



Consultation Report

Tract

8-18 Mason Street, Warragul

Consultation Report

Prepared for Housing Choices Australia, August 2023

Quality Assurance

Consultation Report

8-18 Mason Street, Warragul

Project Number

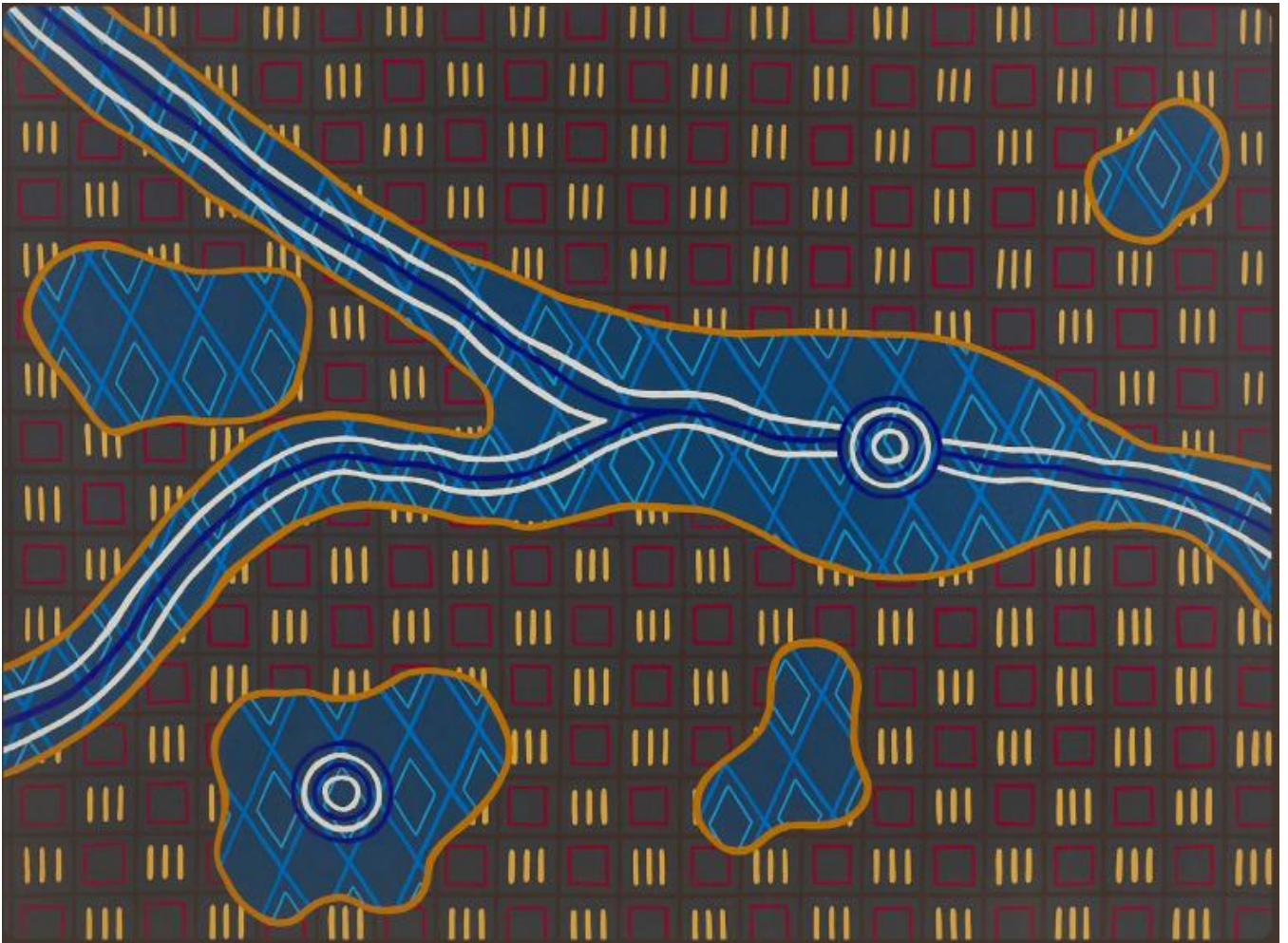
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Issue	Date	Description	Prepared By	Reviewed By	Project Principal
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Acknowledgement of Country

Tract pay our respects to the Traditional Custodians of Country throughout Australia, their Elders and ancestors, recognising their rich heritage and enduring connection to Country and acknowledging the ongoing sovereignty of all Aboriginal and Torres Strait Islander Nations. We pay our particular respects to the Gunaikurnai people, upon whose land lies the town of Walhalla. We recognise the profound connection to land, waters, sky and community of the First Nations peoples, with continuing cultures that are among the oldest in human history. We recognise that they are skilled land shapers and place makers, with a deep and rich knowledge of this land which they have cared for, protected and balanced for millennia.



Our Country, 2022

88 x 119cm Acrylic on canvas

Original artwork by

Alfred Carter

Gunaikurnai

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Executive Summary

The Victorian Government's Big Housing Build has seen record investment in social and affordable housing, with a \$5.3 billion commitment across metropolitan and regional Victoria. The proposed development at 18 Mason Street, Warragul comes as part of the \$35 million allocation to Baw Baw Shire, presenting an opportunity to see 51 new homes established for those in need.

The proposal

Housing Choices Australia (HCA), supported by a multidisciplinary project team, has undergone multiple rounds of engagement with the Department of Transport and Planning (DTP), Office of the Victorian Government Architect (OVGA), and Baw Baw Shire Council to develop a high quality, thoughtful and robust design approach which will positively contribute to Mason Street and the Warragul CBD. The proposal includes:

- 51 apartments designed to cater for a range of future tenants
- 37 car spaces
- 54 bicycle spaces

The proposal incorporates a range of sustainability measures including 7 star average NatHERS rating (min. 6 star), Certified Green Star rating, and Solar PV.

A ground floor communal courtyard and individual terraces will offer generous open space and landscaping, providing spaces for future residents to interact and relax. A retail premises has also been incorporated into the ground floor to provide for activation to Mason Street, amenity and employment on the Site.

The Consultation Process

Following a pre-application engagement phase and engagement with Traditional Owners, a 3-week community consultation program was held in accordance with the Homes Victoria Consultation Guidelines. Project information and application material were available to view via a dedicated project webpage, with two information sessions (one online, and one in-person) convened to answer questions and offer opportunities to hear directly from the community. A total of 22 people participated in the sessions and 13 submissions (from a total of 12 submitters) were received.

The key themes raised included traffic, access and car parking, site location, relationship to the Commercial 1 Zone, noise, acoustic and amenity impacts, consultation process, and landscaping (**Section 4**).

This Consultation Report provides an overview of the Big Housing Build and Clause 52.20 process (**Sections 1 and 2**), the consultation activities undertaken throughout the project (**Section 3**), including feedback received, project responses and details of any subsequent updates to the application material in response to feedback (**Sections 4 and 5**).

Supporting material including consultation collateral and detailed feedback and responses to key stakeholders and community submissions are provided within the **Appendix and Supplementary Material**.

1 Introduction

1.1 Background

This Consultation Report has been prepared in alignment with the Homes Victoria's Consultation Guidelines in relation to the planning application for the proposed community housing development at 8-18 Mason Street, Warragul. The application is sought under 'Clause 52.20 Victoria's Big Housing Build' of the *Baw Baw Planning Scheme*.

1.1.1 Victoria's Big Housing Build

Clause 52.20 was introduced in December 2020 through Amendment VC190 to facilitate the delivery of projects funded by the Victorian Government's Big Housing Build, which represented a record \$5.3 billion investment in the renewal and development of new social and affordable housing across the state.

The Big Housing Build has dedicated 25% of funding to rural and regional Victoria, including \$35 million to Baw Baw Shire, aiming for a 10% boost in social housing supply.

While striving to respond to an identified shortage of social and affordable housing, the program recognises this must be done in a balanced way, ensuring that projects meet are of high quality and will not unreasonably impact the amenity of adjoining dwellings.

1.1.2 Housing Choices Australia

Community Housing providers, like Housing Choices Australia, play an important role in helping to deliver additional purpose-built social and affordable housing.

Housing Choices Australia (HCA) is an independent, national, not-for-profit housing provider that delivers high quality affordable housing for people on low to moderate incomes and for people with disability.

HCA provides homes for over 8500 Australians and accommodate 2200 residents across Victoria.

Community housing providers play an ongoing role within the community, providing support to residents and maintaining their buildings over time.

In order to do this, Housing Choices partners with a range of support services and community organisations, enabling them to meet the immediate and longer-term needs of residents so that they can thrive and maintain long-term tenancies.

This commitment results in higher quality buildings and a desire to build working relationships with neighbours, local business and services, and residents.

1.1.3 The Clause 52.20 Process

To help deliver these homes on the ground, the Big Housing Build program provides a streamlined planning approval process to fast-track new social and affordable housing if it meets all relevant requirements. Importantly, the process has been designed to reduce timeframes whilst ensuring the quality of planning and built form outcomes.

This is achieved by recognising the importance of engaging with the local community and inviting a meaningful dialogue with community members at the beginning of the project through a robust 'pre-application' process.

The Clause 52.20 process brings engagement to the beginning of the process, working closely with Homes Victoria (HV), the Department of Transport and Planning (DTP), the Office of the Victorian Government Architect (OVGA) and Baw Baw Shire Council in a dialogue with the applicant and design team to develop a high quality and thoroughly designed proposal.

After considerable engagement and pre-application feedback from agencies and authorities, there is a further three-week consultation period during which the proposal is made publicly available for review. Submissions can be made

during this period. There are opportunities to discuss the proposal with the design team and the applicant through consultation sessions.

The Clause 52.20 pathway is structured to facilitate more intensive discussion and refinement (where needed) prior to lodgement, and requires that the application demonstrate significant consultation has been undertaken.

Following the consultation period, further engagement is undertaken with Homes Victoria, Council, the OVGA and DTP to address or resolve any final items.

Once all these items have been considered, the application is lodged to the Minister for Planning for consideration.

1.2 Proposal Overview

The Mason Street project represents a significant uplift in supply of community housing, providing new homes for people in need. The Site is located at 8-18 Mason Street, inclusive of the adjoining laneway reserve (referred to as 'Paper road'), on the eastern edge of the Warragul CBD.

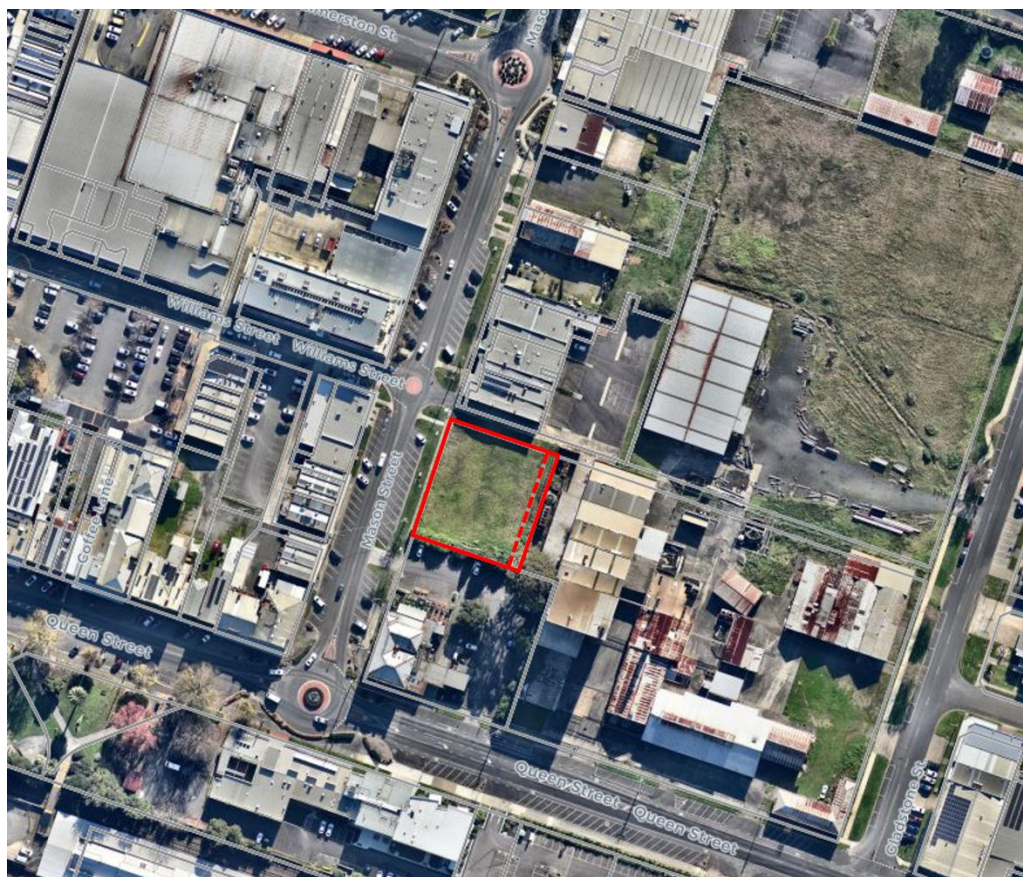


Figure 1 Site aerial (Source: OneMap, 2023)

The proposal includes:

- 51 apartments designed to cater for a range of future tenants, comprised of:
 - 25 x 1 Bedroom
 - 9 x 2 Bedroom
 - 7 x 3 Bedroom
- 37 car spaces (34 spaces allocated for residential use, 3 spaces for retail premises)
- 54 bicycle spaces

A ground floor communal courtyard and individual terraces will offer generous open space and landscaping, providing spaces for future residents to interact and relax.

A 225 sqm retail premises is located at ground floor to the Mason Street frontage, with glazing wrapping the northern corner of the Site to Government Road.

The proposal also incorporates the following range of sustainability initiatives into the design, including:

- 7 star average NatHERS rating (min. 6 star)
- Certified Green Star rating
- Solar PV

To help reduce the impact of the development on the local infrastructure and support the landscaping, the proposal has been designed to meet best practice stormwater management and rainwater collection for reuse in irrigation.

2 Planning Pathway and Consultation Process

Projects under the Big Housing Build are assessed through Clause 52.20 of the Planning Scheme, and are required to undergo a robust pre-application engagement with stakeholders, as well as a community consultation phase. An overview of the process is outlined below.



1. Pre-Application Engagement

Feedback from Homes Victoria, Department of Transport and Planning (DTP) and Baw Baw Shire Council obtained in late 2022.

2. Design Review Process

Design review with the Office of the Victorian Government Architect (OVGA), DTP and Baw Baw Shire Council. Feedback from Victorian Design review and Pre-application engagement activities integrated into the proposal.

3. Consultation

Consultation with local community, Council and other interested stakeholders to seek further feedback and submissions.

4. Consultation Report

Preparation of report summarising feedback received from consultation, including from community, stakeholders and agencies.

This report forms part of the planning application.

5. Planning Application

Application submitted to the Minister for Planning under Clause 52.20 of the *Baw Baw Planning Scheme*.

6. Decision of Application

The Minister for Planning will assess the application and make a decision accordingly.

The decision and consultation report will then be published and made publicly available.

More detail regarding the planning approval pathway and how the Clause 52.20 process differs from the standard planning application process is provided at **Appendix A**.

3 Consultation Methodology

3.1 Consultation Objectives

Objectives were to:

- Build awareness and inform the community of the proposal.
- Provide opportunities for dialogue between the project team, the community and stakeholders.
- Gather feedback from community and stakeholders.
- Test and revise the design in response to feedback received from community and stakeholders.
- Ensure the consultation process meets the Homes Victoria Consultation Guidelines.
- Provide transparent information and provide space for open dialogue with community and stakeholders within the Clause 52.20 and Big Housing Build process.

3.2 Stakeholder Groups

The following groups and authorities were key stakeholders to the consultation process, with their feedback informing the refinement of the design:

- Homes Victoria (assisting the proponent through the Big Build Program)
- Department of Transport and Planning (DTP)
- Office of the Victorian Government Architect (OVGA)
- Baw Baw Shire Council
 - Statutory and Strategic Planning Departments
 - Community Planning Department
 - Property Department
 - Councillors
- Traditional Owners (Gunaikurnai Land and Waters Aboriginal Corporation)
- The local community of Warragul including nearby owners, occupiers and business owners.
- The broader community of Baw Baw Shire.

3.3 Consultation Program

The consultation program was based around five key stages in alignment with the Clause 52.20 process and Homes Victoria Consultation Guidelines:

1. Pre-application engagement
2. Community consultation
3. Follow up engagement & referral comments
4. Design refinement & response to feedback
5. Closing the loop

3.3.1 Pre-application engagement

A feature of the Clause 52.20 process is the early engagement and ongoing consultation with key stakeholders and government agencies. The purpose of the pre-application engagement phase is to facilitate robust discussion and testing of the design response at the beginning of the process, through a collaborative approach working with key stakeholders to identify and address areas for improvement.

The following engagement activities were undertaken throughout the early phases of the project, prior to community consultation and lodgement.

Phase 1 – Preapplication engagement

Stakeholder	Activity	Action / Material	Date
Homes Victoria	Regular design meetings	Updates on process and design revisions	Ongoing regular meetings
Department of Transport and Planning (DTP)	Briefing	Provide copy of application material	19 April 2023
	Receipt of feedback	Review comments and revise design	19 April 2023
Office of the Victorian Government Architect (OVGA)	Victorian Design Review Panel – Session 1	Discuss preliminary concept and provide copy of plans.	15 Feb 2023
	Receipt of feedback (Session 1)	Review comments and revise design	28 February 2023
	Victorian Design Review Panel – Session 2	Discuss updated proposal including prior feedback	21 June 2023
	Receipt of feedback (Session 2)	Review final comments and revise design	29 June 2023
Baw Baw Shire Council (Council) – Statutory and Strategic & Community Planning Departments	Pre-application meeting 1	Discuss preliminary proposal and process. Provided copy of preliminary plans.	19 Dec 2022
		Feedback received	20 Jan 2023
	Pre-application meeting 2	Meeting to discuss updated plans in response to previous feedback	2 March 2023
Baw Baw Shire Council – Councillors	Notification letter	Provide letter with link to project website, information about consultation and submission process	27 April 2023
	Briefing	Briefing presentation	3 May 2023
Traditional Owners (Gunaikurnai Land and Waters Aboriginal Corporation)	Briefing and Design Workshop	Briefing and Design Workshop, facilitated by Yerrabingin.	21 April 2023

3.3.2 Traditional Owner Engagement

Engagement with Traditional Owners and first nations consultant input has been embedded into the design process. The project team has worked closely with First Nations landscape consultant Yerrabingin to develop a scheme and landscape that reflects and respects the indigenous landscape, knowledge and connection to country.

A design workshop with a representative from the Gunaikurnai Land and Waters Aboriginal Corporation was held to introduce the 'designing for country' strategy with feedback integrated throughout the design process, including materiality, landscape and the management of water through the Site.

This engagement process is ongoing as the project moves through to detailed design.

3.3.3 Community consultation

Following a comprehensive pre-application engagement process, a consultation strategy was submitted to and approved by Homes Victoria. Incorporating stakeholder feedback from the pre-application process, a copy of updated draft application material was also submitted to Homes Victoria for review.

All consultation material was made publicly available on a dedicated project website created by Housing Choices Australia, where the community and stakeholders could view and download copies of the material and submit feedback.

