of place is achieved.</i></p>	<p>The individual entrances have been removed to prioritise landscaping and contain a shared pedestrian entranceway as detailed in the OVGA response at Items 8 – 10 of Table 1 of this report.</p>	<p>Changes which occurred as part of the consultation package included:</p> <ul style="list-style-type: none"> • Removal of individual walk-up apartment entrances to Reynolds Street for additional landscaping opportunities • Enhanced shared, pedestrian entrance including added bicycle parking and landscaping <p>Further changes to inform the DELWP application are to include the expanded internal lightwell and flipping of the stair/lift core for a welcoming lobby entrance for residents.</p>
<p>4</p>	<p><i>We note the use of snorkel windows to some bedrooms. This design response is not encouraged and we suggest that this aspect of the proposal is re-designed</i></p>	<p>Refer to our response to OVGA Item 24 at Table 1 of this report.</p>	<p>No changes proposed, the snorkel bedrooms comply with Clause 52.20-7.15 requirements.</p> <p>Detailed apartment plan layouts will form part of the DELWP submission, demonstrating such compliance.</p>
<p>5</p>	<p><i>Ensure that all apartments are BADS compliant</i></p>	<p>The internal layouts of the apartments have all been designed to comply with the 'Better Apartment Design Standards' as translated into Clause 52.20 of the Planning Scheme.</p> <p>Detailed apartment layouts for each individual apartment type will further clarify such compliance as part of the submitted application.</p>	<p>Detailed apartment plan layouts will form part of the DELWP submission, demonstrating compliance with Clause 52.20 requirements/BADS.</p>
<p>6</p>	<p><i>Ensure that the proposed planting along Reynolds Street does not create safety issues for the pedestrian entrances from Reynolds Street.</i></p>	<p>The number of pedestrian entrances to Reynolds Street has been reduced in responding to OVGA/DELWP feedback, providing additional landscaping and planting opportunities with the</p>	<p>No further changes beyond the consultation package which included the removal of individual walk-up apartment entrances to Reynolds Street for additional landscaping opportunities and passive surveillance from their renewed courtyard spaces.</p>

		species and type of planting informed by qualified landscape architects <i>Etched Projects</i> .	
7	<i>Consider introducing greening along the elevations at the upper levels</i>	Planter boxes are provided at varying levels of the building softening the built form appearance. The planters are generally provided on the western interface to assist in the transition across the Site and respond to the immediate characteristics of the area, being the eastern commercial properties and existing residential dwellings to the west.	No further changes beyond the consultation package which includes planter details on the upper levels. Further detail of landscape strategy and planting to be provided by <i>Etched</i> at application submission

4.5 Department of Transport

No response required as the Head, Transport for Victoria did not object to the proposal and raised no conditions.

5 Conclusion

As detailed above, the proposed development has undergone extensive consultation in accordance with Clause 52.20-4 requirements of the Planning Scheme and the *Homes Victoria Consultation Guidelines* (July 2021). The consultation process has been carried out under the guidance of officers from Homes Victoria, with the duration, manner and extent meeting or exceeding the requirements of Homes Victoria and aligning with the expectations of the Director of Housing.

The feedback received from various stakeholders across the formal consultation period and in the lead up to this has been carefully considered and responded to either in the design of the building or addressed in the supporting reports and material to be submitted for the application where necessary.

It is acknowledged that not all feedback received has resulted in design changes to the proposal as addressed above, particularly the conflicting views that have been received, however all has been considered against the relevant requirements of the Planning Scheme in informing the final design response and application. It is considered the final proposal successfully balances the various stakeholder feedback, planning controls and policy requirements in achieving an exceptional development outcome on this strategy site and which will result in a significant community benefit to the Hampton East MAC and broader Bayside municipality.

Appendix A
Department of Transport Referral Comments



Department of Transport

Mathew Wilson
Planning and Property Partners
Via email: wilson@pppartners.com.au

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

Dear Mathew

DEPARTMENT REFERENCE NO: ENQ 1657/21
PROPERTY ADDRESS: 1-5 REYNOLDS STREET, HAMPTON EAST 3188

Pre-application enquiry response

Thank you for your pre-application documentation received by the Department of Transport (Head, Transport for Victoria) on 14 December 2021. The enquiry relates to *Victoria's Big Housing Build* and clause 52.20 of the Bayside Planning Scheme.

The Department understands that the proponent intends to develop the subject land for the purposes of 83 apartments.

Developments of a similar scale at the subject site have been considered in the past. The site is considered to be suitable for a development of this scale, and it is noted that the subject site has good connections to the public transport network. The site does not have frontage to a Road Zone, Category 1, and all vehicle access to the subject site is via the local road network.

The pre-application documentation provided has been reviewed, and the Head, Transport for Victoria wishes to advise that it would not object to the proposal, nor would it require any conditions be included in a planning permit.