Phase 2 – Community consultation

Stakeholder	Activity	Action / Material	Date
Adjoining owners & occupiers	Notification letter	Letters issued to owner & occupiers within 160m of subject site	4 May 2023
Wider community (Including adjoining owners, occupiers, councillors, and other interested parties)	Project website	Dedicated project website established to view/download application material, submit feedback, and register for the online information session.	Live on 8 May 2023
	Notification signage	2 x Notification signs erected on subject site	8 May 2023
	In-person drop in information session	Information session hosted at West Gippsland Arts Centre (WGAC)	3:30pm-5pm on 11 May
	Online information session	Online session hosted via Microsoft Teams (registration via project website). Session recording made available on project website for remainder of consultation period (until 31 May)	7pm-8pm on 17 May Uploaded 19 May

Community consultation activities

Notification letters

Letters were distributed to owner/occupiers within 160m of the subject site by a private consultant who lodged all letters with Australia Post on 3 May 2023. Letters were issued to all properties and persons as per details provided by Baw Baw Shire Council.

Notification Signage

Two signs were erected on site to provide notification for the wider community, including details of the proposal, consultation dates, details of information sessions, and a link to the project website where application materials and further information could be viewed and downloaded and submissions could be made.

Project webpage

A project webpage (**Appendix D**) was created and hosted by Housing Choices Australia for community and interested persons to view project information and make a submission about the proposal.

The web address for the project webpage was: <https://www.housingchoices.org.au/housing/in-progess/warragul/>

Information available on the webpage included:

- Information about the project
- Project overview
- Information about community housing and Housing Choices Australia
- Information about The Big Housing Build
- Details of Community Consultation including information sessions and key dates
- Privacy Statement
- Inquiry Form for submissions and enquiries
- Images of initial renders to show a preliminary impression of the proposed development

A copy of draft application material was also available to view/download, including:

- Planning Report
- Design Report
- Architectural Drawings
- Landscape Drawings
- Traffic Engineering Assessment
- Waste Management Plan
- Sustainable Management Plan
- Acoustic Report
- Arboricultural Report
- Heritage Memorandum

A copy of the draft application material for consultation is provided within the **Supplementary Material**.

In person information session

An in-person 'drop in' style information session was held on 11 May 2023 from 3:30pm to 5:00pm at the West Gippsland Arts Centre, in the Lyrebird Room.

The purpose of the session was to offer the community an opportunity to learn about the proposal in an informal setting and ask questions of the project team in a personal environment where they could have one on one conversations about particular topics of interest.

A series of A1 size information boards were displayed around the room, containing information on the following topics:

- About Housing Choices Australia – who they are, what they do, and their involvement in the project
- About the Big Housing Build and the Clause 52.20 process
- Planning information, including zoning controls and the planning context
- Information about the design response, including the design detail and rationale

- Where to find more information, how to make a submission, key consultation dates, and next steps.

In addition to the information boards, additional supplementary information in the form of printed handouts was also available, including:

- a 'Frequently Asked Questions (FAQ)' sheet containing project information and more details about Housing Choices Australia and the community housing model,
- a 'How to Make a Submission' sheet, containing consultation key dates, details about how to make a submission, and a link and QR code to the project webpage, and
- A copy of the Housing choices Australia Annual Report 2022, for more information about Housing Choices.

Printed copies of all application material including plans and consultant reports were also made available for the community to view.

A copy of information session material is available within the **Supplementary Material**.

A total of 14 participants attended, mainly comprising interested adjoining business owners and residents as well as several local residents from the broader community. While some people preferred to move around the room to review the information boards and engage in one-on-one conversations, there was also a group of nearby business owners and residents who engaged in a larger group discussion on a range of topics. A list of people who attended the session was recorded with a sign-up sheet upon entry.

The discussion and topics raised were also reflected in the feedback and submissions received via the project webpage, which are outlined in detail in **Section 4.2** and **Appendix B**. As a result of the conversations which occurred during the drop in session, ongoing follow up engagement was undertaken to continue these discussions on a case by case basis and explore particular matters raised in greater detail. Further detail regarding ongoing discussions and follow up engagement is outlined within **Section 3.3.3**.

Online information session

An online information session was held on 17 May 2023 from 7:00pm to 8:00pm via a Microsoft Teams webinar format.

The purpose of the session was to provide the community with information and an overview about the proposal. The session consisted of a presentation from Housing choices Australia and the project team, followed by an opportunity to ask questions in a live format, either directly or through a Q&A function.

The presentation included:

- information about the Community Housing model and the Big Housing Build,
- overview of the Clause 52.20 process,
- planning controls and context,
- the architectural design response and rationale.

A copy of the presentation is provided within the **Supplementary Material**.

Participants were able to register via the project webpage and a registration link was then distributed. Eleven (11) registrations were received, and ten (10) people attended the information session. Participant attendance was recorded using the webinar participant list and list of registrations for the webinar.

The session was recorded, and a copy of the recording was uploaded to the project website for the remainder of the consultation period for anyone to view who was unable to attend the session.

Media engagement

Beyond the engagement activities and material prepared by the project team, there was also engagement within the local media from the Warragul and Drouin Gazette. On 9 May 2023, one day after the commencement of the consultation period, the Gazette published an article about the proposal, including dates and times of information sessions. A representative of the Gazette also attended the online information session.

Our review identifies a further seven articles that have been published within the Gazette in relation to the proposal, including a summary of the online consultation session, commentary on the proposal and broader consideration of social housing demand within Warragul.

HCA has been working closely with local media outlets and Homes Victoria to provide accurate and up to date information about the planning proposal, regional housing waitlist and homelessness figures; as well as background information on tenant allocation.

Below is a summary of the media engagement undertaken:

Warragul and Drouin Gazette

9 May 2023– story on “public housing” proposal

17 May 2023– story on info session for community

23 May 2023 and 25 May 2023 – story on commercial businesses objecting to site location

20 June 2023 – story on Council quiet on housing proposal

ABC Radio

30 June – ABC Radio interview with Mim Hook and Housing Choices Chief Operating Officer (acting) Kim Bomford on location and regional homelessness figures.

3.3.4 Follow up engagement & Referral comments

Following community consultation, the following ongoing engagement activities were undertaken with members of the community, Council and the OVGA:

Ongoing engagement activities

Stakeholder	Activity	Details	Date
Proponents of the Commercial Hotel, Warragul	Ongoing discussions	Phone and email correspondence and an online meeting regarding concerns about the proposal and proximity to the Commercial Hotel, including the potential impact of the proposal on the existing entertainment venue.	Ongoing
	Further acoustic testing	As a result of conversations, further acoustic testing was undertaken to respond to specific concerns regarding live music currently performed at the venue and obtain more detailed/targeted results to inform the design and any potential acoustic considerations.	26 & 27 May 2023
OVGA	Presentation to OVGA	Presentation of updated design in response to previous feedback, demonstrating project response to items previously raised in pre-application engagement phase.	21 June 2023
Baw Baw Shire Council	Meeting with Council officers	Meeting with Council to receive preliminary feedback and opportunity to respond to items/answer queries ahead of formal recommendation.	9 June 2023

Meeting included an opportunity to present a summary of community feedback received during the consultation period.

Community – ongoing engagement

As a result of feedback received during community consultation there were several matters which required follow up engagement, including discussion around specific issues and additional acoustic testing. More detail regarding the outcome of ongoing engagement activities is provided within **Section 4**, where a summary of feedback and responses are provided.

OVGA – Victorian Design Review Panel (VDRP)

Following conclusion of community consultation, a further presentation to the VDRP was undertaken, incorporating feedback from the community consultation process and previous feedback from the VDRP.

Further details of VDRP feedback and project responses are provided within **Section 5**.

Baw Baw Shire Council – referral comments

Following the conclusion of community consultation, Council officers completed an internal review and provided written feedback. Due to the level of engagement from adjoining owners, and interest from Councillors, council officers prepared a report which was then presented at a Council meeting on 28 June 2023. This provided an opportunity for council officers to present their feedback and recommendations, and for councillors to formally vote on the position taken by Council. The council officers' recommendation was supported 5 votes to 3 votes.

Points of discussion are outlined within **Section 5**.

3.3.5 Design refinement & Response to feedback

Following the conclusion of community consultation, and the receipt of referral comments from Council and the VDRP, the proposal was further refined in response to specific feedback.

How was feedback collated and considered?

Community feedback and submissions were collected via the Housing Choices Australia project webpage. Some submissions were also provided via Council, and council officers provided copies of submissions made directly to them. Many of these were duplicates of submissions already made via the project webpage.

Throughout the consultation period, submissions were monitored daily, and feedback was tracked and collated. At the conclusion of the consultation period, a workshop was held for the project team to review and discuss feedback and prepare responses. Any ongoing or follow up engagement activities, such as further phone calls or investigation of particular issues, was also discussed and actions recorded.

A summary of community feedback and relevant project responses are outlined within **Section 4.2**. Detailed feedback has been captured in the Table of Feedback within **Appendix B**.

Following the conclusion of the community consultation period, written comments were provided by both Council and the VDRP. Meetings were held with both stakeholders to discuss feedback, and a workshop was held for the project team to review feedback and resolve responses as required.

Details of feedback from Council and the VDRP, and relevant project responses, are outlined within **Section 5**, and **Appendix C**.

3.3.6 Closing the loop

Following public announcement of formal planning approval of the proposal, a copy of the Consultation Report will be made publicly available on the Housing Choices Australia website.

4 Responses to Community Submissions

This section provides a summary of the matters raised by stakeholders and the community during the consultation period, and explains how the submissions have been collected, reviewed, considered and responded to as part of the final application material.

4.1 Community feedback

4.1.1 Feedback and engagement

During the consultation period from 8 May 2023 to 31 May 2023, a total of 13 submissions were received via the project website, from 12 submitters (one submitter made two submissions). Five submissions were provided via council officers, however three were duplicate and had already been submitted via the website (Figure 2).

Five (5) people requested to be 'kept informed' of the proposal via the project website but did not make a submission. An automated acknowledgement was distributed to all submissions made via the enquiry form on the project website, with additional responses provided via email to specific queries or requests to register for the online information session.

4.1.2 Relationship to the proposal

Of the 22 people who participated in the information sessions, 13 submissions were received from a total of 12 submitters (one person made two submissions). Of those, 11 submissions were from people with interests in the immediate vicinity of the site, who either own or have an interest in local businesses interfacing with the site or live directly opposite.

There were 2 submissions received from the broader community, including one strongly in favour of the proposal and expressing support for community housing not only in Warragul but in the town centre (Figure 3).

4.1.3 Information session feedback & submissions

Feedback and key themes raised during the information sessions (online and in-person) were generally aligned with the formal submissions received, although not everyone who participated in the information sessions made a formal submission (54%).

While formal notification letters were distributed on 3 May 2023 to owners and occupiers within 160m of the subject site in excess of the Homes Victoria Guidelines (which requires 150m), seven of the attendees at the in-person information session reported having become aware of the proposal through the article in the Warragul and Drouin Gazette.

The graph below provides a distribution of the number of people who attended one or both of the information sessions and also made a formal submission (Figure 4).

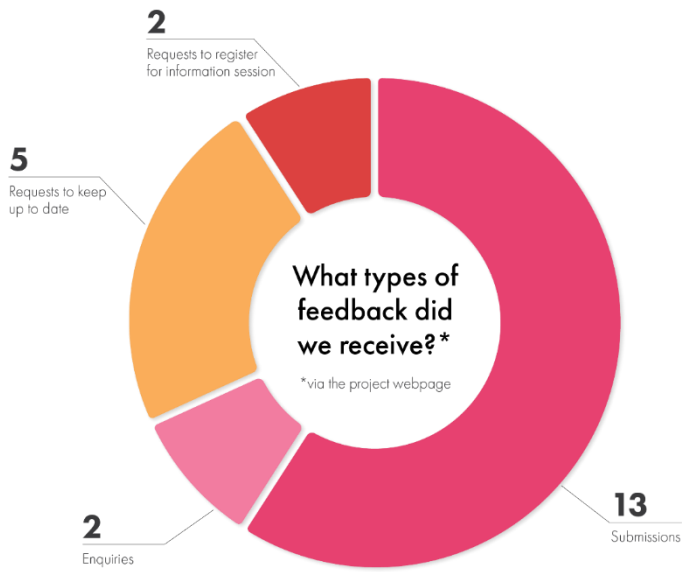


Figure 2 Types of feedback received

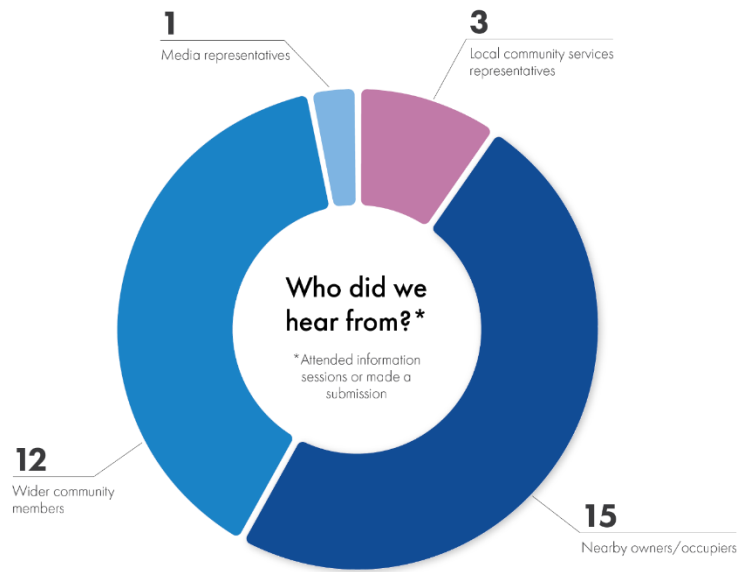


Figure 3 Relationship to the proposal

How did people participate?

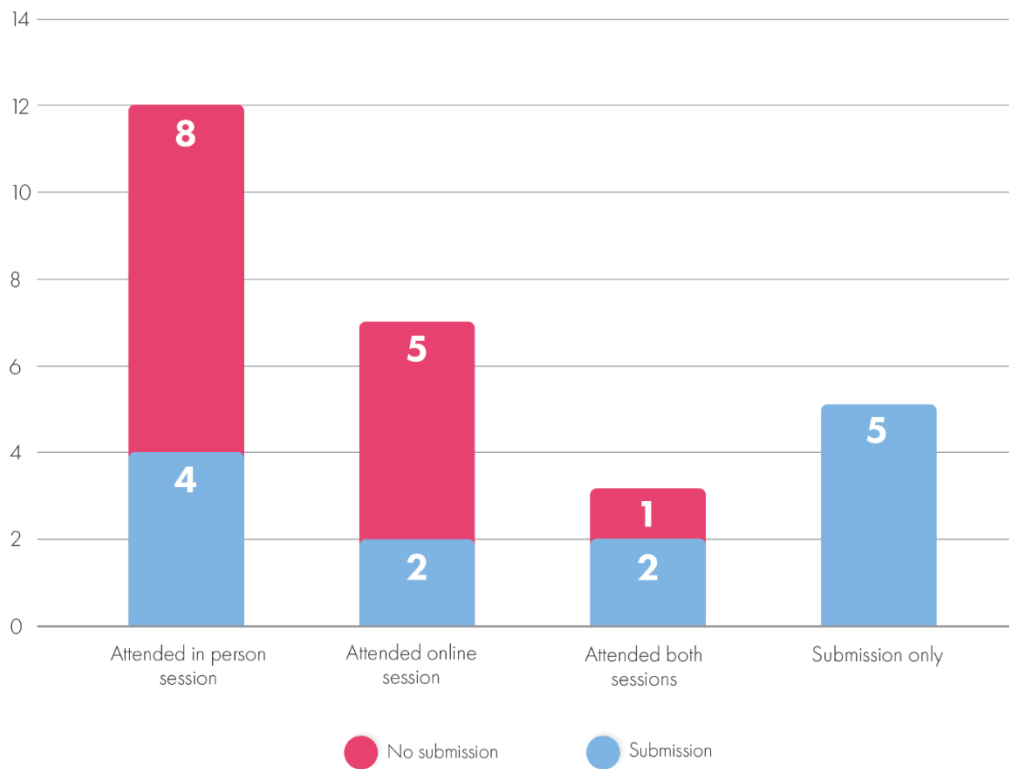


Figure 4 Spread of participation

Informal feedback

In addition to the submissions received, two people attended the in-person information session and expressed verbal support for the proposal but did not make a formal submission. In both instances the feedback was highly supportive of the proposal and the need for community housing, and believed the location was a positive attribute enabling high levels of access to services, amenities and transport.

One participant at the online information session who expressed support for the proposal identified themselves as working within an organisation providing support services for people in the community – many of whom are in need of housing, as would be offered by the proposal. They expressed an emphasis on the substantial and growing need for such housing based on their experience working in this sector and being based in the local community, and welcomed ongoing communication and engagement with Housing Choices Australia. Two of their colleagues also attended the session.

4.1.4 Other feedback

In addition to submissions received, one enquiry was received expressing interest in being considered to live in the development, if approved.

4.2 Summary of key themes and responses to issues raised

A number of key themes emerged in the formal submissions received (Figure 5). A summary of the key themes and a number of submissions which raised these items is provided below.

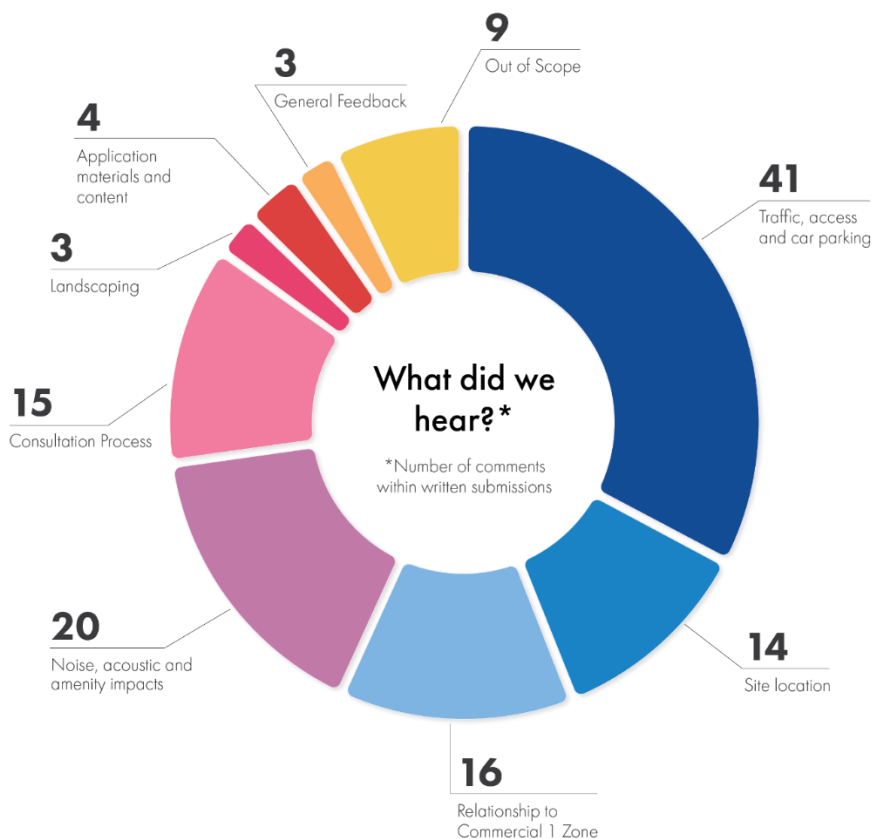


Figure 5 Key themes in community submissions

A summary of key themes and issues is provided below, alongside the project response and how the feedback has been incorporated as relevant. A more detailed Table of Responses is provided within **Appendix B** which responds to individual comments received, organised by theme and topic, including any relevant changes made to application material.

4.2.1 Traffic, access & car parking

- Feedback:**
- Fewer car parking spaces are provided than dwellings.
 - Increased traffic movements and potential impact to the adjacent street network and roundabout.
 - Potential impact of residents using nearby public on-street parking and parking availability for businesses.
 - Concern there is already inadequate public parking for businesses as existing all-day parking is used by retail workers.
 - Narrow laneway impacting on basement access and potential for conflict with vehicles accessing parking for adjacent properties via the laneway.
 - Space for waste vehicle movement and access to the basement constrained.
 - Concern regarding pedestrian movement in the lane and insufficient space for separate pathways.
 - Concern that a loading zone should be provided and has not been included in the proposal.
-

Response:

Car parking provision

Car parking has been provided in accordance with the requirements of Clause 52.20-6.7, which requires that 0.6 spaces are provided to each dwelling. The proposed development provides a total of 34 car parking spaces for residents, exceeding the requirement by 4 spaces (0.66 spaces per dwelling). A further 3 spaces are provided for the ground floor retail premises.

The location of the site has been specifically selected for its proximity to the centre of town and the Warragul Railway station, providing access for commuting if required, and ease of access to a range of services, retail outlets, employment opportunities and education. For this reason the car parking rate set out at Clause 52.20-6.7 is expected to accommodate resident demand.

In addition, as a community housing provider, Housing Choices undertake a thorough and tailored allocation process when selecting residents for their tenancies. As future residents will be on low to moderate incomes, despite the regional location and anecdotal community feedback indicating a higher dependence on vehicles, not all people accessing this housing will own a private vehicle, and therefore will not require a dedicated car space.

Beyond this, 46 bicycle spaces for residents and 8 visitor spaces (total 54), and End of Trip (EOT) facilities have been provided to facilitate greater uptake of active transport.

Impacts to surrounding street network and public car parking

Although it is appreciated that there is concern increased traffic volumes may impact on the street network, the previously approved development provided for a much higher volume of parking (57 spaces compared with 37) which would generate a substantially higher impact on the surrounding street network. This application was supported by Council and generally received positive support from the community.

With regard to existing on-street parking supply, feedback indicates that there are established concerns with a lack of parking for retail and businesses in the area. Although it is understood there is concern that the development may exacerbate this, this appears to be a pre-existing concern and opportunity may exist for concerned business owners to explore this further with the Council.

The proposal provides in excess of the required car parking on site, the site location is highly walkable and is supplemented by generous allocation of bicycle parking spaces to encourage active transport

and reduce impacts to the surrounding street network and does not rely on availability of nearby on-street car parking.

Access, safety and waste

With regard to waste vehicle access, we understand this is an important consideration and are in continuing discussions with Council's Waste Department to ensure that a safe and appropriate outcome is achieved. The Waste Management Plan will be updated to reflect this, once determined.

Government Road is identified within the relevant strategic frameworks to provide an east-west link between Mason Street and Gladstone Street. In terms of hierarchy, Government Road is identified as an 'extended laneway' condition with 'shared' pedestrian and vehicle movements supported.

In direct response to feedback, two pedestrian refuge areas have now been incorporated into the design along Government Road to improve pedestrian safety.

In response to concerns regarding the width of the laneway, a splay to the basement vehicle ingress/egress have been incorporated to allow for better manoeuvrability and safety outcomes.

Loading

As moving/removal activities are likely to occur infrequently, loading and unloading can be facilitated within the basement for smaller vehicles, or on the street and nearby area where existing loading and parking areas are available.

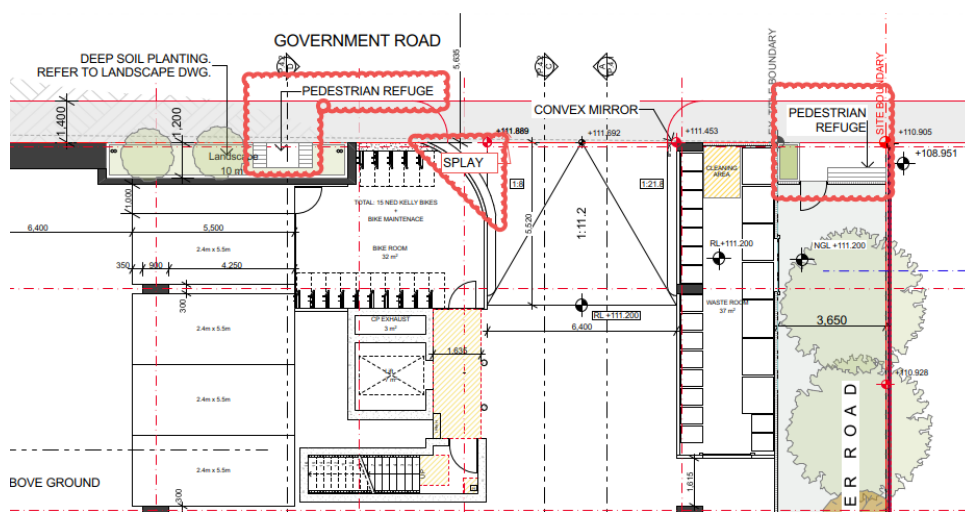
The Traffic Report prepared by Traffix Group addresses loading considerations for the project and confirms that an independent loading zone is not required.

Changes and updates to application material:

- Two pedestrian refuge areas have been incorporated into the design along Government Road to enhance pedestrian safety.
- A splay to the vehicle entry to Government Road has been added to improve vehicle access and pedestrian safety.
- Traffic Report updated to clarify the time of day that surveys were undertaken.

Reference Images

Excerpt from proposed plans showing location of Pedestrian Refuges and splay to support safe pedestrian access and movement along Government Road. This design response addresses feedback received through community submissions and the OVGA VDRP.



4.2.2 Site location

- Feedback:**
- Desire for the development to be located outside of the CBD within the established residential areas.
 - Desire to have been consulted prior to site acquisition stage regarding site location.
 - Location is appropriate as the CBD will help young families and those with no car.
 - Location is appropriate for older residents due to proximity to medical, grocery, entertainment and socialisation facilities.
-

Response: Locational benefits

As identified above, the location of the site has been specifically selected for its proximity to the centre of town and the Warragul Railway station, providing access for commuting if required, and ease of access to a range of services, retail outlets, employment opportunities and education. Proximity also allows for greater uptake of active transport alternatives (e.g. bicycles and scooters) and enhanced walkability. For those who do not have access to a car, or may not be able to drive themselves, it also offers greater opportunity for independence, better mobility, and reduces the pressure of cost associated with vehicle ownership for people already experiencing financial hardship.

Early engagement prior to site acquisition

Whilst it is appreciated that a number of adjoining owners have expressed a desire to have been actively consulted much earlier in the process, prior to site acquisition, the Clause 52.20 process does not facilitate this, and sites are selected based on a range of merits criteria. This site meets these criteria and performs exceptionally well which is important for supporting independence and opportunities for future residents to engage and fully participate within the local community, social life, and local economy.

All comments are acknowledged, however no changes have been made to the application material in response to the matters raised.

4.2.3 Relationship to the Commercial 1 Zone and the existing entertainment precinct

- Feedback:**
- Less commercial space compared with the previous development permit issued for the site.
 - Concern about land uses allowed in Commercial 1 Zone, and the role of residential in an entertainment and retail context.
 - Request for greater activation at ground floor with commercial uses to integrate with existing retail/commercial uses in the surrounding streetscape.
 - Concern that residential development within the CBD will prevent progression of commercial uses to edge of town centre (i.e. Mason Street).
 - Belief that ground floor convertible properties (i.e. residential apartments which could be converted to commercial/retail in future) will not be commercially desirable.
 - Proposed density of residential dwellings is not consistent with the surrounding area.
 - Feeling that the proposal does not have sufficient strategic justification.
-

Response: Residential use within the Commercial 1 Zone

The purpose of the Commercial 1 Zone includes the creation of 'vibrant, mixed use commercial centres' and encourages residential uses as part of this mix. Given the projected level of growth within the Warragul CBD and the high level of amenity and access to services, this site supports a higher density of residential use which is currently under-supplied within the CBD land use mix. This proposal would enable residents greater access to services, liveability, economic and social benefits that come with having better integration of commercial and residential land uses.

It is understood that a previous planning permit was issued for a three-storey mixed use development in 2015, comprising commercial office space and 8 dwellings. While the development was primarily commercial and retail in its use, the built form is comparable in scale, and dwellings are permissible within the Commercial 1 Zone. There was a strong view expressed by owners and occupiers of nearby properties and businesses that this site should be used for commercial purposes more similar to the previous scheme proposed, however residential land use is also supported within the Commercial 1 Zone to encourage a mixture of land uses, viability and vibrancy of commercial areas.

Increased residential density in the CBD

A number of submissions raised concerns about the location of the development resulting in a substantial increase to the resident population within the CBD area. Although there are currently apartments in the CBD, they are limited in number and are located above a residential hotel (The Mercure).

While it is acknowledged the proposal would increase the residential population within the CBD, there are many benefits to the co-location of residential, retail and commercial uses, including the potential for future residents to easily access and create increased demand for goods and services in the local area, and offer opportunities for local employment.

This is reflected in the Warragul Town Centre Masterplan and Urban Design Framework which support increased infill development for mixed use and commercial uses, including residential.

With regard to the proposed density, the size and number of dwellings is well supported by planning policy in this location. Although it does represent an increase to the residential population within the CBD, there are many positives that can come from increased localised population density, including greater demand for local goods and services in the immediate area, localised labour and access to employment, greater uptake of active transport alternatives and reduced reliance on private vehicles for daily tasks.

In response to the comments regarding strategic justification, there is strong planning policy support for increased residential development in key locations with good access to services, amenities and transport, such as the subject site. The proposal also provides a 225sqm retail tenancy at ground floor in addition to adaptable ground floor apartments which may be converted to commercial tenancies in response to future demand.

Further information about the strategic justification is provided within the Planning Report.

Lack of commercial space within the proposal

Applications made under Clause 52.20 seek to deliver social and affordable housing as part of Victoria's Big Housing Build. The primary purpose of the assessment pathway is to facilitate the delivery of housing.

Notwithstanding, any proposal must demonstrate alignment with the underlying zone and overlay controls, in this instance the Commercial 1 Zone and Design and Development Overlay – Schedule 1.

Amendments have been made to the proposed design in response to feedback received during consultation to strengthen the commercial function of the site.

In direct response to this feedback, the ground floor community space and HCA office has been converted to a 225sqm retail premises tenancy. The retail tenancy is designed to accommodate a range of businesses including retail and hospitality which provide for an activated connection to the corner of Mason Street and Government Road.

In addition to the dedicated retail tenancy the Site's two ground-floor apartments fronting Mason street have been designed to be adaptable for commercial purposes. Whilst this would not take place within the first 20 years of the building's operation, this ensures the building remains adaptable to evolving commercial demand as the Warragul Town Centre continues to develop over time.

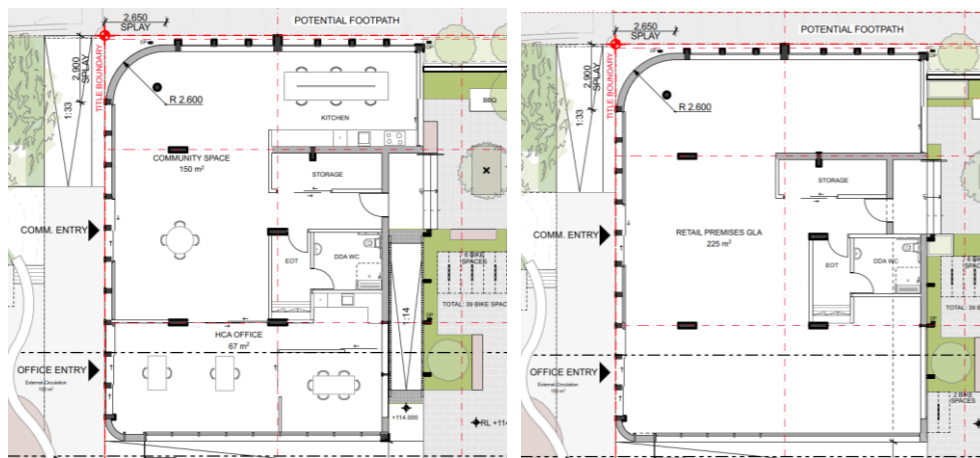
The layout of ground floor apartments designed to allow for two tenancies or a single, consolidated tenancy which may accommodate a range of commercial uses including offices and medical suites.

Changes/updates to application material:

- Conversion of ground floor 'community space' and 'HCA office' to a 225sqm retail premises.
- Improved flexibility to ground floor apartment design to future-proofed and enable conversion to commercial space in response to future market conditions.
- Reduced setback distance of ground floor dwellings to Mason Street to align with commercial character in surrounding streetscape and improve presentation.
- Planning report updated to include greater detail in response to Decision Guidelines for the Commercial 1 Zone, and the role of residential land uses.

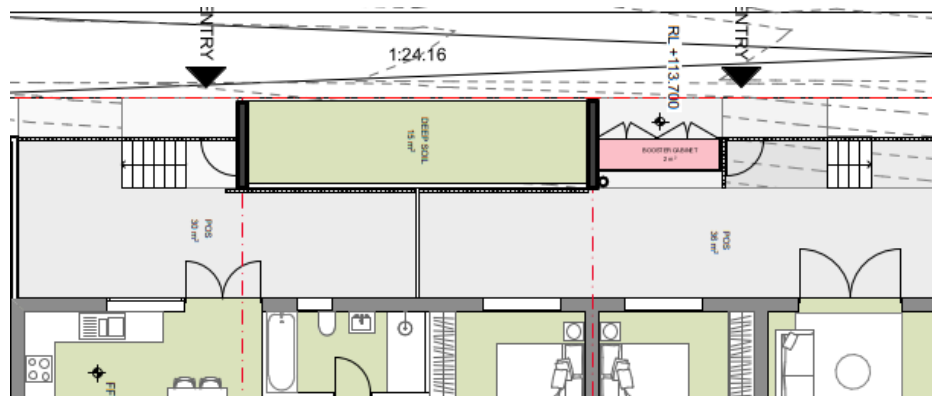
Reference Images

(LEFT) Superseded Community Space and HCA Office design (Consultation design); (RIGHT) Proposed Retail Premises



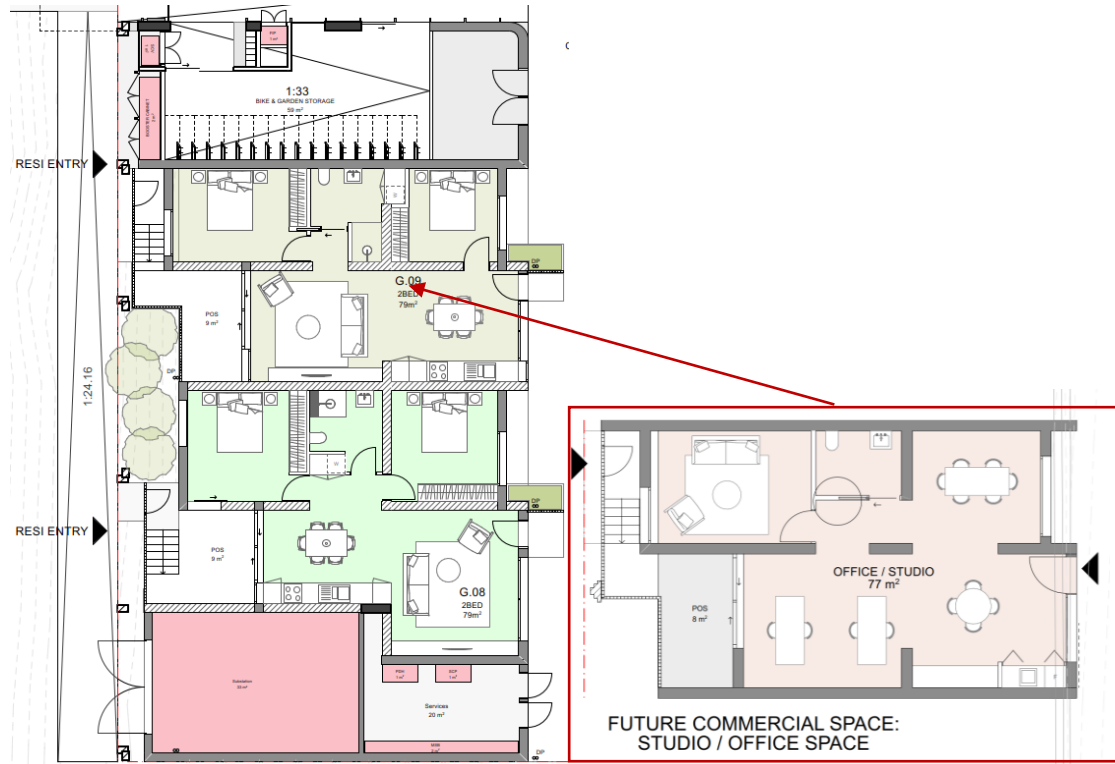
Consultation design (rotated 90 degrees) showing deep street setback

Revisions to ground floor apartment layout to reduce setback distance to footpath.



Proposed design

Revisions to ground floor apartment layout to strengthen futureproofing for commercial (office, medical, studio). These changes respond to community, Council and OVGA feedback.



4.2.4 Noise, acoustic and amenity impacts

- Feedback:**
- Acoustic test conducted mid-week did not capture noise levels at the weekend when live music is played.
 - Concern that the Live band and operation of Commercial Hotel may cause an acoustic impact to the proposed residential tenancies.
 - Potential for proximity of residential use to impact future expansion of existing adjoining uses.
 - Location of windows on adjacent properties will affect the future development of the site.
 - Clause 53.06 Live Music Entertainment Venues had not been considered in the planning report.
 - Overlooking and fire rating concerns at interface to neighbouring property to the south.
 - Concern that the eastern wind will create a wind tunnel between the two buildings (split built form) proposed.

Response:Interaction between residential and adjoining entertainment/commercial uses

It is recognised that there are a number of successful existing businesses immediately surrounding the site. While it is understood that there is some concern amongst business owners and operators about the potential impact of residential to their businesses, there are well-established Agent of Change principles under both EPA regulations and Clause 53.06 of the Baw Baw Planning Scheme that would provide protection to existing uses, provided they are operating within the bounds of relevant legislation and requirements.

The building has been designed in accordance with the relevant requirements to manage the impact of noise associated with the Commercial Hotel on all apartments.

Acoustic treatment

In response to feedback received from the owner and operators of the Commercial Hotel, further acoustic testing has been undertaken to include readings during the weekend, reflecting the noise generated by patrons and live music on Friday and Saturday evening and night periods.

Further testing revealed that the venue is currently exceeding the EPA thresholds, with the results of the survey communicated to the operators of the Commercial Hotel. Further testing has been scheduled with the operators to better understand the extent of noise emissions and measures to manage noise emissions in alignment with EPA regulations.

The proposal has been designed to provide acoustic attenuation measures in accordance with agent of change principles and the relevant noise thresholds set by the EPA, supporting the continued operation of the live music venue and pub.

Recommended façade sound insulation measures are set out in the updated Acoustic Report prepared by Clarity Acoustic.

Interface with adjoining property to the south

As the adjoining property to the south is a commercial land use, the proposal is not required to provide screening measures, however to improve the building is designed to orientate all dwellings to the east-and-west to prevent any direct interface issues. Glass bricks set behind hit-and-miss brickwork is proposed to the southern elevation of the building to provide greater depth to the building's façade as well as additional amenity for residents.

The glass bricks along the southern interface have been proposed specifically to enable solar access while providing for fire rating requirements and acoustic attenuation.