Should you have any enquiries regarding this matter, please contact James Coutts on 9881 8055 or mseplanning@roads.vic.gov.au.

Yours sincerely

James Coutts
Senior Planner – Statutory Planning
Under delegation from the Head, Transport for Victoria
24 / 12 / 2021

cc: Bayside City Council

Appendix B
Correspondence to Bayside City Councillors

Mat Wilson

From: Mat Wilson
Sent: Thursday, 9 December 2021 5:46 PM
To: adelporto@bayside.vic.gov.au; helmouallem@bayside.vic.gov.au; levans@bayside.vic.gov.au; scastelli@bayside.vic.gov.au; cmartin@bayside.vic.gov.au; fstitfold@bayside.vic.gov.au; jsamuel-king@bayside.vic.gov.au
Cc: Paul Little
Subject: 1-5 Reynolds Street, Hampton East - Victoria's Big Housing Build
Attachments: Victoria's Big Housing Building- Councillor Letter - 1-5 Reynolds Street, Hampton East.pdf

Dear Mayor and Councillors,

I trust you are all keeping well in the lead up to the Christmas and new year period.

We write on behalf of Reynolds Street Developments Pty Ltd and Housing Choices Australia in relation to their upcoming application for the site at 1-5 Reynolds Street, Hampton East. The application is to be made pursuant to Clause 52.20 of the Bayside Planning Scheme and the State Government's Victoria's Big Housing Build program. The application proposes redevelopment of the subject site for the purposes of 83 social housing apartments across an eight-storey residential building.

Through Victoria's Big Housing Build, the application is shortly to commence community consultation for an extended five week period and an information session is to be held on the evening of Tuesday 21 December 2021. The below link contains a website with all relevant application material and which is shortly to be made live, with the nearby community notified by a mail out and sign displayed on site.

<https://www.housingchoices.org.au/reynolds-st>

Prior to consultation commencing, we provide the **attached** correspondence to provide background information and application detail on the proposal and welcome the opportunity to discuss this exciting project and the significant housing benefit this will provide for Bayside with you further.

Please do not hesitate to contact me to discuss this upcoming application further as necessary.

Yours faithfully,

Mathew Wilson



P: 03 8626 9090 | M: 0409972236 E: wilson@pppartners.com.au

Planning & Property Partners Pty Ltd
13/1 Collins Street,
Melbourne VIC 3000.

9 December 2021

Councillors
Bayside City Council
76 Royal Avenue
SANDRINGHAM VIC 3191

By email

Dear Councillors,

**1-5 REYNOLDS STREET, HAMPTON EAST
PROPOSED SOCIAL HOUSING DEVELOPMENT
VICTORIA'S BIG HOUSING BUILD**

Planning & Property Partners Pty Ltd acts on behalf of Housing Choices Australia (HCA) in relation to the proposed redevelopment of the land at 1-5 Reynolds Street, Hampton East.

HCA is an independent, not-for-profit housing provider that delivers high quality, accessible and affordable housing. HCA is one of the largest community housing providers in Australia with operations in Victoria, South Australia, Tasmania, New South Wales and Western Australia.

We are pleased to advise that HCA has been awarded funding for the above project under the Rapid Grants Round of the State Government's Big Housing Build. The project will provide much needed social housing within the City of Bayside, notably responding to the recently adopted Bayside Affordable Housing Strategy.

This letter provides an overview of the application and upcoming community consultation program.

The Proposal

HCA has appointed award-winning architectural practice Rothe Lowman Architects to craft and deliver a project that places emphasis on delivering architectural and urban design excellence that contributes towards an enhanced public realm in this section of the Hampton East (Moorabbin) Major Activity Centre (MAC) in which the site is located, while providing a high-quality internal amenity and lifestyle for future residents.

The proposed development entails an eight-storey residential building comprising 83 apartments with a range of layouts and sizes. The apartments are designed to respond to the translated 'Better Apartment Design Standards' within Clause 52.20 of the Bayside Planning Scheme and achieves Silver standard under the Liveable Housing Australia Design Guidelines, a NatHERS 7 star rating, and Green Star 5 star Design & AsBuilt rating.

The proposed development appropriately responds to the relevant policy provisions and requirements of the Bayside Planning Scheme and has been informed through engagement with strategic and statutory planning officers at the City of Bayside as well as Homes Victoria, DELWP and the OVGA.

The proposed building makes a meaningful contribution to the Hampton East MAC context and accommodates a significant number of new social housing dwellings in a location that is well serviced by transport and services without imposing amenity impacts to surrounding residents.

Big Housing Build – Rapid Grants Round

This project forms part of the Big Housing Build Rapid Grants Round and is undertaken on behalf of the Director of Housing (*Housing Act 1993*) and is facilitated by Homes Victoria.