Fire rating and other relevant construction standards will be considered during the detailed design and construction stage and dealt with by the relevant building surveyor through the building permit process.

Construction impacts

If the proposal is approved, a Construction Management Plan (CMP) will be prepared and endorsed. The CMP will include requirements and methods to mitigate and manage construction impacts throughout the construction period including traffic management, construction times and noise. Should the CMP not be complied with, the CMP is enforceable, and any non-compliances would be addressed accordingly.

Changes/updates to application material:

- Further acoustic testing was undertaken on 26 and 27 May 2023 and an updated Acoustic Report has been prepared to reflect the additional readings and analysis.
- An assessment against Clause 53.06 Live Music Entertainment Venues has been included in the Planning Report.

- Review of the proposed design to ensure proposed acoustic attenuation measures are satisfactory in light of updated assessment.
- Desktop Wind Assessment being undertaken to address any potential wind impacts.

4.2.5 Consultation process

- Feedback:**
- Limited time to review the proposal and submit a response
 - Lack of awareness of the project prior to consultation
 - Had not received letter

Response: The consultation process ran from 8 May – 31 May 2023, in line with the required 3-week period set out in Homes Victoria’s Consultation Guidelines. Letters were issued by direct mail drop on 4 May 2023 to owners and occupiers within 160m of the site. Addresses and contact details were provided by Baw Baw Shire Council. As the letters were lodged with Australia Post for delivery by a third party/consultant, it is confirmed that letters were issued to all the properties listed on that date.

Information and a registration link for the online information session was sent in response to all enquiries received via the project webpage prior to the information session on 17 May 2023.

With regard to community awareness of the project, consultation has been undertaken in accordance with the requirements of Clause 52.20, the Homes Victoria Consultation Guidelines, and the approved Consultation Strategy. It is also acknowledged that articles in the Warragul and Drouin Gazette have further publicised the proposal during the consultation period.

Ongoing consultation has been undertaken with members of the community above and beyond the consultation requirements, to work through any particular matters raised as outlined within **Section 3.3.4**.

This Consultation Report has been prepared in accordance with the Homes Victoria Consultation Guidelines to detail the consultation process and engagement undertaken, including feedback received, relevant project responses, and any consequent changes to application material.

4.2.6 Landscaping

- Feedback:** Proposed planting of gum trees next to roundabout is not appropriate for nature strip with existing underground services.
- Concern about potential impact on neighbouring trees.

Response: [Proposed landscaping in nature strip](#)

The selection of plant species has been revised as a result of feedback from community and Baw Baw Shire Council’s Environment and Arborist officers. The proposed *Eucalyptus bridgesiana* have been replaced with *Eucalyptus polyanthemos*, as recommended by Council’s officers. The recommendation to change the tree selection has been informed by the mature height and spread of the selected tree, with smaller growing species selected in place.

Trees on adjoining property to the south

Advice has been obtained from project arborist Tree Logic in relation to trees and planting along the southern boundary.

The arborist assessment indicates that all existing trees along the southern boundary are either invasive weed trees, shrubs or in poor health, with exception to a semi-mature self-sown Blackwood tree arising from a large decayed stump at the base (Tree 5).

The arborist assessment identifies that the tree protection zones of Trees 3, 4, 5, 6, and 7 on the adjoining property will be impacted to varying degree by the construction of the building. These trees may become unsustainable in the long-term as result of the works.

A Tree Management Plan has been prepared in response to Council officer and community feedback to identify the tree protection zone and measures required to safely manage buildings and works to prioritise the continued viability of this vegetation.

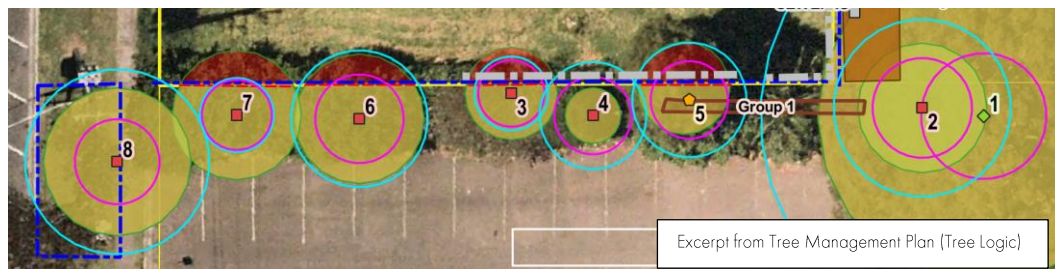
HCA is committed to:

- Implementing the Tree Management Plan measures to retain all trees on the adjoining land.
- Periodically monitoring the health of existing vegetation through the completion of the construction process.
- Engaging with the adjoining land owner to arrange for replacement landscaping should any vegetation fail as a result of the works.

Changes/updates to application material:

- Landscape plan updated to reflect amended species of street trees.
- Tree Management Plan prepared to address viability of trees on adjoining land during construction.

Reference Images



4.2.7 Application material and content

- Feedback:**
- Warragul Town Centre Masterplan is out of date (2011) and not an accurate reflection of the CBD and its current issues and aspirations
 - Traffic Engineering Assessment based on traffic data from 2010-2011.

Response: We understand that the feedback received in relation to the application material is in reference to the currency of the Warragul Town Centre Masterplan and Urban Design Framework. This includes the reference to the 'traffic engineering assessment' which we understand to be referring to the future road network and connections encouraged by these strategies.

While the Warragul Town Centre Masterplan and Urban Design Framework are now more than a decade old, the planning assessment must have regard to background and incorporated documents. Given that no further update to these documents has been undertaken since this time, these documents

continue to provide the best representation of the planning strategy and policy that informs new development within Warragul Town Centre.

The planning assessment has regard to these documents, but given their currency, also applies contemporary principles relating to land use, transport and design to the assessment of this proposal in response to the relevant decisions guidelines of the *Baw Baw Planning Scheme*.

All comments are acknowledged, however no changes have been made to the application material in response to the matters raised.

4.2.8 General feedback

- Feedback:**
- Project is important as part of community and offers housing for those in need.
 - Belief by some members of the community that the extended laneway reserve running east of Government Road through to Gladstone Street is privately owned.
 - Does not fit character of open space and country town.
-

Response: Positive feedback – need for community housing

In addition to the matters raised above, importantly we note that there has also been positive feedback received which demonstrates that there is a desire to see increased community housing and support for those in need.

A number of submissions referenced the location being great for young families and elderly residents to access the services they need, and proximity to the CBD enabling people to participate more fully in the community.

We have also received an expression of interest which demonstrates there is clearly demand for the housing within the community, and people actively watching the progress of the development who hope for it to go ahead and would like to be a part of the resident community.

Status of Government Road

Following the receipt of community feedback in relation to the rumoured sale of the extended road reserve between Government Road and Gladstone Street the project team has sought confirmation from Council as well as reviewing the available survey information online.

With regard to the status of Government Road, it is understood to remain as Crown land and therefore available to provide future east-west access in alignment with the Warragul Town Centre Masterplan despite currently appearing to be private land due to the erection of fencing.

It is unconfirmed whether any lease is placed on this reserve which may support its enclosure.

Character

While it is appreciated that Warragul is a regional centre and is distinct from the Melbourne metropolitan area with access to open space and a rural character, the specific location is situated within the CBD where there is already similar density and height of built form. The Warragul Town Centre Masterplan and Urban Design Framework supports built form outcomes such as the one proposed, and recognises the critical role the CBD plays as a major regional centre. The proposal is also generally consistent in scale to a previous development approval, for which a permit was issued in 2015 and was supported by Council and many in the community.

All comments are acknowledged, however no changes have been made to the application material in response to the matters raised.

4.2.9 Out of scope

- Feedback:**
- Concern about the location of community housing near pubs, liquor and gambling outlets
 - Massive cost and time overrun
 - Asbestos contamination from Old Butter Factory adjacent to the Site
 - Cost to build will outdo benefit to Baw Baw Shire residents
 - Constant change of Baw Baw Shire planning staff resulting in little knowledge of Warragul CBD
-

Response: A range of comments have been raised through the feedback received that do not directly relate to planning considerations, however have been included for completeness to acknowledge the submissions. Specifically, feedback relating to the social housing cohort are not relevant considerations under this planning assessment.

Housing Choices however remains committed to the long-term management and success of this project, and will work closely with residents to provide safe and supportive housing, as well as ongoing engagement with Council and local residents should concerns or feedback in relation to the operation of the building be raised.

5 Responses to Stakeholder Feedback

This section outlines a summary of feedback received from key stakeholders including Baw Baw Shire Council and the OVGA VDRP. A summary of matters raised and how they have been addressed is provided below and at **Appendix C**.

5.1 Baw Baw Shire Council Feedback and Responses

The purpose of the Council Officer Report published with the agenda for the Council Meeting, held on 28 June 2023, was 'to seek endorsement of the Council submission to the consultation led by Housing Choices Australia regarding the development of social and affordable housing at 18 Mason Street, Warragul'.

As detailed in the Council Meeting Minutes, Council voted in favour of the following Recommendations.

That Council:

1. *Support the increased provision of social and affordable housing in Baw Baw Shire;*
2. *Endorse the assessment of the proposed development at 18 Mason Street Warragul in accordance with the Baw Baw Shire Planning Scheme and the submission as per Attachment 1 to this report to be provided to Housing Choices Australia and the Responsible Authority for the proposal;*
3. *Request the CEO to write to the Responsible Authority requesting Baw Baw Shire's Planning department be consulted in relation to the provision of future sites for Social and Affordable Housing in Baw Baw Shire; and*
4. *Request consideration of alternate locations for the development given the assessment of the proposal as per Attachment 1.*

A response to the adopted recommendations is provided below and a detailed response to all feedback raised by Council officers (*Attachment 1 to the Officers Report*) is provided at **Appendix C**.

5.1.1 Response to Council position

1. Support the increased provision of social and affordable housing in Baw Baw Shire.

The Council's support for the increased provisions of social and affordable housing in Baw Baw Shire is welcomed and acknowledged.

This project provides much needed social housing within the centre of Warragul with a total of 51 dwellings, including one, two and three bedroom typologies to accommodate a diverse range of needs within the community.

Council's position supports the provision of social housing and confirms the policy support for Big Housing Build projects within Baw Baw Shire.

2. Endorse the assessment of the proposed development at 18 Mason Street Warragul in accordance with the Baw Baw Shire Planning Scheme and the submission as per Attachment 1 to this report to be provided to Housing Choices Australia and the Responsible Authority for the proposal.

The endorsement of feedback provided by officers at Baw Baw Shire (*Attachment 1 to the Officers Report*) is acknowledged.

A detailed response to all feedback is provided at **Appendix C**.

3. Request the CEO to write to the Responsible Authority requesting Baw Baw Shire's Planning department be consulted in relation to the provision of future sites for Social and Affordable Housing in Baw Baw Shire.

The Council's request is acknowledged. It is understood that Baw Baw Shire will contact Homes Victoria and/or the Minister for Planning to request consultation on the provision of future social housing projects within the municipality.

As this recommendation falls outside of the scope of this application, no further action is required.

4. Request consideration of alternate locations for the development given the assessment of the proposal as per Attachment 1.

The Council's request for consideration of alternative locations for the development is acknowledged to respond to feedback from members of the community.

This feedback was also received during the community consultation process, with submissions primarily received from business owners and residents within immediate proximity of the development site.

In response to this request, it is advised that the proposed location of the development has been selected by Housing Choices Australia and supported by Homes Victoria on the basis that it performs highly against criteria for medium density residential development within the context of Baw Baw Shire.

Specifically:

- There is an identified need for social housing within Warragul and Baw Baw Shire to service the social housing waitlist. This is demonstrated by the direct commitment of funding under Victoria's Big Housing Build for social housing within Baw Baw Shire, with Warragul Town Centre the most highly serviced and well-connected location for the provision of social housing in the municipality.
- The Site is located within the Warragul Town Centre ensuring future residents are able to access a broad range of shops, services and employment opportunities.
- Social housing must support a diverse range of people across age and mobility groups, as well as those without access to a private vehicle. The proximity of the Site to the Warragul Town Centre and Warragul Train Station provides a highly-walkable location to enable residents to service daily needs without reliance on private motor vehicles.
- The proximity of the Site to the centre of Warragul Town Centre provides enhanced opportunity for social connectivity and engagement, helping to support residents and foster community.
- The Site is located within the Commercial 1 Zone which seeks to create vibrant mixed use precincts and supports the use of land for residential purposes in a manner that is complementary to the function of the local area. The proposal makes a substantial contribution to the Warragul Town Centre through the delivery of a well designed building that provides 51 social housing dwellings, 225sqm retail premises and fully adaptable ground floor apartments to Mason Street that supports future commercial businesses.
- The Site is presently vacant development land with an existing permit for a mixed-use development inclusive of residential apartments. The Site facilitates an efficient redevelopment footprint that supports the delivery of social housing a medium density scale with a high standard of amenity for residents.
- The Warragul Town Centre Masterplan and Urban Design Framework encourage the development of 'mixed use' buildings on the land east of Mason Street, including the Site. A significant strategic redevelopment site is located east of the Site (Bonlac Factory) and the proposal contributes to the development vision set out in these strategic documents.

The above considerations have informed the assessment of this application, as well as the funding of this project by Homes Victoria.

Furthermore, having reviewed and provided a response to the Council officer's feedback provided in *Attachment 1 to the Officers Report* there are no reasons that indicate the selected location is unsuitable for the proposed social housing development. A detailed response to the feedback provided within *Attachment 1 to the Officers Report* is provided at **Appendix C**.

5.2 OVGA VDRP Feedback and Responses

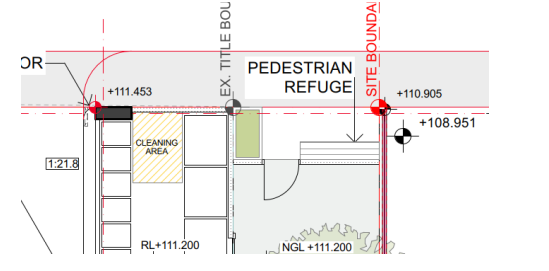
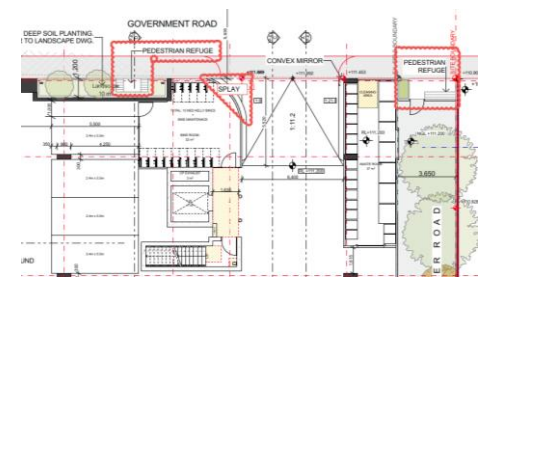
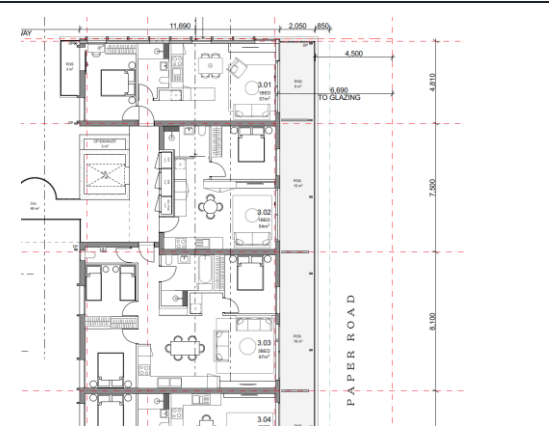
The proposal was presented to the OVGA Victorian Design Review Panel (VDRP) on 21 June 2023. This was a second review of the project following the first review in February 2023.

The feedback received was overwhelmingly positive in the second review session, with the panel offering its strong support for the key design strategies proposed by Freadman White in relation to site and context.

The project team’s rigorous interrogation of the feedback received from the VDRP in the first session was commended by the panel.

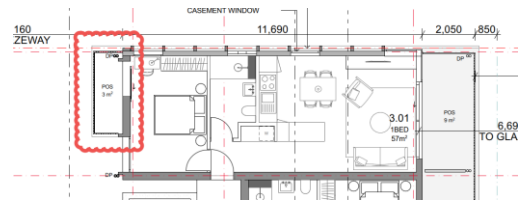
Recommendations were made to continue the refinement of the design in response to key interfaces of Paper Road, Government Road and the amenity and functionality of the central courtyard area.

The design response has been further developed in response to the panel’s feedback with the following key amendments undertaken in direct response to the panel’s recommendations.

Design Move	Rationale	Supporting Image
<p>Secure gate and fence line to Paper Road</p>	<p>A pedestrian gate and fence line has been introduced to secure Paper Road from</p>	
<p>Pedestrian refuges to Government road</p>	<p>Two pedestrian refuges were introduced on title boundary to Government Road to support safe pedestrian movement.</p> <p>This design response considers the future urban context and potential extension of Government Road through to Gladstone Street to serve as a ‘shared’ zone.</p> <p>An additional splay has also been introduced to further support safe pedestrian and vehicle movement.</p>	
<p>Building separation (side setbacks)</p>	<p>In response to feedback from the first OVGA session HCA has pursued the consolidation of Paper Road as part of the site area, as well as revising the side setbacks to dwellings with a minimum setback of 4.5m to balconies and 6.6 metres to glazing line.</p>	

Introduction of secondary balcony to north-east apartments.

A secondary balcony has been introduced to the north-eastern apartments from Level 1-3 to improve visual connection to the public realm (oblique views to Mason Street via Government Road) and with the communal courtyard below.



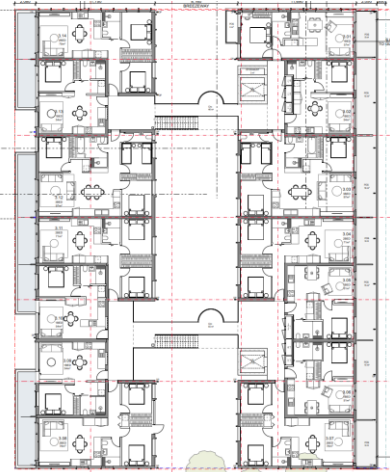
Revision to internal bridge layout

Rationalisation of the internal bridge layout has been adopted in response to feedback.

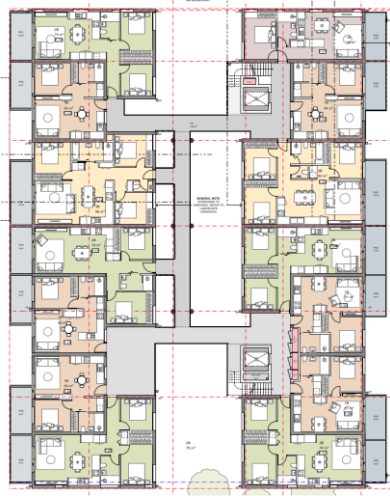
This includes the deletion of the north-south span which provided for redundancy measures but raised concern with shadow, visual bulk and internal privacy.

East-west bridges have also been designed with an enlarged area and exposed stair to encourage activation and engagement with the courtyard below.

Proposed

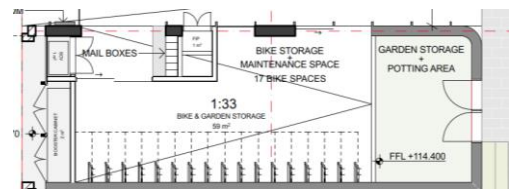


Consultation



Revisions to communal bike store, workshop and planting room.

The design has been updated to provide a greater level of amenity for future residents through the co-location of a bicycle workshop and plan potting area.



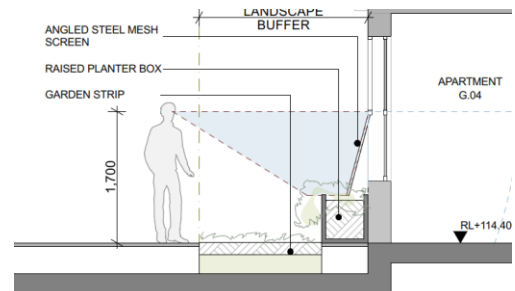
Revised interface to Mason Street

The design response has been further developed to ensure a high quality interface treatment with Mason Street. Changes to the design include revised setback depth to ground floor dwellings, clarification of material treatment and public realm works inclusive of street tree planning, undergrounding of powerlines and footpath remediation and grading.



Screening to ground floor apartments

A combination of screening and integrated planting measures have been applied to ensure ground floor apartments have sufficient privacy whilst balancing the need for daylight and outlook.



6 Conclusion

This Consultation Report demonstrates a thorough stakeholder engagement and community consultation process has been undertaken in accordance with the requirements of Clause 52.20, and the Homes Victoria Consultation Guidelines. Feedback received through these processes has been reviewed, considered and responded to within the Consultation Report and appendices, and relevant feedback has been actively incorporated into the design, where appropriate.

The Consultation Report, including attachments and appendices, will form part of the application material submitted to the Department of Transport and Planning for consideration by the Minister for Planning. If approved, a copy of the Consultation Report will be made publicly available.

Housing Choices would like to thank the community and stakeholders for their feedback and, alongside the spectrum of topics raised, acknowledge their broad support and recognition of the need for community housing in Warragul. Housing Choices looks forward to continuing to work with the Warragul Community in relation to this project.

Appendices

Appendix A	Planning Pathway and Consultation Process
Appendix B	Table of Feedback and Community Submissions
Appendix C	Baw Baw Shire Council Detailed Feedback and Responses
Appendix D	Housing Choices Australia – Mason Street Project Webpage
Appendix E	Consultation notification material

Appendix A Planning Pathway and Consultation Process

6.1 Planning Approval Pathway

Under the Big Housing Build program, projects undergo a rigorous initial assessment to determine whether the location is suitable for social or affordable housing and whether an application is likely to meet planning requirements. From this assessment process, if a project passes the initial assessment process and successfully obtains funding, then the project proceeds to the detailed planning assessment phase and an application is made under the provisions of Clause 52.20. An overview of the stages of the Clause 52.20 process and the timeline for this proposal is outlined below:



6. Pre-Application Engagement

Feedback from Homes Victoria, Department of Transport and Planning (DTP) and Baw Baw Shire Council obtained in late 2022.

7. Design Review Process

Design review with the Office of the Victorian Government Architect (OVGA), DTP and Baw Baw Shire Council. Feedback from Design Review and Pre-application engagement activities integrated into the proposal.

8. Consultation

Consultation with local community, Council and other interested stakeholders to seek further feedback and submissions.

9. Consultation Report

Preparation of report summarising feedback received from consultation, including from community, stakeholders and agencies.

This report forms part of the planning application.

10. Planning Application

Application submitted to the Minister for Planning under Clause 52.20 of the *Baw Baw Planning Scheme*.

11. Decision of Application

The Minister for Planning will assess the application and make a decision accordingly.

The decision and consultation report will then be published and made publicly available.

6.1.1 Consultation

The Clause 52.20 pathway differs from a standard planning application in a few ways.

How does the standard development application process work (through Council)?

In a standard development application, an application is typically lodged with the local council which acts as the Responsible Authority. It then has 28 days to review the application material and ask for any further information which might assist in the assessment. The applicant has a limited amount of time to provide the outstanding information, and then once the information is provided and accepted, the application will commence 'Public Notification'. This process lasts for 14 days, and typically adjoining properties will be notified by mail, while a notice is placed on the site. Application material is made publicly available via the Council website and submissions can be made to Council which are considered as part of the assessment and decision-making process. Once the decision is issued this can be appealed by the applicant or an objector within a certain timeframe.

How is the Clause 52.20 process different?

For applications made under Clause 52.20, instead of being considered by Council, the Minister for Planning is the Responsible Authority and makes the final decision. The Council still plays an important role as a key stakeholder and is involved throughout the process, providing feedback and helping to shape the proposal prior to lodgement of the final application with the Department of Transport and Planning for the Minister's consideration.

Key stakeholders include the Baw Baw Shire Council, Department of Transport and Planning (DTP), and the Office of the Victorian Government Architect (OVGA). Multiple meetings are held throughout the pre-application process to work through feedback and refine the design as needed.

Importantly, the application process is structured so that engagement with authorities occurs prior to lodgement, and the proposal can be refined early in the process. This means that there is continual opportunity for feedback through a more collaborative approach.

How does the community consultation process work under the Big Housing Build?

In addition to a thorough preapplication engagement process with key stakeholders, there is an extended period of public notification – three weeks, instead of the standard two weeks. Community consultation is undertaken in accordance with the Homes Victoria Consultation Guidelines, and a Consultation Strategy must be approved by Homes Victoria in order for consultation to proceed.

During the consultation period, in addition to the application material being made available online via a dedicated project webpage, an in-person information session is held during the consultation period to allow the community to ask questions and learn more about the proposal before deciding whether to make a submission.

For this project, in addition to the Homes Victoria required consultation activities, an online information session was also held to allow greater opportunity for people to attend if they were unable to participate in the in-person session. A recording of the online information session was made available on the project website during the consultation period, for those who could not attend either of the sessions.

What happens after community consultation?

Submissions are received and considered thoroughly alongside formal feedback from all key stakeholders. The proposal then undergoes a thorough review process, and application material is updated to respond to key issues and concerns. A Consultation Report is prepared, supported by a copy of consultation collateral and a detailed response to community feedback.

The Consultation Report, alongside the full suite of application materials, is then formally lodged and considered by the Minister for Planning. If approved, the application materials are then endorsed.

Appendix B Table of Feedback and Community Submissions

Please refer to the attached Table of Feedback and copies of community submissions received during the consultation period. Please note that submissions have been redacted to remove personal information for privacy reasons.

████████████████████

Thank God Warragul has a conscience at last and showing compassion for those who need a roof over their heads. The building is near the CBD which will help those with young families and those having no cars. For the older residents it is such a wonderful development near the doctors, chemist, station, cinema, shops, coffee shops, pubs for a meal and to socialise, the seniors citizens club is also near by. Thank you for coming up with this plan and I wish you all the very best in getting it up and running as soon as possible.

████████████████████

I would like to register for the online info session scheduled for Wed 17/5.

I have concerns about potential issues in placing housing tenants in the middle of a hospitality and entertainment precinct. This area is important to the makeup of the Baw Baw Shire business mix and is, by its very nature, dependent on large numbers of people enjoying late night, weekend music and socializing.

Is this the best location for housing of any type?

Submission no. 13



Please do not build it here. There are other , just as good locations that are not in the middle of town. Building it here will stop further progression of the town centre towards Gladstone st.



I feel the car parks are well under in this proposal. At the 2021 Census, only 3.1% of the Baw Baw population did not have a motor vehicle (this would be less than 2 units). 29.3% owned 1 vehicle, 37.7% owned 2 and 24.5% owned 3 or more vehicles. Given the CBD location of this proposal, this will have a significant impact on parking availability in town which is already in short supply. I encourage you to increase the numbers.

████████████████████
Mason St., Warragul proposed project.
25/3/23
Social Housing Australia,

An objection to the proposed project on this specific Mason St., Warragul site. Having had only a most unusually short period to respond to this 300 page document and coming from having been associated with projects over many years I contend that this is the wrong site to build this proposal.

Surely Baw Baw shire officers and Councillors experienced in this area also have concerns as this land is Zoned Commercial 1, not residential. Its been planned for by Council and designed as an entertainment/business precinct as detailed in the previous project submitted to Council. This land is not zoned residential, Commercial 1 No private individual would build their residence on this land! Let's consider the regulations Baw Baw Council and State Govt create and control.

Residential and commercial projects are subject to both local Council and State Government regulations that all ratepayers must abide by.

It appears from this documentation that this State Government do not have to abide by their own regulations. Can this State Government dictate and over ride the Baw Baw Council.?

Existing State Government and Council regulations state that any development must:

1. Notify neighbouring properties. (None)

2. Comply with zoning requirements. (Commercial 1, meaning a mix of business and residential as per the previous project submitted to Baw Baw Shire)

There is no way any commercial use can be made on this project. Plus, to highlight the fact, the housing business showing this proposed project has a 20 year management authority.

Within 200 meters of this site are already 3 existing hotels with restaurants plus a further 4 restaurants who employ local staff. They along with customers require all the existing parking plus. These are services paid via their rates.

The acoustic concerns will be a major issue, certainly not addressed by having non opening windows on one side. Don't risk a major successful business with known plans to expand its future footprint and live entertainment services. The hotel is here now, employing people, paying rates & providing great services.

3. Parking requirements are specific. 70+ cars parking spaces would usually be required, BUT, here, 36! Many commercial rate payers have paid contribution levies for car parking services and others fully comply where possible.

4. The proposed project does not supply its own car park entry and exit. Intends directing all its vehicle and pedestrian car park movements onto the existing ROW laneway which is at capacity. This is a laneway, not a roadway. The danger to pedestrians on the ROW is easily demonstrated.

Suggesting that an additional 100-150 people using this site leading to a roundabout rollover is simply dangerous . It will cause massive holdups in Mason St.

5. The proposed density certainly does not comply.

6. This site has no loading zone. (all trucks will have to stop in Mason St thoroughfare causing traffic holdups)

7. Information on the proponents' study p 48 (Govt Road! ROW or laneway) shows a lane to gladstone St. This is private land! No local discussion or apparent knowledge There is no such laneway.

8. There is no visitor parking provided.(51 Units!)

9. Landscaping proposes planting gum trees next to the Mason St and ROW laneway roundabout. Gum trees! That nature strip already contains the NBN cables and visibility to the other three roundabout entrances/exits is already challenging. The ROW itself already contains major drainage services. Trees are also shown be planted alongside that wall.??

10. Rubbish removal is stated to be done in house. Wait to see what happens when a garbage truck tries to reverse in Mason Street major road.

The current on street car parking in front of this site are Baw Baw Shire dedicated long term car parks for existing businesses staff. Does Baw Baw shire intend to remove them and relocate them ?to where?

After recent discussion, it would appear that only one block of land in Baw Baw Shire was considered! This land is neighbouring a proposed major development site. This will require massive demolition then rebuilding indicating at least 3 years of construction noise etc. Will that developer be subject to restrictions or additional costs because of this proposed development?

It appears in this proposal that it references the Warragul CBD Master Plan . This is considered by experienced people to be well out of date. Its implementation created many negative effects to the Warragul CBD traffic flows as shown regularly by traffic holdups in Victoria, Palmerston and Smith Sts.

An explanation of this maybe the apparent constant change of Baw Baw shire staff in the planning area which results in little ongoing CBD expertise or knowledge which is a speciality area in itself. Previous Councils and officers have sometimes made CBD decisions, with little or no input from those with skin in the game. Such decisions have not worked commercially and the ratepayer business people and shoppers are left with the result. Some who have made such decisions don't live or have never lived in this shire . Lack of CBD business knowledge and experience from Baw Baw shire may well create a mistake rate payers will be left to live with. Don't allow such a residential project smack in the middle of an entertainment/business centre.

In conclusion.

While a laudable project, albeit questionable sized apartments, I urge Social Housing Australia to better investigate options and choose another site which has at least some residential connection for the benefit of residents.

I urge Baw Baw Council to suggest a better site for this housing business. Specifically for potential residents benefit, land that is associated with residential zoning. Don't allow this particular business to bully you into overturning current zoning rules that everyone else has to work within.

Lets work together to produce a better outcome for current and future residents.

██████████
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30.05.2023

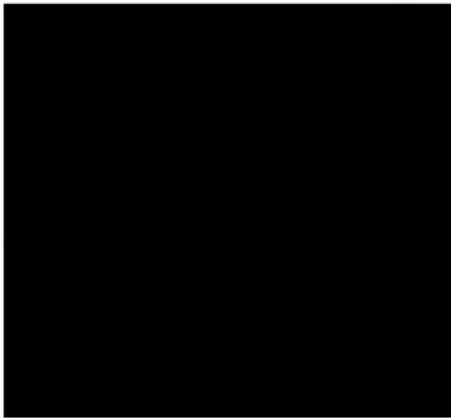
Community Housing Mason street Warragul

Objection:

Below are the major areas of concern with the location on Mason street.

1. Mason street is a commercial strip, not a major residential street. The area should be majority commercial zoned, it's not fit for purpose for majority residential such as this proposed plan.
2. Mason street is an entertainment strip, Mason street currently has five (5) venues with a liquor license all within 50 meter walking distance.
3. The proposed site may have tenants with alcohol or gambling dependencies. As well as the five liquor licensed venues on mason street it has an additional 4 liquor licensed venues on Queen street and 2 gambling sites all within 150 meter walking distance of the proposed site. What sort of morale compass would you have housing those with alcohol or gambling dependencies within such a short walk to 8 venues or possible future litigious action taken by residences/venue operators.
4. Acoustic. An acoustic test was performed mid -week to make it look more favourable for your proposal. Shame on you, your not fooling anyone. Your proposed complex is adjacent to an Entertainment complex that has late night music/entertainment. An acoustic test should have been performed on a Friday and Saturday night to reflect a more honest and accurate findings.
5. Recent rejections: A proposal by Aboriginal Housing Victoria was recently rejected by Dandenong Council in 2020. The major concern being derelict issues and calls for the developer to " follow the rules just like everyone else" Obviously these issues are of concern also for the planning proposal on mason street.
A Housing Australia plan was also rejected by Dandenong council in recent times in 2020, also being similar to the proposed on Mason street. The major concern being, turning the area in a "ghetto" and fears it would cause more crime and anti social behaviour. Both articles have bene attached.
6. Traffic management. Way too many permanent residents for such limited proposed onsite car parks. 38 for about 100 residents? By comparison the Newmason complex basically opposite has approximately 150 under ground car parks and 20 car parks at the rear of the premise for staff, being about 170 in total. The complex has 6 permanent residents, 48 accommodation rooms (non permanent residents) A hotel, a gym, a licensed venue, a small financial office and a medical centre. A much more suitable onsite carpark numbers for such complex.
7. Traffic management : Outdated traffic report form 2010-2011 was used. We are now 2023, a much more recent report should have been used to reflect a more honest/accurate representation. The report from 2010-2011 is obsolete and irrelevant.
8. Public car parking on Mason street. Mason street public car park is already full most times. Your proposal will only put further stresses on the current situation which will have a major impact on local business, as their customers will have no where to park at both day and night time.

9. Lack of local consultation: You have had a limited local consultation, and have done it after purchasing the land. Define oxymoron. When you do release information limited time is only given to raise concerns, review and or object.
10. Adjacent to the proposed site is what's known as the old butter factory. It has been mentioned that it may be full of asbestos. Are you putting potential residence in harm's way and opening yourself to possible future litigation?
11. There is plenty of land near Anderson street in Warragul would be much more appropriate. Plenty of different size blocks, big enough so there would potentially be no need for underground car park saving thus saving you money on development. Its closer walking distance to the train and bus stations, not as close to liquor licensed venues, and no late night trade venues on the same strip. Its' s a very short walking distance to Warragul CBD and Coles supermarket. You should consider selling the mason street land, in which you would not only save your money on the vcat hearing, but you would also save money on the project build and put the proposed complex in a much more suitable area of Warragul.



To whom it may concern

Housing Choices Australia Limited

8 – 18 Mason Street, Warragul

I wish to provide feedback in relation to the proposed Community Housing Development in Mason Street, Warragul.

[REDACTED] have a number of concerns with the proposal. I wish to state categorically that I am not against a community housing project as I recognize the need for housing those who are vulnerable in our community, however, I am very much against the location.

Traffic management

The roundabout in Mason Street that intersects Williams Street and the laneway which runs beside the proposed site is busy at all times of the day. [REDACTED] crossing the road is tricky at the best of times. I don't believe it is safe for those with disabilities or elderly people which are the proposed residents of this development. This is a busy intersection that will only get worse if more people are trying to enter/exit at peak times. I often see trucks driving straight through the roundabout and pedestrians crossing the road run the gauntlet every day. This will only get worse.

The laneway where access is proposed for the carpark is narrow and I see massive problems with the peak times and also waste management. It's tricky enough for cars to negotiate that laneway and the roundabout, let alone waste management trucks and furniture removal trucks when residents are coming and going. In my opinion, this is a disaster in the making. The laneway is difficult. Again, this is not Melbourne. There will be problems. The parking in Mason Street at the moment is all day parking for workers in the CBD. This should not be spill over parking for residents who don't have enough parking in their building.

Town planning

This site is on the edge of the current CBD, however, the future commercial development would naturally expand to the east to the current disused milk factory once the owner no longer inhabits the earth. To build a residential apartment building in the middle of future commercial development is just simply in the wrong spot. Not to mention it is right in the centre of the entertainment part of the town that our community would like to encourage to expand and not be restricted by people who rightly wouldn't want live music playing into the night right next door. The problem with this is that the entertainment businesses were already established before there was a whisper of this residential development in a Commercial Zone.

There are other vacant sites in Warragul that I believe would be more suitable for the township, but also for the proposed residents of a facility. Surely, they would prefer a quieter location that is still relatively close to the features the Mason Street site ticks off.

Density

[REDACTED] there are a total of 7 residential apartments all situated on the third floor. The Mercure hotel occupies the first and second floors, with reception on the ground floor and other commercial businesses occupying the remainder of the ground floor. There are 14 people living in [REDACTED]. The sheer number of apartments proposed in the Mason Street site – 51 – is

staggering. [REDACTED] has 14 people living in the 7 apartments, there would potentially be over 100, maybe up to 150 people living in that very small footprint.

The representatives of Housing Choices Australia, were at pains to point out that future residents would need to have a connection with Warragul. The beauty of living in Warragul for most people, is the open spaces and room to move. I can't see how local people who currently live in a small house or unit with a garden and a small backyard even, would see any appeal in moving into a very small space where their spacial awareness is going to be challenged. This model seems to be great for city dwellers, but if you live in a country town, this is not the type of accommodation you would want to live in. So, what happens if the existing Warragul residents don't want to live there? To be economically viable, do you then allow other people from outside the area to fill the vacant apartments so you don't lose income? This would then change the amenity of our town and I fear those apartments would gain a label or stigma which nobody wants.

Parking

The reality of living in Warragul is that you need a car. Yes, there is the train station close by where there is an average of one every hour, but that's really only good if you want to go in to the city. To visit people or other towns close by, we all need a car. Even for me who walks to work and to Coles to do my shopping, I still need to have a car. This is not Melbourne where there is a tram network to take you where you want to go in such a way that a car can be optional. I raise this point because the current development only allows 38 car spaces for 51 apartments. This is not enough! So where will the residents and their visitors park? I expect they will be looking [REDACTED] building to occupy carspaces that the Mercure guests need to use. So, the unintended consequences of the lack of carspaces in the Community Housing building is [REDACTED] need to install a gate, [REDACTED] don't have one, to ensure that there is sufficient parking [REDACTED] guests who stay at the hotel. It will cost [REDACTED] a bit of money and the inconvenience of needing to swipe [REDACTED] building carpark because of it.