Once submitted the application will be assessed by DELWP, with Bayside City Council providing planning feedback as well as internal referral to relevant departments to inform the assessment.

The proposal follows a lengthy planning history for the site, which Planning & Property Partners Pty Ltd has been involved in from the outset. We have worked closely with Council officers, leading to the issuing of Planning Permit 5/2016/596/3 for the land and the approved development for a six-storey residential building containing 70 apartments.

Consultation

Projects assessed under the Big Housing Build (Clause 52.20) must undertake consultation with key stakeholders including the local community.

In accordance with Homes Victoria's requirements the project will commence a five-week consultation program with surrounding residents from 10 December 2021. An extended consultation timeframe is being provided due to the Christmas and New Year period (five weeks rather than the mandated three weeks), and submissions will close on 19 January 2022.

The community consultation program includes an in-person information session to be held on the evening of 21 December 2021.

All application material and information regarding the information session is hosted at <https://www.housingchoices.org.au/reynolds-st> and can be accessed for your further information.

Contact Information

Our team would be pleased to assist should you have any questions in relation to this project or wish to attend the community information session.

We are also able to facilitate a briefing session with you over video conference should you wish to discuss the project with the team directly.

We thank you for your time and consideration of this project.

Yours Sincerely,



Mathew Wilson
Planning & Property Partners Pty Ltd

Appendix C

Minutes of Bayside Planning & Amenity Committee Meeting, 8 February 2022

**4.3 1–5 REYNOLDS STREET, HAMPTON EAST
HOMES VICTORIA SOCIAL HOUSING PROJECT
SUPPORT THE GRANT OF A PERMIT
WARD: IVISON**

City Planning and Amenity - Development Services
File No: PSF/22/37 – Doc No: DOC/22/7775

It is recorded that Mr Mathew Wilson (for Planning & Property Partners), and Mr Matt Harris & Mr James Henry (on behalf of Housing Choices Australia) each submitted a written statement in relation to this item.

Moved: Cr Castelli

Seconded: Cr del Porto (Mayor)

That Council advises the Minister for Energy, Environment and Climate that Bayside City Council's position is to Support the Grant of a Permit in respect of the land known and described as 1–5 Reynolds Street, Hampton East for the construction of a multi storey residential building in accordance with the endorsed plans and subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the plans (submitted) prepared by Rothelowman SJB Architects, dated 09.12.2021 but modified to show:
 - a) deletion of Level 7. The new uppermost level (excluding rooftop level) must be further recessed from the front façade, and designed of a more muted design detail and colour such that its visibility and visual prominence is reduced
 - b) clear shadow diagrams showing that no additional overshadow occurs to No.8 and No.10 Highbury Avenue, over and above that associated with the approved development under 2016/596/3
 - c) overlooking diagrams that show compliance with clause 52.20-6.13
 - d) deep soil area to be increased to show compliance with Clause 52.20-7.4. Increased area must be provided within the front setback area
 - e) reinstatement of the kerb, channel and nature strip at the redundant vehicle crossovers to Reynolds Street
 - f) removal of the two (2) x bicycle parking spaces located within the Reynolds Street road reserve
 - g) provision of a minimum eight (8) visitor bicycle spaces at ground level, located adjacent the building entry point and entirely within the confines of the site
 - h) provision of swept path assessment for the top and bottom of each access ramp to demonstrate the passing of B85 and B99 cars. This must show B85 cars in nearby parking spaces offset 200mm from the wall in front, and realistic travel paths must be depicted. One car may be permitted to wait while the other passes

- i) provision of bollards or other devices to protect the bicycle parking spaces on Basement Level 1 from reversing vehicles
 - j) specification of the make and model of the multi-tier bicycle storage system, with all dimensions to accord with manufacturer specifications or AS2890.3, as appropriate
 - k) storage units in front of car spaces are to have sliding rather than swinging doors
 - l) redesign of the access ramp from Reynolds Street, with due consideration to the crossfall at the site frontage, to ensure compliance with Clause 52.20 and a maximum 12.5% summit grade change. Reduced levels must be depicted on both sides of the ramp at all grade changes, and on both sides of the ramp
 - m) provision of an accessible path of travel between the accessible parking spaces and the lift core, without requiring mobility impaired users to traverse the vehicle ramps or steps
 - n) the existing corner splay at the south-east corner of the property to be retained with no additional changes
 - o) a 2m x 2.5m corner splay to be provided at the north-east corner of the property to provide sightlines
 - p) some form of lighting to be provided (attached to new building) along laneway frontages to provide night-time visibility and safety
 - q) plans that provide detail to show compliance with the following standards:
 - Clause 52.20-7.8: Accessibility
 - Clause 52.20-7.11: Storage
 - Clause 52.20-7.13: Functional layout
 - Clause 52.20-7.14: Room depth
 - Clause 52.20-7.15: Windows (with respect to battle-axe windows)
 - Clause 52.20-7.16: Natural Ventilation
 - r) sustainability management plan and water sensitive urban design report in accordance with condition 10
 - s) landscape plan in accordance with condition 13
 - t) tree protection management plan in accordance with condition 16
 - u) public realm improvement plan in accordance with condition 17
- all to the satisfaction of the Responsible Authority.
2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Bayside Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.
 3. Before the occupation of the site commences or by such later date as is approved in writing by the Responsible Authority, all buildings and works must be carried out and completed to the satisfaction of the Responsible Authority.
 4. No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the written consent of the Responsible Authority.

5. All pipes (excluding downpipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
6. Before the occupation of the site commences, screening of windows including fixed privacy screens be designed to limit overlooking and be installed in accordance with Clause 52.20-6.13 and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.
7. The walls on the boundary of the adjoining properties shall be cleaned and finished to the satisfaction of the Responsible Authority.
8. All basic services, including water, electricity, gas, sewerage, telephone, NBN and cable TV but excluding any substation, meters or hydrants must be installed underground and located to the satisfaction of the relevant servicing authority and the Responsible Authority.
9. Storage areas within the basement visible from common areas to be enclosed within a metal cladding to ensure they are secure and goods within the storage area are not visible.

Sustainability Management Plan and Water Sensitive Urban Design (SMPWSUD)

10. Prior to the endorsement of plans pursuant to Condition 1, a Sustainability Management Plan and Water Sensitive Urban Design report must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with that submitted with the application dated 9 December 2021 (ark resources) but modified to show:
 - a) expand the table on page 7 to include more ground floor south facing apartment
 - b) the setting of a target to achieve an individual minimum of 6 star NatHERS for each apartment (in addition to the commitment to achieve a 7 star average NatHERS rating)
 - c) annotate the roof top solar on the Roof Plan as per roof plan shown in Appendix C to read '21kWp Solar PV Array 64 No PV Modules using 330Wp 60-cell panels dual tilted east-west alternatively at 13 degrees'
 - d) commit to install electrical infrastructure to facilitate the future installation of additional EV charging stations as use of electrical vehicles becomes more mainstream.
11. All works must be undertaken in accordance with the endorsed SMPWSUD to the satisfaction of the Responsible Authority. No alterations to the SMPWSUD may occur without the written consent of the Responsible Authority.
12. Prior to the occupation of any dwelling approved under this permit, a report from the author of the SMPWSUD report, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMPWSUD have been implemented in accordance with the approved Plan.

Landscaping

13. Prior to the endorsement of plans pursuant to Condition 1, detailed landscape plans to the satisfaction of the Responsible Authority must be submitted to and be endorsed by the Responsible Authority. The plans must be generally in accordance with the landscape concept plans drawn by Etched, dated

December 2021 and be drawn to scale with dimensions. The plans must be modified to show:

- a) deep soil area increased to comply with the requirements of Clause 52.20-7.4. The increased area must locate in the front setback area
 - b) increased provision of indigenous species in the planting schedule
 - c) provision of green walls, and a landscape plan comprising predominantly indigenous species, including details of its ongoing management.
14. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority.
 15. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority, including that any dead, diseased or damaged plants are to be replaced.

Tree Protection Management Plan

16. Before the development starts, including any related demolition or removal of vegetation, a TPMP, prepared by a suitably qualified arborist, to the satisfaction of the Responsible Authority, must be submitted to and be endorsed by the Responsible Authority. This report must be made available to all relevant parties involved with the site.

The TPMP must include:

- details of Tree Protection Zones, as per AS4970-2009, for all trees to be retained on the site and for all trees on neighbouring properties (including public open space trees) where any part of the Tree Protection Zone falls within the subject site
- protection measures to be utilised and at what stage of the development they will be implemented
- appointment of a project arborist detailing their role and responsibilities
- stages of development at which the project arborist will inspect tree protection measures
- monitoring and certification by the project arborist of implemented protection measures.

Before any works associated with the approved development, a project arborist must be appointed and the name and contact details of the project arborist responsible for implementing the endorsed TPMP must be submitted to the Responsible Authority.

Any modification to the TPMP must be approved by the project arborist. Such approval must be noted and provided to the Responsible Authority within seven days.

The TPMP must include a Tree Protection Plan (TPP) in accordance with AS4970-2009 Protection of Trees on Development Sites.

The TPP must:

- be legible, accurate and drawn to scale
- indicate the location of all tree protection measures to be utilised
- include the development stages (demolition, construction, landscaping) where all tree protection measures are to be utilised

- include a key describing all tree protection measures to be utilised.