The provision of 56 bike spaces is ridiculous. Warragul people who ride bikes do so for fitness, not as a means of transportation. This is not Melbourne! [REDACTED] have a bike room with shower & toilet which is never used. It might be part of the Green Dream, but it's not a reality in our town.

Community engagement

I find it disappointing that it appears the Warragul community or any representatives who actually live and work in the town, don't seem to have been consulted about the suitability of this site. I attended both the community information session and the webinar and it was my opinion that there was very little investigation done to provide the best outcome for the whole community, as to the best location for community housing. The commercial operators and the community as a whole have been blindsided by this proposal. This is a very supportive community that wants to help people in need, but we also don't want to cause unintended consequences to the surrounding businesses that would be impacted by 2 x 4 storey residential buildings in the heart of the entertainment precinct. It does feel like someone did a Google search and found this block of land that was close to public transport, ticked a few boxes, so it was purchased sight unseen. Bad idea!

Alternative sites

I would be more than happy to discuss with your team some alternative sites that I think would be a better place to build community housing. The business owners in neighboring sites would also be happy to provide greater insight into how you could achieve a better outcome than what we see proposed for Mason Street. True community engagement and consultation should have taken place before the money was paid for the current block.

Please talk to some people who live and work in Warragul before taking this any further. It really does concern me that this site is just the wrong spot and the potential residents are not going to like living there and if they are not content, then they will be restless and difficult for you to manage.

Wind and noise

In Melbourne, you would not be aware of the power of the East Wind. The buildings would be hit with the East Wind force and I would think the gap between the two buildings would be like a wind tunnel and sound channel for the live bands playing at the Commercial Hotel. While there might be no opening windows on the south side of the twin towers, I guarantee that the sound will funnel through and cause distress to the residents of the Commercial Housing. That is not fair to them, but it is also not fair to the existing businesses that would be impacted by cranky residents who just want to sleep.

Summary

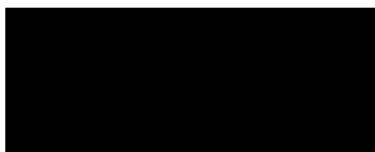
Just because you can, doesn't mean you should. I'm aware the normal planning requirements of Council do not apply because the State Government has the trump card, but for our community, that is highly offensive.

A high-density housing project is the wrong approach for our town. It might tick the boxes for the city, but it is totally inappropriate for our community. While the proposed development might fit inside the original plans for the site, it is inherently different. The original plans were for commercial premises on ground floor and luxury apartments above. That is considerably different to what is proposed in this development. The density of people is very concerning and is a permanent fixture that will change the way our town can grow is worrying.

It's in the wrong spot. Period.

I hope our submissions are truly listened to and we can have a meaningful discussion about the suitability of a development like this for the location, but also a broader discussion as to what is beneficial for our town and how we best provide housing for those in our community in the greatest need.

Please, please listen to our community about our genuine concerns and desire for the best outcome for all.



[REDACTED]
[REDACTED]
[REDACTED] we respectfully offer this submission and hope that it is given due consideration prior to the commencement of site works.

Our concerns are that new residents of the development may be unaware of the busy nature of the hotel, which operates both live and recorded music across Friday and Saturday evenings. Much of the time, live music is performed on the outdoor deck area with many patrons enjoying the festive and ebullient nature of an outdoor social event, late into the evenings across Friday and Saturday nights. We also note with concern, that the report states that - "For the purposes of this assessment, we have considered the base noise limits of the Noise Protocol as the internal music noise design criteria." We question if that is the noise level emanating FROM [REDACTED] venue, or, as calculated inside the development?

Whilst the developers have commissioned an acoustic report (Acoustic Report POI 23016 19/4/2023 Clarity Acoustics), advising that the Commercial Hotel operates within the current standards as set by the EPA Publication 1826-4 Noise limit and assessment protocol, we remain concerned for the potential of future noise complaints by residents. Our information is that the initial acoustic report was conducted mid-week, outside of the hours of concern; i.e late Friday and Saturday night. Therefore, the acoustic report dB(A) baseline numbers for the premises are irrelevant.

"Clause 53.06 of the Victorian Planning Provisions (VPP) is intended to protect live music entertainment venues from the encroachment of noise sensitive residential uses..."
We also wish to highlight the agent of change principle, introduced into Clause 52.43 by the Victorian State Government to manage the relationship between live music venues and residential uses. It is our understanding that an existing venue, whilst adhering to all licensing conditions, provides that a new residential use is to be satisfactorily protected from unreasonable levels of live music and entertainment noise. It is therefore unnecessary to consider whether existing noise emissions from a live music entertainment venue complies.

Warragul is fortunate to have a mix of hospitality venues catering for a diverse range of food and beverage levels and styles, attracting visitors across the full demographic. The live music entertainment scene has suffered significantly over recent years, with artists and venues under immense stress. Some of this stress having emanated from people moving into areas adjacent to venues and then complaining about pre-existing noise. The City of Port Philip introduced a "Live Music precinct" in 2021, taking examples from Sydney's "Order of Occupancy" and Brisbane's Fortitude Valley in 2006 guaranteeing venues protection against residential developers failing to consider an areas current commercial use.

We would like to put on notice that, whilst we welcome and encourage the Big Housing Build Community Housing concept, placing such a development on the fence-line of an existing live hospitality venue has the potential to leave all parties unhappy. We would like to assume that the principles of "Agent of Change and "Order of Occupancy" gives the licensees some assurance against unreasonable constraint over the future operation of the Commercial Hotel.

Regards,

[REDACTED]
[REDACTED]
[REDACTED]

Combined Submissions no. 8 & 21 (same submitter)

[REDACTED]
[REDACTED] we find it astounding that we have not been notified about this development in any way during the planning process and had to find out about it via the local newspaper.

Lack of Consultation

There has been a lack of consultation and lack of opportunity to review the proposal. [REDACTED]
[REDACTED] we were only made aware of this via a sign on the property and have had very little time to respond. We cannot comprehend why we were not given formal notice of the proposal via registered mail – as had been indicated to the Councillor group.

Car Parking

The car parking proposed is not considered acceptable for the development and the number of units/people. We do note that the new requirements essentially exempt the proposal from having standard rates of car parking. Whilst it may be the case that there is less car ownership broadly amongst those who reside in community housing, the site in Warragul is very different to a site in Brunswick or other urban environments. The region is still very car based and even when residing in the town car reliance is high as the area including hospital and other social and community uses and sporting facilities are dispersed. We object to the lack of parking proposed.

Traffic

The proposal will increase traffic within the town centre and at the Mason Street round about. The width of the government road laneway access is only 5.6 metres. We believe this should be made wider for comfortable two way access which would mean extending the road into the northern part of the site. The access/egress to the car park should not be adjoining the property boundary. We consider there will be safety issues if a car pulling out of the car park requires the oncoming traffic lane (for vehicles travelling into the car park) as part of its swept path. If the car park entry/exit was set further into the site and the road way/laneway was widened, there would be no need for the swept path of cars leaving the site to pass over the incoming lane. The data that underpins the submitted traffic reports was outdated and not based on current activities.

Land Use Conflict/Acoustic Concerns

We are concerned that the proposal has not had adequate regard to the existing operation of the Commercial Hotel and other surrounding uses. We wish to ensure that the impact on the hotel and its long term existing and ongoing operation, including the noise levels are considered to ensure any new development would be acoustically compatible and would not result in undue conflict in the future.

The Commercial Hotel provides live music/entertainment on a regular ongoing basis, in particular until 1am of Friday and Saturday nights. The acoustic report has not considered this in its testing and has not adequately considered appropriate measures required having regard to proximity of the proposed development in relation to the hotel and its existing operation. We request further testing and assessment be undertaken in consultation with us (the owners) of the Hotel so that acoustic oversights and conflicts can be rectified.

Lack of Commercial Interface

The subject site is zoned Commercial 1. This building will form a significant component of the Town Centre frontage along this section of Mason Street. In accordance with the intent of the Commercial 1 Zone it should have an active ground floor frontage and include retail/office/business space at ground floor level to contribute to the activity and vitality of the town centre and its commercial role. Likewise the Design Objectives for DDO1 (Warragul Town Centre) which apply to the site reinforce this, and include 'to promote active frontages to streets, walkways and public spaces.' The project should

acknowledge its town centre location, commercial zoning and contribute providing commercial uses at the ground floor frontage of the building fronting Mason Street. The current proposed community space and HCA Office area are a tokenistic approach to addressing this and will result in a lack of contribution to the town centre. They are far from what is intended for a ground floor frontage in the C1Z in the Town Centre. The extent of residential entry and ground floor frontage being occupied by the residential component of the use including ground floor apartments and a substation at/towards the street frontage is an unacceptable response to the zoning of the site and provides a lack of contribution to the town centre. This can easily be rectified by a redesign of the ground floor frontage.

Further, the architectural design of the building along Mason Street appears as a wholly residential building. There is a lack of design consideration in relation to the provision of a commercial frontage and/or commercial signage for any future commercial ground floor uses. The notion that the ground floor apartments fronting Mason Street could be converted to office use is not compelling and these spaces do not look desirable from a market perspective and are as such unlikely to ever come to fruition.

Windows on Boundary and Balconies

There are habitable room windows for apartments on each level adjoining the southern property boundary. This is an overlooking and fire rating issue [REDACTED]

The location of windows [REDACTED] will inhibit future development [REDACTED] and we will be unlikely to consent to this variation as part of any future building code report and consent or dispensation to be sought.

The balconies proposed also have views to the south and they should be screened [REDACTED] noting that future development is also likely to take place [REDACTED].

Trees

We are concerned about the impact on [REDACTED] trees as a result of the construction of the project. The architectural plans do not show the SRZ's or the TPZ's for the trees [REDACTED]. This should be included on plans and updated for [REDACTED] review [REDACTED] can ensure that these trees will not be impacted by the construction and will be managed accordingly.

Strategic Justification

The proposal is not strategically justified and is in direct conflict with the strategic directions outlined within the Warragul Town Centre Masterplan and Warragul Town Centre UDF which identifies the site as a key development site aimed at 'consolidating business activity'.

[REDACTED]
To Housing Choices Australia Limited re 8 to 18 Mason street Warragul

In regards to the above project :

- Lack of any real consultation , secretive ,very poor form
- Have you surveyed the community for there thoughts , probably not
- The main issues are the the amount of traffic movements will now be upwards of 250 a day and also pedestraion movements , you MUST put in traffic lights and safe crossings . Don't make am excuse and say its Councils responsibility . S when someone gets run over it will be on your moral head .
- The parking in front of the property is suspose to be all day for business owners , it was a council decision several years ago , it is not carparking for this development
- The lane going to the underground carpark needs to be wider it is already not wide enough with in and outs for the carpark for 22 to 28 Mason street
- The entry into the underground carpark , is not wide enough , very tight entry exit area.
- There is no designated drop off zone for furnutire in and out etc In this plan they will have to park on the road , Not good and as the lane way is a through to private carpark it cannot be done there .
- I know Planning Minister can do what they like , but they will not have the consequences of this development

Please email and phone this has been received , will also send to Baw Baw Shire

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ATT: Housing Choices Australia and Baw Baw Shire Council

Mason Street Community Housing Project Submission

After reviewing the proposal in its current format I must object as it negatively impacts the surrounding area due to the proposed overdevelopment for exclusively residential purposes, and does not consider impacts on neighboring landowners/business operators. No consultation was conducted with any directly affected locals prior to this presentation and as such I implore the Baw Baw Shire to consider all relevant aspects such a proposal will ultimately have on Warragul's infrastructure.

If this project is approved in the current proposed format it will greatly detract from the amenity, traffic flows, viability of Warragul's entertainment precinct and will drastically increase ratepayers costs with the additional infrastructure upgrades required for traffic mitigation, additional carparking for retail staff etc.

Any proposal of this size and density needs to be sensitive to the existing buildings and businesses and not detract from either. The submitted documents fail to address the concerns of the neighboring landholders/businesses and I implore the shire during this process to advocate for the constituent's rights. If this proposal is approved in its current format it will fall on the ratepayers to fund upgrades to the existing infrastructure of the area due to increased carparking and traffic flows issues caused by the high density of this exclusively residential proposal, along with potential negative business impacts from such a development.

Council's decision to allow demolition of this site in 18 Mason Street was to increase the availability of prime commercial land in the Warragul CBD, and allowing this solely residential development is a contradiction of the demolition ruling which was to enhance commercial stock in the Warragul business center. Placing an area on the ground floor for commercial repurposing if required does not satisfy the requirement for a commercial component when it breaches Housing Choices Australia own supply agreement.

Many areas on major concern identified whilst reading the proposal include:

Acoustic Concerns:

As the neighboring property to the south (the commercial hotel) provides live entertainment and entertainment until 1am on Friday and Saturday nights, the acoustic report does not identify the relevant information for a residential proposal in this location.

The testing performed for the report attached to this proposal was conducted on the 8th and 9th April, which is midweek and does not represent a relevant testing time for a proposal in an entertainment precinct when peak decibel levels are on Friday and Saturday night.

The test must be performed at peak acoustic time whilst live music is being performed – this ideal time can be obtained by consultation with the venue managers of the commercial hotel.

Traffic management concerns:

As outlined on many occasions at the public meeting the information used in the planning report is based on outdated irrelevant traffic reports from 2010-11.

Back in 2010-11 the population of Warragal was 14,074 (ABS data) and subsequent to this the Baw shire developed and implemented the CBD Development plan. This plan has drastically changed traffic patterns in the township, and as such the 2011 report used is irrelevant for current flows.

Also, the population as of 2021 was stated as 19,856 so a current traffic flow report needs to be conducted to ensure any high-density project won't exacerbate the current traffic flows in this town.

As noted by many residents last night car parking is a major issue in the township due to the layout of the town.

The traffic report performed by Traffix, is not an accurate representation due to being conducted on only one day to obtain data, being the 9th February at 11.30. This is not a true representation of car parking in the township for a number of reasons, namely,

- 1) The all-day car parking located directly in front of the proposed location, is identified by Baw Baw Shire as all day carparking for the benefit retail staff in the Warragal CBD.

And,

- 2) In the Mason Street Entertainment Precinct currently we have the Commercial Hotel, Newmason Entertainment Venue, 3 Brothers and an Oven Restaurant, Bandolier Brewery bar and restaurant, Celebration Indian and Nepalese Restaurant, Siam Pesto Thai Restaurant. These seven (7) venues are all located with 100 meters of the subject land so therefore the current carparking must be utilized by patrons of these establishments. Many other hospitality venues are also located within the adjoining streets and the car parks are for the benefit of staff and patrons. In the Warragal CBD there is a push from business operators to generate more carparking in the CBD to encourage retail trade.

As such, additional car parking and a loading zone needs to be included in this project to include parking for visitors, parcel delivery, waste management and tenancy movements.

The carparking in Mason Street is necessary for the viability of the entertainment precinct and increased demand on the current infrastructure caused by this development will be to the detriment of the established businesses in this area.

Traffix's recommendation that the local road network can cope with additional loading vehicles for the development being on a major thoroughfare of Mason Street, or down a 6-metre two-way laneway is simply not viable. The project needs separate access off Mason Street for waste management, loading/unloading of larger removalist trucks, parcel delivery and provision of guest carparking.

The approved commercial plan for the subject site was for 57 on site carparks and as such this development needs to contain this number as a minimum for the commercial viability of all local businesses.

Waste Management

It has been outlined that waste management will be picked up mini rear loader and reversing out of the laneway or 'ultimate conditions' whereby the ROW will extend east from the proposal. As has been explained the shire sold this proposed eastern extension of the ROW and therefore cannot be considered. Reversing a truck onto a main thoroughfare is clearly dangerous and a viable alternative needs to be found.

Pedestrian access and traffic flows Mason Street:

Due to the shire implementing the Warragul CBD Streetscape project the Mason Street traffic volume has increased exponentially from the 2011 volumes.

The roundabout on the northwestern side of the subject land, was constructed to assist with these additional flows. As there was limited space a rollover roundabout was constructed, but due to the increased volumes this area is now virtually impossible for a pedestrian to cross over. If the proposed development is to encourage pedestrian travel the location selected was not in consultation with local people who know the area.

It is suggested traffic lights need to be installed here to control movements, especially with the additional weekend nighttime traffic and school time peak periods, or alternatively a larger roundabout.

But with the suggestion that larger vehicles to service the subject site needs will access the property by utilizing the 6m wide laneway to the north, or merely parking on the western side of the site is just not feasible. Consultation with either adjoining landowners or the Baw shire would clearly have identified these issues.

No Local Consultation:

As mentioned on numerous times no local consultation was conducted with neighboring landowners and business operators up until the release of reports on the 9th May, we only two and a half days to review over 300 pages of information.

At the in face meeting most attendees were only aware of the project through reading it in the local newspaper – this is clearly not acceptable.

The projected project has been in development from at least early November 2022 evidenced from dates in the provided reports. For the Government to allow housing choices over 6 months (possibly much more) yet allow concerned ratepayers 2 and a half days to peruse and review 300 plus pages of the proposal is unacceptable.

[REDACTED]
[REDACTED] I did not receive an official notice of proposal- also do not receive an invitation to attend the last teams meeting presentation even though I registered the first day the Mason Street proposal went live on the Housing Choices Australia website. Once again this shows the lack of community consultation performed by the applicants and the disdain for the local community who question this project on financial, location and suitability grounds.

Landscape Drawings

It is proposed to plant two Eucalyptus Bridgesiana on the northwestern nature strip adjoining Mason Street as part of these designs, yet the major NBN cable supplying the town is located in this nature strip.

The size of the roundabout also located here is not suitable to the increased traffic in this area, and will be upgraded by either enlargement, redesign, or installation of Traffic lights in due course, and as such there is no reason why trees of this size should be planted in the location.

Big Build

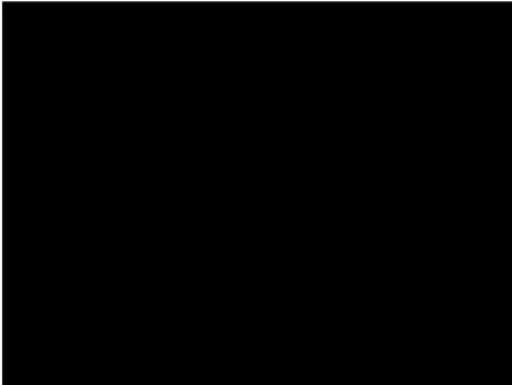
As has been seen over numerous years parts of this project has seen massive cost and time overruns, and has resulted in major business and residential disruptions.

No provisions have been outlined to show affected individuals what is proposed to minimize disruption during construction, not even experience from previous developments. With such a large proposed infill development massive interruptions will be endured by neighboring properties and traffic flows will be altered. What compensation options are available to affected businesses/properties?

Due to the big build track record of delays any impact on traffic and access could destroy Warragul as a retail shopping destination.

Also during the first in person meeting I asked whether any Gippsland construction firms have the accreditation to tender a 'Big build' project, a question to which I haven't received an answer as of yet.

If approved in its current format this development the costs to Baw Baw residents will outstrip any benefit derived. I strongly urge Baw Baw Shire council to work with Housing Choices Australia to rework this submission to have the Warragul township as its primary objective.



Submission no. 24

Housing Choices Australia

I wish to make a submission for consideration with regard to the proposed development at 8 - 18 Mason Street, Warragul.

I am a resident of Warragul [REDACTED]
[REDACTED] I have lived in Warra [REDACTED]

I attended the online forum and have had discussions with some Warragul residents and business owners and can tell you that I have nothing new or special to add to this discussion but I feel I need to take this opportunity which has been afforded.