Public Realm Improvement Plan

17. Prior to the endorsement of plans pursuant to Condition 1, a Public Realm Improvement Plan must be prepared and developed in collaboration with Council's Statutory Planning Department. It must be submitted and approved to the satisfaction of the Responsible Authority, showing:
- a) the upgrade of the existing Council footpaths on Katoomba Street and Reynolds Street
 - b) the new or upgraded vehicle crossovers and roads/laneways
 - c) new street tree plantings along Reynolds Street
 - d) the remarking of the lines of the on-street car parking spaces in front of the site to align with any new vehicle crossings or removed vehicle crossings.

When approved, such plan will form part of the endorsed plans under this permit.

Prior to the occupation of the site associated with the development hereby approved, all public works associated with that stage must be completed in accordance with the endorsed Public Works Plan to the satisfaction of the Responsible Authority and Council. The cost of all works associated with the endorsed plan must be borne by the developer/owner(s) of the land.

Construction Management Plan

18. Prior to commencement of any building works and / or the issue of a Building Permit a Construction Management Plan (CMP) prepared to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will form part of this permit. The plan must provide for (but not limited to):
- a) a pre-conditions survey (dilapidation report) of the land and all adjacent Council roads frontages and nearby road infrastructure
 - b) works necessary to protect road and other infrastructure
 - c) remediation of any damage to road and other infrastructure
 - d) containment of dust, dirt and mud within the land and method and frequency of clean up procedures to prevent the accumulation of dust, dirt and mud outside the land
 - e) facilities for vehicle washing, which must be located on the land
 - f) provision of a clear site plan defining locations of site amenities, cranes, vehicle entry and exit points, material set-down areas and on-street Works Zones. A detail parking signage plan to be provided for on-street Works Zones
 - g) provision of site sheds onsite
 - h) management of any environmental hazards including, but not limited to:
 - i. contaminated soil and ground water
 - ii. materials and waste

- iii. dust
- iv. stormwater contamination from run-off and wash-waters
- v. sediment from the land on roads
- vi. washing of concrete trucks and other vehicles and machinery
- vii. spillage from refuelling cranes and other vehicles and machinery
- i) the construction program
- j) preferred arrangements for trucks delivering to the land, including delivery and unloading points and expected duration and frequency
- k) parking facilities for construction workers
- l) measures to ensure that all work on the land will be carried out in accordance with the Construction Management Plan
- m) an outline of requests to Council /Public authorities to occupy public footpaths or roads, or anticipated disruptions to local services
- n) an emergency contact that is available for 24 hours per day for residents and the Responsible Authority in the event of relevant queries or problems experienced
- o) The provision of a traffic management plan to comply with provisions of AS 1742.3-2002 Manual of uniform traffic control devices - Part 3: Traffic control devices for works on roads
- p) Include details of bus movements throughout the precinct during the construction period
- q) a Noise and Vibration Management Plan showing methods to minimise noise and vibration impacts on nearby properties and to demonstrate compliance with Noise Control Guideline 12 for Construction (Publication 1254) as issued by the Environment Protection Authority in October 2008. The Noise and Vibration Management Plan must be prepared to the satisfaction of the Responsible Authority. In preparing the Noise and Vibration Management Plan, consideration must be given to:
 - i. using lower noise work practice and equipment
 - ii. the suitability of the land for the use of an electric crane
 - iii. silencing all mechanical plant by the best practical means using current technology
 - iv. fitting pneumatic tools with an effective silencer
 - v. other relevant considerations
 - vi. any site-specific requirements

During the construction:

- r) any stormwater discharged into the stormwater drainage system must be in compliance with Environment Protection Authority guidelines
- s) stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the land enters the stormwater drainage system
- t) vehicle borne material must not accumulate on the roads abutting the land
- u) the cleaning of machinery and equipment must take place on the land and not on adjacent footpaths or roads
- v) all litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.

If required, the Construction Management Plan may be approved in stages. Construction of each stage must not commence until a Construction Management Plan has been endorsed for that stage, to the satisfaction of the Responsible Authority.

Drainage

- 19. Before the development starts, the permit holder must apply to Council for the Legal Point of Discharge for the development from where stormwater is drained under gravity to the Council network.
- 20. Before the development, detailed plans indicating, but not limited to, the method of stormwater discharge to the nominated Legal Point of Discharge (and On-Site Detention System where applicable) must be submitted to and approved by Council's Infrastructure Assets Department.
- 21. Council Stormwater drainage is for surface rainwater, no water below the Ground Water Table is accepted into the Council Stormwater system. Only occasional, clean, uncontaminated seepage water (associated with a rain event) is accepted to an appropriate Council underground drain OR this subterranean water must be suitably retained on-site.
- 22. Council records indicate that there is a 1.83m(TBC) wide drainage and sewerage easement along the West property boundary as indicated on the drawings provided. The plans indicate no proposals to encroach into the easement with any buildings or structures of note. Proposals to be built over the easement will require Build Over Easement consent from the responsible Authority/Authorities.
- 23. The surface of all balconies and terraces are to be sloped to collect the stormwater run-off into stormwater drainage pipes that connect into the underground drainage system of the development to the satisfaction of the Responsible Authority.

Permit Expiry

- 24. This permit will expire if one of the following circumstances applies:
 - a) the development is not started within two years of the date of this permit
 - b) the development is not completed within four years of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, a request may be submitted to the Responsible Authority within the prescribed timeframes for an extension of the periods referred to in this condition.

The Motion was PUT and a **DIVISION** was called:

DIVISION: **FOR:** Crs Alex del Porto (Mayor), Laurence Evans OAM, Clarke
Martin, Sonia Castelli, Jo Samuel-King MBBS, Fiona Stitfold and
Hanna El Mouallem (Deputy Mayor) (7)
AGAINST: Nil (0)

CARRIED

Appendix D
Letter to Nearby Owners/Occupiers

1-5 Reynolds St, Hampton East - Community Consultation

Dear Resident/Owner,

We are writing to advise of a proposed development under Victoria's Big Housing Build at 1-5 Reynolds St, Hampton East by Housing Choices Australia Limited (Housing Choices).

Housing Choices Australia Limited is a not-for-profit Registered Housing Association in Victoria under the Housing Act 1983. It builds and manages high quality, well-designed, affordable housing for people struggling to find a home in Australia's challenging private rental market; working with partners to create resilient and inclusive communities. More information on Housing Choices can be found at housingchoices.org.au.

Why are we contacting you?

Housing Choices Australia is writing to seek your feedback in relation to a proposed development. No application has been submitted to the Minister for Energy, Environment and Climate Change at this time.

We are inviting feedback from the local community to assist with informing our application, and we welcome your feedback on this proposal.

What is proposed to be built?

Housing Choices has secured a funding contribution under the Big Housing Build to build an 8-storey community housing development with 83 apartments and 50 car spaces at 1-5 Reynolds St, Hampton East. All apartments achieve 5 Star Green Star and 7 Star NatHERS and meet 'Silver' standard according to Liveable Housing Australia's guidelines. The apartments are a mix of 1, 2 and 3 bedrooms and range in size between 50 m² and 95 m². Our proposal has been informed by professional team of architects, town planners, and engineers. It has been designed to respond to the planning regulations that apply to the subject land.

Once construction is complete, Housing Choices Australia will manage these dwellings on behalf of the Victorian Government.

A full suite of documents, including architectural drawings, plans and other relevant consultant reports can be accessed at <https://www.housingchoices.org.au/reynolds-st>.

How can I participate in the Community Consultation process?

Community Information Session

An in-person information session will be held on Tuesday 21 December 2021 at 6pm AEDT. The project team will present the plans and the audience will have the opportunity to ask questions. If you wish to attend the session, please RSVP using the online form at <https://www.housingchoices.org.au/reynolds-st>. You will receive further details about this session via email.

This session will be recorded and made available at <https://www.housingchoices.org.au/reynolds-st> for members of the community who are not able to attend the session.

Written feedback

Written feedback can be submitted at <https://www.housingchoices.org.au/reynolds-st>. Feedback must be received by 5pm on Wednesday 19 January 2022 AEDT.

What will be done with feedback and how will I find out the outcome?

Any feedback received by the due date will be compiled into a consultation report, which will be provided with the application for approval to the Minister for Energy, Environment and Climate Change under Clause 52.20. This consultation report will include Housing Choices' response to the feedback and how this has been incorporated into the final plans (where applicable). Not all issues raised in consultation may be able to be resolved to the satisfaction of the person raising the issue, however Housing Choices is required to demonstrate how the issues have been considered.

The responsible authority (the Minister for Energy, Environment and Climate Change) will then assess the application and make a determination accordingly.

The outcome of the matter under Clause 52.20 will be posted on the Homes Victoria website.

What is the Big Housing Build and Clause 52.20?

The Big Housing Build is a partnership between the Victorian Government and not-for-profit community housing organisations which provide safe, secure and affordable homes for renters. The Big Housing Build is expected to deliver over 12,000 new dwellings and will boost social housing across Victoria by 10%.

Streamlined planning processes have been introduced for Victoria's Big Housing Build to assist with achieving these targets. The new Clause 52.20 of the Victoria Planning Provisions provides for planning approval from the Minister for Energy, Environment and Climate Change for developments funded through the Big Housing Build. The provision does not provide for the conventional notice and referral of applications, and results in a decision to approve the application, rather than the issue of a planning permit. More detail can be found at planning.vic.gov.au.

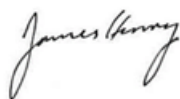
Housing Choices is also liaising with the Bayside City Council during this consultation process.

Contact

For any queries please contact Mat Wilson on 03 8626 9090.

We look forward to your participation in this process and receiving any feedback you may have through the link outlined above.