While I take no issue with the project itself, there are aspects which are of concern to me and as I have already stated, these will be no revelation to you.

From the outset, the very short period of notice of the proposal, coupled with the surprising fact that so much work had already been done before the residents of Warragul were advised is disappointing. I sense this has led to some ill feeling towards the project which I think is rather sad and could be an obstacle which may need to be overcome. I also feel that community involvement and consultation from the project's infancy, though it would have produced many objections - of that I am certain, may also have helped to endear the project to the community with less reluctance. It was clear to me from attending the online forum that having this project become part of the community was important.

Another concern is regarding the car parking. Like several other comments made at the online forum, I believe the number of carparks is extremely inadequate and this will only lead to issues within Mason Street and the surrounds. The street is already busy and the existing carparks along the street as well as in the carparks on and around Mason Street are very much in constant use. Having the inevitable extra car parking needs of such a large development spilling into this zone is going to cause problems. I think these have been expressed to you so I don't feel the need to do this again.

Lastly, the proximity of this development to the Commercial Hotel is also of concern. Your presenters did their best to explain that this will be taken into account with building and architectural features and fixes but given just how close this building is to a reasonably vibrant night-life scene, I fear it will not be long before complaints start. Again, this is nothing new to you as it was raised at length during the online forum so again, I will not labour here. Suffice to say that, as a resident I feel it would be somewhat unfair to place restrictions and/or penalise a business that was there and operating within its code when this issue is foreseeable and other measures could have been taken into consideration.

I thank you for allowing me to voice my opinions.

[REDACTED]

[REDACTED]

Appendix B Table of Feedback – Community Submissions

Comments from community submissions received have been grouped down by theme and collated to provide a holistic response. Comment codes have been assigned to identify the relevant submission they relate to and have been de-identified for privacy. Responses to each of the themes are provided within Section 4.2 of the Consultation Report, with any relevant changes identified within the table, and Section 4.2 of the Report.

4.2.1 Traffic, access and car parking				
Comment code	Comment	Theme	Response	Changes required?
15a	I feel the car parks are well under in this proposal. At the 2021 Census, only 3.1% of the Baw Baw population did not have a motor vehicle (this would be less than 2 units). 29.3% owned 1 vehicle, 37.7% owned 2 and 24.5% owned 3 or more vehicles. Given the CBD location of this proposal, this will have a significant impact on parking availability in town which is already in short supply. I encourage you to increase the numbers.	Tenant parking allocation	Refer Section 4.2.1 of the Consultation Report.	Noted. No changes required to application material.
16b	The proposed project does not supply its own car park entry and exit. Intends directing all its vehicle and pedestrian car park movements onto the existing ROW laneway which is at capacity. This is a laneway, not a roadway.	Laneway access	Refer Section 4.2.1 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Two pedestrian refuge areas have been incorporated into the design along Government Road to enhance pedestrian safety. • A splay to the vehicle entry to Government Road has also been added to improve vehicle access and pedestrian safety.
16c	The danger to pedestrians on the ROW is easily demonstrated. Suggesting that an additional 100-150 people using this site leading to a roundabout rollover is simply dangerous. It will cause massive holdups in Mason St.			
19c	The laneway where access is proposed for the carpark is narrow and I see massive problems with the peak times and also waste management. It's tricky enough for cars to negotiate that laneway and the roundabout, let alone waste management trucks and furniture removal trucks when residents are coming and going. In my opinion, this is a disaster in the making. The laneway is difficult. Again, this is not Melbourne. There will be problems.			
21d	The width of the government road laneway access is only 5.6 metres. We believe this should be made wider for comfortable two way access which would mean extending the road into the northern part of the site			
21e	The access/egress to the car park should not be adjoining the property boundary. We consider there will be safety issues if a car pulling out of the car park requires the oncoming traffic lane (for vehicles travelling into the car park) as part of its swept path. If the car park entry/exit was set further into the site and the road way/laneway was widened, there would be no need for the swept path of cars leaving the site to pass over the incoming lane.			

22e	The lane going to the underground carpark needs to be wider it is already not wide enough with in and outs for the carpark for 22 to 28 Mason street			
22f	The entry into the underground carpark , is not wide enough, very tight entry exit area.			
23a	The suggestion that larger vehicles to service the subject site needs will access the property by utilizing the 6m wide laneway to the north, or merely parking on the western side of the site is just not feasible. Consultation with either adjoining landowners or the Baw shire would clearly have identified these issues.			
23m	Pedestrian access and Mason St traffic flow			
23j	Traffix's recommendation that the local road network can cope with additional loading vehicles for the development being on a major thoroughfare of Mason Street, or down a 6-metre two-way laneway is simply not viable. The project needs separate access off Mason Street for waste management, loading/unloading of larger removalist trucks, parcel delivery and provision of guest carparking.			
16h	Within 200 meters of this site are already 3 existing hotels with restaurants plus a further 4 restaurants who employ local staff. They along with customers require all the existing parking plus. These are services paid via their rates.	Street parking impacts	Refer Section 4.2.1 of the Consultation Report.	Noted. No changes required to application material.
16r	The current on street car parking in front of this site are Baw Baw Shire dedicated long term car parks for existing businesses staff. Does Baw Baw shire intend to remove them and relocate them ?to where?			
18h	Public car parking on Mason street. Mason street public car park is already full most times. Your proposal will only put further stresses on the current situation which will have a major impact on local business, as their customers will have no where to park at both day and night time.			
19d	The parking in Mason Street at the moment is all day parking for workers in the CBD. This should not be spill over parking for residents who don't have enough parking in their building.			
22d	The parking in front of the property is suspose to be all day for business owners , it was a council decision several years ago , it is not carparking for this development			
22e	The lane going to the underground carpark needs to be wider it is already not wide enough with in and outs for the carpark for 22 to 28 Mason street			
22f	The entry into the underground carpark , is not wide enough , very tight entry exit area.			
23g	As noted by many residents last night car parking is a major issue in the township due to the layout of the town. The traffic report performed by Traffix, is not an accurate representation due to being conducted on only one day to obtain data, being the 9th February at 11.30. This is not a true representation of car parking in the township for a number of reasons, namely, the all-day car parking located directly in front of the proposed location, is identified by Baw Baw Shire as all day carparking for the benefit retail staff in the Warragul CBD			

23h	<p>In the Mason Street Entertainment Precinct currently we have the Commercial Hotel, Newmason Entertainment Venue, 3 Brothers and an Oven Restaurant, Bandolier Brewery bar and restaurant, Celebration Indian and Nepalese Restaurant, Siam Pesto Thai Restaurant. These seven (7) venues are all located with 100 meters of the subject land so therefore the current carparking must be utilized by patrons of these establishments. Many other hospitality venues are also located within the adjoining streets and the car parks are for the benefit of staff and patrons. In the Warragul CBD there is a push from business operators to generate more carparking in the CBD to encourage retail trade.</p>			
24c	<p>Another concern is regarding the car parking. Like several other comments made at the online forum, I believe the number of carparks is extremely inadequate and this will only lead to issues within Mason Street and the surrounds. The street is already busy and the existing carparks along the street as well as in the carparks on and around Mason Street are very much in constant use. Having the inevitable extra car parking needs of such a large development spilling into this zone is going to cause problems. I think these have been expressed to you so I don't feel the need to do this again.</p>			
16k	<p>Parking requirements are specific. 70+ cars parking spaces would usually be required, BUT, here, 36! Many commercial rate payers have paid contribution levies for car parking services and others fully comply where possible.</p>	Supply of parking	Refer Section 4.2.1 of the Consultation Report.	Noted. No changes required to application material.
16o	<p>There is no visitor parking provided.(51 Units!)</p>			
18f	<p>Traffic management. Way too many permanent residents for such limited proposed onsite car parks. 38 for about 100 residents? By comparison the Newmason complex basically opposite has approximately 150 under ground car parks and 20 car parks at the rear of the premise for staff, being about 170 in total. The complex has 6 permanent residents, 48 accommodation rooms (non permanent residents) A hotel, a gym, a licensed venue, a small financial office and a medical centre. A much more suitable onsite carpark numbers for such complex.</p>			
19i	<p>The reality of living in Warragul is that you need a car. Yes, there is the train station close by where there is an average of one every hour, but that's really only good if you want to go in to the city. To visit people or other towns close by, we all need a car. Even for me who walks to work and to Coles to do my shopping, I still need to have a car. This is not Melbourne where there is a tram network to take you where you want to go in such a way that a car can be optional. I raise this point because the current development only allows 38 car spaces for 51 apartments. This is not enough! So where will the residents and their visitors park? I expect they will be looking at our apartment building to occupy carspaces that the Mercure guests need to use. So, the unintended consequences of the lack of carspaces in the Community Housing building is that we will need to install a gate, where currently we</p>			

	don't have one, to ensure that there is sufficient parking for our own guests who stay at the hotel. It will cost us quite a bit of money and the inconvenience of needing to swipe in to our own building carpark because of it.			
21b	The car parking proposed is not considered acceptable for the development and the number of units/people. We do note that the new requirements essentially exempt the proposal from having standard rates of car parking. Whilst it may be the case that there is less car ownership broadly amongst those who reside in community housing, the site in Warragul is very different to a site in Brunswick or other urban environments. The region is still very car based and even when residing in the town car reliance is high as the area including hospital and other social and community uses and sporting facilities are dispersed. We object to the lack of parking proposed			
23i	Additional car parking and a loading zone needs to be included in this project to include parking for visitors, parcel delivery , waste management and tenancy movements. The carparking in Mason Street is necessary for the viability of the entertainment precinct and increased demand on the current infrastructure caused by this development will be to the detriment of the established businesses in this area.			
19j	The provision of 56 bike spaces is ridiculous. Warragul people who ride bikes do so for fitness, not as a means of transportation. This is not Melbourne! In our building, we have a bike room with shower & toilet which is never used. It might be part of the Green Dream, but it's not a reality in our town.			
23k	The approved commercial plan for the subject site was for 57 on site carparks and as such this development needs to contain this number as a minimum for the commercial viability of all local businesses.			
16m	This site has no loading zone. (all trucks will have to stop in Mason St thoroughfare causing traffic holdups)	Loading	Refer Section 4.2.1 of the Consultation Report.	Noted. No changes required to application material.
22g	There is no designated drop off zone for furniture in and out etc In this plan they will have to park on the road , Not good and as the lane way is a through to private carpark it cannot be done there .			
16q	Rubbish removal is stated to be done in house. Wait to see what happens when a garbage truck tries to reverse in Mason Street major road.	Waste	Refer Section 4.2.1 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Ongoing discussions actively underway. • Waste Management Plan to be updated once appropriate outcome determined.
23l	It has been outlined that waste management will be picked up mini rear loader and reversing out of the laneway or 'ultimate conditions' whereby the ROW will extend east from the proposal. As has been explained the shire sold this proposed eastern extension of the ROW and therefore cannot be considered. Reversing a truck onto a main thoroughfare is clearly dangerous and a viable alternative needs to be found.			
19b	The roundabout in Mason Street that intersects Williams Street and the laneway which runs beside the proposed site is busy at all times of the day. I rent an office directly opposite where I live and crossing the road is tricky at the best of times. I don't believe it is safe for	Impacts to the surrounding street network	Refer Section 4.2.1 of the Consultation Report.	Noted. No changes required to application material.

	those with disabilities or elderly people which are the proposed residents of this development. This is a busy intersection that will only get worse if more people are trying to enter/exit at peak times. I often see trucks driving straight through the roundabout and pedestrians crossing the road run the gauntlet every day. This will only get worse.			
21c	The proposal will increase traffic within the town centre and at the Mason Street round about			
22c	The main issues are the amount of traffic movements will now be upwards of 250 a day and also pedestraion movements , you MUST put in traffic lights and safe crossings . Don't make am excuse and say its Councils responsibility . S when someone gets run over it will be on your moral head .			
23n	Due to the shire implementing the Warragul CBD Streetscape project the Mason Street traffic volume has increased exponentially from the 2011 volumes.			
23o	The roundabout on the northwestern side of the subject land, was constructed to assist with these additional flows. As there was limited space a rollover roundabout was constructed, but due to the increased volumes this area is now virtually impossible for a pedestrian to cross over. If the proposed development is to encourage pedestrian travel the location selected was not in consultation with local people who know the area. It is suggested traffic lights need to be installed here to control movements, especially with the additional weekend nighttime traffic and school time peak periods, or alternatively a larger roundabout.			
23t	The size of the roundabout also located here is not suitable to the increased traffic in this area, and will be upgraded by either enlargement, redesign, or installation of Traffic lights in due course, and as such there is no reason why trees of this size should be planted in the location.			
23d	If this project is approved in the current proposed format it will greatly detract from the amenity, traffic flows, viability of Warragul's entertainment precinct and will drastically increase ratepayers costs with the additional infrastructure upgrades required for traffic mitigation, additional carparking for retail staff etc.			

4.2.2 Site location				
Comment code	Comment	Theme	Response	Changes required?
10a	Thank God Warragul has a conscience at last and showing compassion for those who need a roof over their heads. The building is near the CBD which will help those with young families and those having no cars.	Good location	This comment is acknowledged in support of the application.	Noted. No changes required to application material.

10b	For the older residents it is such a wonderful development near the doctors, chemist, station, cinema, shops, coffee shops, pubs for a meal and to socialise, the seniors citizens club is also near by. Thank you for coming up with this plan and I wish you all the very best in getting it up and running as soon as possible.			
13a	Please do not build it here. There are other, just as good locations that are not in the middle of town. Building it here will stop further progression of the town centre towards Gladstone st.	Location	Refer Section 4.2.2 of the Consultation Report.	Noted. No changes required to application material.
16x	While a laudable project, albeit questionable sized apartments, I urge Social Housing Australia to better investigate options and choose another site which has at least some residential connection for the benefit of residents.			
16y	I urge Baw Baw Council to suggest a better site for this housing business. Specifically for potential residents benefit, land that is associated with residential zoning. Don't allow this particular business to bully you into overturning current zoning rules that everyone else has to work within. Lets work together to produce a better outcome for current and future residents.			
17a	Accept that social housing is needed in the area, however I do believe there is ample locations that are better than the CBD of Warragul.			
17b	Locations include: Gladstone Street, 2 x locations Victoria Street, & Anderson Street. All these location are serviced by Public Transport (Eg: Buses & Trains), as well as close to retail shops & medical clinics.			
17c	The current land purchased is close to a lot of hospitality venues which is becoming a fast growing entertainment hub of Warragul CBD.			
18k	There is plenty of land near Anderson street in Warragul would be much more appropriate. Plenty of different size blocks, big enough so there would potentially be no need for underground car park saving thus saving you money on development. Its closer walking distance to the train and bus stations, not as close to liquor licensed venues, and no late night trade venues on the same strip. Its' s a very short walking distance to Warragul CBD and Coles supermarket. You should consider selling the mason street land, in which you would not only save your money on the vcat hearing, but you would also save money on the project build and put the proposed complex in a much more suitable area of Warragul.			
19a	I am a resident in the Newmason/Mercure complex and have a number of concerns with the proposal. I wish to state categorically that I am not against a community housing project as I recognize the need for housing those who are vulnerable in our community, however, I am very much against the location.			
19l	I would be more than happy to discuss with your team some alternative sites that I think would be a better place to build community housing. The business owners in neighboring sites would also be happy to provide greater insight into how you could achieve a better outcome than what we see proposed for Mason Street. True community engagement and			

	consultation should have taken place before the money was paid for the current block. Please talk to some people who live and work in Warragul before taking this any further. It really does concern me that this site is just the wrong spot and the potential residents are not going to like living there and if they are not content, then they will be restless and difficult for you to manage.			
19f	There are other vacant sites in Warragul that I believe would be more suitable for the township, but also for the proposed residents of a facility. Surely, they would prefer a quieter location that is still relatively close to the features the Mason Street site ticks off.			
16s	After recent discussion, it would appear that only one block of land in Baw Baw Shire was considered!	Selection process	Refer Section 4.2.2 of the Consultation Report.	Noted. No changes required to application material.
19k	I find it disappointing that it appears the Warragul community or any representatives who actually live and work in the town, don't seem to have been consulted about the suitability of this site. I attended both the community information session and the webinar and it was my opinion that there was very little investigation done to provide the best outcome for the whole community, as to the best location for community housing. The commercial operators and the community as a whole have been blindsided by this proposal. This is a very supportive community that wants to help people in need, but we also don't want to cause unintended consequences to the surrounding businesses that would be impacted by 2 x 4 storey residential buildings in the heart of the entertainment precinct. It does feel like someone did a Google search and found this block of land that was close to public transport, ticked a few boxes, so it was purchased sight unseen. Bad idea!			

4.2.3 Relationship to Commercial 1 Zone and existing entertainment precinct				
Comment code	Comment	Theme	Response	Changes required?
12b	This area is important to the makeup of the Baw Baw Shire business mix and is, by its very nature, dependent on large numbers of people enjoying late night, weekend music and socializing. Is this the best location for housing of any type?	Use	Refer Section 4.2.3 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> Planning report updated to include greater detail in response to Decision Guidelines for the Commercial 1 Zone, and the role of residential land uses.
16d	Surely Baw Baw shire officers and Councillors experienced in this area also have concerns as this land is Zoned Commercial 1, not residential. Its been planned for by Council and designed as an entertainment/business precinct as detailed in the previous project submitted to Council. This land is not zoned residential, Commercial 1 No private individual would build their residence on this land!			

16g	Comply with zoning requirements. (Commercial 1, meaning a mix of business and residential as per the previous project submitted to Baw Baw Shire) There is no way any commercial use can be made on this project. Plus, to highlight the fact, the housing business showing this proposed project has a 20 year management authority.			<ul style="list-style-type: none"> • Commitment to explore viability of a social enterprise café at ground floor to integrate with surrounding retail and commercial streetscape and provide opportunities for the building to better invite interaction with the community. • Improved flexibility to ground floor apartment design to future-proofed and enable conversion to commercial space in response to future market conditions. 		
18a	Mason street is a commercial strip, not a major residential street. The area should be majority commercial zoned, it's not fit for purpose for majority residential such as this proposed plan.					
19e	This site is on the edge of the current CBD, however, the future commercial development would naturally expand to the east to the current disused milk factory once the owner no longer inhabits the earth. To build a residential apartment building in the middle of future commercial development is just simply in the wrong spot. Not to mention it is right in the centre of the entertainment part of the town that our community would like to encourage to expand and not be restricted by people who rightly wouldn't want live music playing into the night right next door. The problem with this is that the entertainment businesses were already established before there was a whisper of this residential development in a Commercial Zone					
21s	The proposal is not strategically justified and is in direct conflict with the strategic directions outlined within the Warragul Town Centre Masterplan and Warragul Town Centre UDF which identifies the site as a key development site aimed at 'consolidating business activity'.					
16l	The proposed density certainly does not comply.	Residential density	Refer Section 4.2.3 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Planning report updated to include greater detail in response to Decision Guidelines for the Commercial 1 Zone, and the role of residential land uses. 		
19g	I really enjoy living in an apartment, but in our building situated on the adjacent corner to the proposed site, there are a total of 7 residential apartments all situated on the third floor. The Mercure hotel occupies the first and second floors, with reception on the ground floor and other commercial businesses occupying the remainder of the ground floor. There are 14 people living in our building! The sheer number of apartments proposed in the Mason Street site – 51 – is staggering. Where our building has 14 people living in the 7 apartments, there would potentially be over 100, maybe up to 150 people living in that very small footprint.					
19o	A high-density housing project is the wrong approach for our town. It might tick the boxes for the city, but it is totally inappropriate for our community. While the proposed development might fit inside the original plans for the site, it is inherently different. The original plans were for commercial premises on ground floor and luxury apartments above. That is considerably different to what is proposed in this development. The density of people is very concerning and is a permanent fixture that will change the way our town can grow is worrying. It's in the wrong spot. Period.					