Kind regards



James Henry
General Manager Development
Housing Choices Australia



English:

If you need an interpreter, please call TIS National on 131 450 and ask them to call **Housing Choices Australia** on **1300 312 447**. Our business hours are **9am to 5pm, Monday to Friday**. You can also visit the TIS National website for translated information about the service TIS National provides. Visit: www.tisnational.gov.au

Arabic:

إذا كنت بحاجة إلى مترجم، يرجى الاتصال بـ TIS الوطنية على الرقم 131 450 وأطلب منهم الاتصال بـ **Housing Choices Australia** على هاتف رقم **1300 312 447**. ساعات العمل الخاصة بنا **9am to 5pm, Monday to Friday**. يمكنك أيضا زيارة موقع TIS الوطنية للحصول على معلومات حول الخدمات التي تقدمها TIS الوطنية. قم بزيارة: www.tisnational.gov.au

Farsi (alt Persian):

اگر به مترجم نیاز دارید، لطفاً با شماره تلفن تیس نشنال 131 450 تماس بگیرید و از آنها بخواهید با **Housing Choices Australia** به شماره **1300 312 447** تماس بگیرید. ساعت کاری ما **9am to 5pm, Monday to Friday** است. www.tisnational.gov.au شما همچنین می توانید به وب سایت تیس نشنال برای اطلاعات در مورد خدماتی که تیس نشنال فراهم می کند مراجعه کنید. به

Vietnamese:

Nếu quý vị cần thông dịch viên, xin hãy gọi cho Dịch vụ Thông Phiên dịch Quốc gia (TIS Quốc gia) theo số 131 450 và yêu cầu họ gọi cho **Housing Choices Australia** theo số **1300 312 447**. Giờ làm việc của chúng tôi là **9am to 5pm, Monday to Friday**. Quý vị cũng có thể vào thăm trang mạng của TIS Quốc gia để có thông tin về các dịch vụ mà TIS Quốc gia cung cấp. Hãy vào thăm www.tisnational.gov.au

Somali:

Haddii aad u baahan tahay turjumaan, fadlan ka wac TIS National taleefanka 131 450 waxaad ka codsataa inay kuu wacaan **Housing Choices Australia** iyo **1300 312 447**. Saacadaha Shaqadu waa **9am to 5pm, Monday to Friday**. Waxaad kaloo booqan kartaa website-ka TIS National ee macluumaadka turjuman oo ku saabsan adeegga TIS National ay bixiso. Ka eeg: www.tisnational.gov.au

Simplified Chinese:

如果您需要口译员，请拨打TIS National的电话131 450，请他们打电话给**Housing Choices Australia**，电话号码：**1300 312 447**。我们的营业时间是**9am to 5pm, Monday to Friday**。您也可以访问TIS National的网站，了解TIS National提供的服务。网址：www.tisnational.gov.au

Traditional Chinese:

若你需要口譯員，請撥打TIS National電話131 450並請他們轉接**Housing Choices Australia**的電話**1300 312 447**。我們的工作時間是**9am to 5pm, Monday to Friday**。你也可以瀏覽TIS National網站瞭解TIS National的服務資訊，網址：www.tisnational.gov.au

Spanish:

Si necesita un intérprete, por favor llame a TIS National en el 131 450 y pida que lo comuniquen con **Housing Choices Australia** en el **1300 312 447**. Nuestro horario de oficina es **9am to 5pm, Monday to Friday**. También puede visitar el sitio web de TIS National para obtener información acerca de los servicios que provee TIS National. Visite www.tisnational.gov.au

Italian:

Se hai bisogno di un interprete, telefona a TIS National al numero 131 450 e chiedi di chiamare **Housing Choices Australia** al **1300 312 447**. I nostri orari d'ufficio sono **9am to 5pm, Monday to Friday**. Puoi visitare anche il sito web TIS National per informazioni tradotte sul servizio che TIS National fornisce. Visita il sito: www.tisnational.gov.au

For other languages, access to an interpreter is available by contacting Housing Choices Australia on 1300 312 447.

Appendix E

Follow-up questions – 1-5 Reynolds St, Hampton East

Follow-Up Questions – 1-5 Reynolds St, Hampton East

Last updated: 22nd December 2021

How can neighbours keep up to date with what's happening at the project site?

Housing Choices strongly supports good communication with local residents and local businesses as matter of good and ongoing practice. Further, Homes Victoria has set out specific requirements regarding keeping the community informed as part of all planning applications for Big Housing Build supported projects. Once consultation with all parties is complete (including the local community and the Bayside City Council), a Consultation Report will be prepared as part of the planning application that is submitted by the Developer. The Consultation Report will be published on the Homes Victoria website, and also on <https://www.housingchoices.org.au/reynolds-st>.

The outcome of the planning application (under Clause 52.20) will be communicated on the Homes Victoria website. If the application is successful, prior to construction works commencing all adjoining occupiers up to 50m from the site will be notified and a notice will be placed on the site with a phone number and email address for enquiries.

During the construction phase, any impacts on local residents (e.g. temporary road closures etc.) will need to be approved and will be communicated to neighbouring residents in advance.

Have the traffic movements of the site to be redeveloped in Highbury Avenue been considered in the Traffic Engineering Assessment?

The Traffic Engineering Assessment has only considered current traffic conditions in the surrounding streets, so any future redevelopments have not specifically been taken into account. In its report our engineering consultant, Traffix, concluded that the proposed development will result in significantly fewer traffic movements than the development that is currently approved for the site, given the reduced number of car parks – now at 50, as compared with 116 in the currently approved development. Refer to page 18 of the Traffic Engineering Assessment for further details: <https://www.housingchoices.org.au/files/Traffic-Engineering-Assessment.pdf?mtime=20211209160808&focal=none>

What other similar developments does Housing Choices manage or own?

Please see links to just a few of Housing Choices' multi-residential developments below. As you will see we have been involved in a number of innovative building designs across multiple states.

- Queen Victoria Market, Melbourne CBD - <https://online.flippingbook.com/view/1001837395/46/> (pp 46-47)
- Drill Hall, Melbourne CBD - <https://online.flippingbook.com/view/708537/8/> (p 8)
- The Mariner, Docklands - <https://online.flippingbook.com/view/708537/8/> (p 9)
- Dandenong <http://www.kennedynolan.com.au/housing-choices-dandenong>
- Spence on Light, Adelaide SA - <https://online.flippingbook.com/view/1001837395/52/> (p52-53)
- Marys Hope Road, Rosetta (Hobart) - <https://online.flippingbook.com/view/1001837395/48/> (p48-49)

Housing Choices also has partnerships with Nightingale Housing (<https://www.housingchoices.org.au/files/MEDIA-RELEASE-25.2.21-HOUSING-CHOICES-X-NIGHTINGALE-CARBON-NEUTRAL-HOUSING-FOR-ADELAIDE.pdf>) which includes a pioneering carbon neutral affordable

housing development in Adelaide, as well as multiple sites in Melbourne; and with Assemble Communities (https://www.housingchoices.org.au/images/Assemble_Housing-Choices-Australia_MR_March-2021.pdf), which is offering build-to-rent social and affordable apartments across five sites in Melbourne, with planned expansion to Queensland and Western Australia.

Housing Choices currently has 20 properties in the City of Bayside. For privacy reasons we are unable to share the addresses publicly, however these properties are spread across the Bayside area and are a mix of houses, townhouses and apartments. We have around 40 residents in the Bayside area, with high levels of stability and established local community engagement across our properties. Our properties – perhaps unlike older-style social housing – do not particularly ‘stand out’ in their communities. Our approach is that our properties and our residents blend into their surroundings and communities.

As mentioned in the information session several of our large scale apartment blocks have been designed without car parks, for example Drill Hall, The Mariner, and Queen Victoria Market. Residents’ car parking requirements are taken into account when allocating properties, and we have not encountered any issues with the lack of car parking at any of these sites.

How long do Housing Choices residents tend to stay in their home?

As a registered housing provider, Housing Choices must report certain statistics to the Victorian Housing Registrar each year. One of these statistics is the percentage of residents who remained in their tenancies from the start of the financial year to the end of the financial year. Housing Choices’ statistics for Victoria are as follows:

- FY19/20 – 91.19% tenancies maintained
- FY20/21 – 90.92% tenancies maintained
- FY21/22 to date – 96% tenancies maintained

Housing Choices’ tenants in Victoria stay in their homes for an average of 6.55 years, and a median of 7.11 years.

How does Housing Choices allocate tenants to its properties?

Housing Choices allocates properties according to its formal Eligibility and Allocations Policy, which is required and regulated by the Victorian Housing Registrar. (<https://www.housingchoices.org.au/images/Eligibility-and-Allocation-of-Social-and-Affordable-Housing-Policy.pdf>).

Many factors are taken into account when allocating tenants, including but not limited to:

- Location of the dwelling and whether the applicant has ties to that area (e.g. family, work, study)
- The size of the dwelling in relation to the size of the applicant’s household
- The applicant’s car use and whether the dwelling comes with a car park
- Suitability of the dwelling for the applicant’s needs (e.g., size, or modifications for applicants with a disability)
- Availability of specific support services in the area
- Whether the tenancy can be sustainable over the long-term
- Neighbourhood cohesiveness

Housing Choices’ 2020-21 Annual Report (pp 52-63) <https://online.flippingbook.com/view/1001837395/62/> includes an overview of some of the resident engagement and community building activities that Housing Choices operates within its communities. The Report also showcases stories from some of our wonderful residents, the people who make their lives in our homes. More information can be found on our website: www.housingchoices.org.au.