23b	After reviewing the proposal in its current format I must object as it negatively impacts the surrounding area due to the proposed overdevelopment for exclusively residential purposes, and does not consider impacts on neighboring landowners/business operators.			
21i	The subject site is zoned Commercial 1. This building will form a significant component of the Town Centre frontage along this section of Mason Street. In accordance with the intent of the Commercial 1 Zone it should have an active ground floor frontage and include retail/office/business space at ground floor level to contribute to the activity and vitality of the town centre and its commercial role.	Ground floor	<ul style="list-style-type: none"> Refer Section 4.2.3 of the Consultation Report. 	Changes made: <ul style="list-style-type: none"> Commitment to explore viability of a social enterprise café at ground floor to integrate with surrounding retail and commercial streetscape and provide opportunities for the building to better invite interaction with the community. Improved flexibility to ground floor apartment design to future-proofed and enable conversion to commercial space in response to future market conditions. Reduced setback distance of ground floor dwellings to Mason Street to align with commercial character in surrounding streetscape and improve presentation.
21j	Likewise the Design Objectives for DDO1 (Warragul Town Centre) which apply to the site reinforce this, and include 'to promote active frontages to streets, walkways and public spaces.' The project should acknowledge its town centre location, commercial zoning and contribute providing commercial uses at the ground floor frontage of the building fronting Mason Street.			
21k	The current proposed community space and HCA Office area are a tokenistic approach to addressing this and will result in a lack of contribution to the town centre. They are far from what is intended for a ground floor frontage in the C1Z in the Town Centre.			
21l	The extent of residential entry and ground floor frontage being occupied by the residential component of the use including ground floor apartments and a substation at/towards the street frontage is an unacceptable response to the zoning of the site and provides a lack of contribution to the town centre. This can easily be rectified by a redesign of the ground floor frontage.			
21m	Further, the architectural design of the building along Mason Street appears as a wholly residential building. There is a lack of design consideration in relation to the provision of a commercial frontage and/or commercial signage for any future commercial ground floor uses.			
21n	The notion that the ground floor apartments fronting Mason Street could be converted to office use is not compelling and these spaces do not look desirable from a market perspective and are as such unlikely to ever come to fruition.			

4.2.4 Noise, acoustic and amenity impacts				
Comment code	Comment	Theme	Response	Changes required?
16i	The acoustic concerns will be a major issue, certainly not addressed by having non opening windows on one side.	Interface with existing uses	Refer Section 4.2.4 of the Consultation Report.	Changes made:

21g	We are concerned that the proposal has not had adequate regard to the existing operation of the Commercial Hotel and other surrounding uses. We wish to ensure that the impact on the hotel and its long term existing and ongoing operation, including the noise levels are considered to ensure any new development would be acoustically compatible and would not result in undue conflict in the future.			<ul style="list-style-type: none"> • Further acoustic testing was undertaken on 26 and 27 May 2023 and an updated Acoustic Report has been prepared to reflect the additional readings and analysis. • An assessment against Clause 53.06 Live Music Entertainment Venues has been included in the Planning Report. • Review of the proposed design to ensure proposed acoustic attenuation measures are satisfactory in light of updated assessment.
21o	There are habitable room windows for apartments on each level adjoining the southern property boundary. This is an overlooking and fire rating issue and we object to any windows being placed adjoining our site boundary.			
21p	The location of windows adjoining our site boundary will inhibit future development of our property along this boundary and we will be unlikely to consent to this variation as part of any future building code report and consent or dispensation to be sought.			
21q	The balconies proposed also have views to the south and they should be screened to protect views into our property, noting that future development is also likely to take place on our property.			
24d	Lastly, the proximity of this development to the Commercial Hotel is also of concern. Your presenters did their best to explain that this will be taken into account with building and architectural features and fixes but given just how close this building is to a reasonably vibrant night-life scene, I fear it will not be long before complaints start. Again, this is nothing new to you as it was raised at length during the online forum so again, I will not labour here. Suffice to say that, as a resident I feel it would be somewhat unfair to place restrictions and/or penalise a business that was there and operating within its code when this issue is foreseeable and other measures could have taken into consideration			
16j	Don't risk a major successful business with known plans to expand its future footprint and live entertainment services. The hotel is here now, employing people, paying rates & providing great services.	Equitable development	Refer Section 4.2.4 of the Consultation Report.	Noted. No changes required to application material.
16t	This land is neighbouring a proposed major development site. This will require massive demolition then rebuilding indicating at least 3 years of construction noise etc. Will that developer be subject to restrictions or additional costs because of this proposed development?			
17d	I am the owner of a business adjoining the location & am worried should we wish to further develop our site that we will have restrictions & objections that will hinder our further plans for our business as the town grows.			
23v	No provisions have been outlined to show affected individuals what is proposed to minimize disruption during construction, not even experience from previous developments. With such a large proposed infill development massive interruptions will be endured by neighboring properties and traffic flows will be altered. What compensation options are available to			

	affected businesses/properties? Due to the big build track record of delays any impact on traffic and access could destroy Warragul as a retail shopping destination.			
18d	An acoustic test was performed mid-week to make it look more favourable for your proposal. Shame on you, your not fooling anyone. Your proposed complex is adjacent to an Entertainment complex that has late night music/entertainment. An acoustic test should have been performed on a Friday and Saturday night to reflect a more honest and accurate findings.	Acoustic testing	Refer Section 4.2.3 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Further acoustic testing was undertaken on 26 and 27 May 2023 and an updated Acoustic Report has been prepared to reflect the additional readings and analysis. • An assessment against Clause 53.06 Live Music Entertainment Venues has been included in the Planning Report. • Review of the proposed design to ensure proposed acoustic attenuation measures are satisfactory in light of updated assessment.
20b	Whilst the developers have commissioned an acoustic report (Acoustic Report POI 23016 19/4/2023 Clarity Acoustics), advising that the Commercial Hotel operates within the current standards as set by the EPA Publication 1826-4 Noise limit and assessment protocol, we remain concerned for the potential of future noise complaints by residents. Our information is that the initial acoustic report was conducted mid-week, outside of the hours of concern; i.e late Friday and Saturday night. Therefore, the acoustic report dB(A) baseline numbers for the premises are irrelevant.			
21h	The Commercial Hotel provides live music/entertainment on a regular ongoing basis, in particular until 1am of Friday and Saturday nights. The acoustic report has not considered this in its testing and has not adequately considered appropriate measures required having regard to proximity of the proposed development in relation to the hotel and its existing operation. We request further testing and assessment be undertaken in consultation with us (the owners) of the Hotel so that acoustic oversights and conflicts can be rectified.			
23e	As the neighboring property to the south (the commercial hotel) provides live entertainment and entertainment until 1am on Friday and Saturday nights, the acoustic report does not identify the relevant information for a residential proposal in this location. The testing performed for the report attached to this proposal was conducted on the 8th and 9th April, which is midweek and does not represent a relevant testing time for a proposal in an entertainment precinct when peak decibel levels are on Friday and Saturday night. The test must be performed at peak acoustic time whilst live music is being performed - this ideal time can be obtained by consultation with the venue managers of the commercial hotel.			
20c	"Clause 53.06 of the Victorian Planning Provisions (VPP) is intended to protect live music entertainment venues from the encroachment of noise sensitive residential uses...." We also wish to highlight the agent of change principle, introduced into Clause 52.43 by the Victorian State Government to manage the relationship between live music venues and residential uses. It is our understanding that an existing venue, whilst adhering to all licensing conditions, provides that a new residential use is to be satisfactorily protected from unreasonable levels of live music and entertainment noise. It is therefore unnecessary to consider whether existing noise emissions from a live music entertainment venue complies.	Existing live music venue protection	Refer Section 4.2.4 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • An assessment against Clause 53.06 Live Music Entertainment Venues has been included in the Planning Report.
20e	The City of Port Philip introduced a "Live Music precinct" in 2021, taking examples from Sydney's "Order of Occupancy" and Brisbane's Fortitude Valley in 2006 guaranteeing			

	venues protection against residential developers failing to consider an areas current commercial use.			
20f	We would like to put on notice that, whilst we welcome and encourage the Big Housing Build Community Housing concept, placing such a development on the fence-line of an existing live hospitality venue has the potential to leave all parties unhappy. We would like to assume that the principles of "Agent of Change and "Order of Occupancy" gives the licensees some assurance against unreasonable constraint over the future operation of the Commercial Hotel.			
19m	In Melbourne, you would not be aware of the power of the East Wind. The buildings would be hit with the East Wind force and I would think the gap between the two buildings would be like a wind tunnel and sound channel for the live bands playing at the Commercial Hotel. While there might be no opening windows on the south side of the twin towers, I guarantee that the sound will funnel through and cause distress to the residents of the Commercial Housing. That is not fair to them, but it is also not fair to the existing businesses that would be impacted by cranky residents who just want to sleep.	Wind impacts	Refer Section 4.2.4 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Desktop Wind Assessment being undertaken to address any potential wind impacts.
20a	Our concerns are that new residents of the development may be unaware of the busy nature of the hotel, which operates both live and recorded music across Friday and Saturday evenings. Much of the time, live music is performed on the outdoor deck area with many patrons enjoying the festive and ebullient nature of an outdoor social event, late into the evenings across Friday and Saturday nights. We also note with concern, that the report states that - "For the purposes of this assessment, we have considered the base noise limits of the Noise Protocol as the internal music noise design criteria." We question if that is the noise level emanating FROM our venue, or, as calculated inside the development?	Entertainment Precinct	Refer Section 4.2.4 of the Consultation Report.	Noted. No changes required to application material.
20d	Warragul is fortunate to have a mix of hospitality venues catering for a diverse range of food and beverage levels and styles, attracting visitors across the full demographic. The live music entertainment scene has suffered significantly over recent years, with artists and venues under immense stress. Some of this stress having emanated from people moving into areas adjacent to venues and then complaining about pre-existing noise.			

4.2.5 Consultation process				
Comment code	Comment	Theme	Response	Changes required?
16a	Having had only a most unusually short period to respond to this 300 page document and coming from having been associated with projects over many years I contend that this is the wrong site to build this proposal.	Process	Refer Section 4.2.5 of the Consultation Report.	<ul style="list-style-type: none"> • Consultation Report prepared including detailed feedback,

16f	Existing State Government and Council regulations state that any development must notify neighbouring properties. (None)	Also refer Sections 2 and 3 regarding consultation process and activities.	responses and appendices, in accordance with Homes Victoria Consultation Guidelines.
18i	Lack of local consultation: You have had a limited local consultation, and have done it after purchasing the land. Define oxymoron. When you do release information limited time is only given to raise concerns, review and or object.		
19p	I hope our submissions are truly listened to and we can have a meaningful discussion about the suitability of a development like this for the location, but also a broader discussion as to what is beneficial for our town and how we best provide housing for those in our community in the greatest need. Please, please listen to our community about our genuine concerns and desire for the best outcome for all.		
21a	There has been a lack of consultation and lack of opportunity to review the proposal. We are a directly adjoining land owner and we were only made aware of this via a sign on the property and have had very little time to respond. We cannot comprehend why we were not given formal notice of the proposal via registered mail – as had been indicated to the Councillor group.		
22a	Lack of any real consultation , secretive ,very poor form		
22b	Have you surveyed the community for there thoughts , probably not		
22h	I know Planning Minister can do what they like, but they will not have the consequences of this development		
23c	No consultation was conducted with any directly affected locals prior to this presentation and as such I implore the Baw Baw Shire to consider all relevant aspects such a proposal will ultimately have on Warragul's infrastructure.		
23p	No local consultation		
23q	As mentioned on numerous times no local consultation was conducted with neighboring landowners and business operators up until the release of reports on the 9th May, we only two and a half days to review over 300 pages of information. At the in face meeting most attendees were only aware of the project through reading it in the local newspaper - this is clearly not acceptable. The projected project has been in development from at least early November 2022 evidenced from dates in the provided reports. For the Government to allow housing choices over 6 months (possibly much more) yet allow concerned ratepayers 2 and a half days to peruse and review 300 plus pages of the proposal is unacceptable.		
24a	From the outset, the very short period of notice of the proposal, coupled with the surprising fact that so much work had already been done before the residents of Warragul were advised is disappointing. I sense this has lead to some ill feeling towards the project which I think is rather sad and could be an obstacle which may need to be overcome. I also feel		

	that community involvement and consultation from the project's infancy, though it would have produced many objections - of that I am certain, may also have helped to endear the project to the community with less reluctance.			
16e	Let's consider the regulations Baw Baw Council and State Govt create and control. Residential and commercial projects are subject to both local Council and State Government regulations that all ratepayers must abide by. It appears from this documentation that this State Government do not have to abide by their own regulations. Can this State Government dictate and over ride the Baw Baw Council.?			
23r	As a member of the adjoining owner's corporation and running an office less than 70 meters away I did not receive an official notice of proposal- also do not receive an invitation to attend the last teams meeting presentation even though I registered the first day the Mason Street proposal went live on the Housing Choices Australia website. Once again this shows the lack of community consultation performed by the applicants and the disdain for the local community who question this project on financial, location and suitability grounds.	Direct notification	Refer Section 4.2.5 of the Consultation Report. Also refer Sections 2 and 3 regarding consultation process and activities.	Noted. No changes required to application material.
8a	As the adjoining land owners we find it astounding that we have not been notified about this development in any way during the planning process and had to find out about it via the local newspaper.			

4.2.6 Landscaping				
Comment code	Comment	Theme	Response	Changes required?
16p	Landscaping proposes planting gum trees next to the Mason St and ROW laneway roundabout. Gum trees! That nature strip already contains the NBN cables and visibility to the other three roundabout entrances/exits is already challenging. The ROW itself already contains major drainage services. Trees are also shown be planted alongside that wall.??	Proposed landscaping	Refer Section 4.2.8 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Landscape plan updated to reflect amended species of street trees.
23s	It is proposed to plant two Eucalyptus Bridgesiana on the northwestern nature strip adjoining Mason Street as part of these designs, yet the major NBN cable supplying the town is located in this nature strip.			
21r	We are concerned about the impact on our trees as a result of the construction of the project. The architectural plans do not show the SRZ's or the TPZ's for the trees on our property. This should be included on plans and updated for our review so that we can ensure that these trees will not be impacted by the construction and will be managed accordingly.	Neighbouring trees	Refer Section 4.2.8 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Tree Management Plan prepared to address viability of trees on adjoining land during construction.

4.2.7 Application materials and content

Comment code	Comment	Theme	Response	Changes required?
16u	It appears in this proposal that it references the Warragul CBD Master Plan. This is considered by experienced people to be well out of date. Its implementation created many negative effects to the Warragul CBD traffic flows as shown regularly by traffic holdups in Victoria, Palmerston and Smith Sts.	Masterplan	Refer Section 4.2.7 of the Consultation Report.	Noted. No changes required to application material.
18g	Traffic management: Outdated traffic report from 2010-2011 was used. We are now 2023, a much more recent report should have been used to reflect a more honest/accurate representation. The report from 2010-2011 is obsolete and irrelevant.			
21f	The data that underpins the submitted traffic reports was outdated and not based on current activities.	Traffic report	Refer Section 4.2.7 of the Consultation Report.	Changes made: <ul style="list-style-type: none"> • Clarification in Traffic Assessment.
23f	As outlined on many occasions at the public meeting the information used in the planning report is based on outdated irrelevant traffic reports from 2010-11. Back in 2010-11 the population of Warragul was 14,074 (ABS data) and subsequent to this the Baw shire developed and implemented the CBD Development plan. This plan has drastically changed traffic patterns in the township, and as such the 2011 report used is irrelevant for current flows. Also, the population as of 2021 was stated as 19,856 so a current traffic flow report needs to be conducted to ensure any high-density project won't exacerbate the current traffic flows in this town.			

4.2.8 General feedback

Comment code	Comment	Theme	Response	Changes required?
16n	Information on the proponents' study p 48 (Govt Road! ROW or laneway) shows a lane to gladstone St. This is private land! No local discussion or apparent knowledge There is no such laneway.	Government Road (laneway) status	Refer Section 4.2.8 of the Consultation Report.	Noted. No changes required to application material.
19h	The representatives of Housing Choices Australia, were at pains to point out that future residents would need to have a connection with Warragul. The beauty of living in Warragul	Housing demand	Refer Section 4.2.8 of the Consultation Report.	Noted. No changes required to application material.

	for most people, is the open spaces and room to move. I can't see how local people who currently live in a small house or unit with a garden and a small backyard even, would see any appeal in moving into a very small space where their spacial awareness is going to be challenged. This model seems to be great for city dwellers, but if you live in a country town, this is not the type of accommodation you would want to live in. So, what happens if the existing Warragul residents don't want to live there? To be economically viable, do you then allow other people from outside the area to fill the vacant apartments so you don't lose income? This would then change the amenity of our town and I fear those apartments would gain a label or stigma which nobody wants			
24b	It was clear to me from attending the online forum that having this project become part of the community was important.	Positive feedback	This comment is acknowledged in support of the application.	Noted. No changes required to application material.

4.2.9 Out of scope				
Comment code	Comment	Theme	Response	Changes required?
12a	I have concerns about potential issues in placing housing tenants in the middle of a hospitality and entertainment precinct.	Perception of community housing	Refer Section 4.2.9 of the Consultation Report.	Noted. No changes required to application material.
18b	Mason street is an entertainment strip, Mason street currently has five (5) venues with a liquor license all within 50 meter walking distance.		This comment has been noted however is outside of the scope of the proposal.	
18c	The proposed site may have tenants with alcohol or gambling dependencies. As well as the five liquor licensed venues on mason street it has an additional 4 liquor licensed venues on Queen street and 2 gambling sites all within 150 meter walking distance of the proposed site. What sort of morale compass would you have housing those with alcohol or gambling dependencies within such a short walk to 8 venues or possible future litigious action taken by residences/venue operators.			
16v	An explanation of this maybe the apparent constant change of Baw Baw shire staff in the planning area which results in little ongoing CBD expertise or knowledge which is a speciality area in itself. Previous Councils and officers have sometimes made CBD decisions, with little or no input from those with skin in the game. Such decisions have not worked commercially and the ratepayer business people and shoppers are left with the result. Some who have made such decisions don't live or have never lived in this shire . Lack of CBD business knowledge and experience from Baw Baw shire may well create a mistake rate payers will be left to live with. Don't allow such a residential project smack in the middle of an entertainment/business centre.	Localised decision making	This comment has been noted however is outside of the scope of the proposal.	Noted. No changes required to application material.

18j	Adjacent to the proposed site is what's known as the old butter factory. It has been mentioned that it may be full of asbestos. Are you putting potential residence in harm's way and opening yourself to possible future litigation?	Adjoining site	This comment has been noted however is outside of the scope of the proposal.	Noted. No changes required to application material.
19n	Just because you can, doesn't mean you should. I'm aware the normal planning requirements of Council do not apply because the State Government has the trump card, but for our community, that is highly offensive.	Process	This comment has been noted however is outside of the scope of the proposal.	Noted. No changes required to application material.
23u	As has been seen over numerous years parts of this project has seen massive cost and time overruns, and has resulted in major business and residential disruptions.	Development comments	This comment has been noted however is outside of the scope of the proposal.	Noted. No changes required to application material.
23x	Also during the first in person meeting I asked whether any Gippsland construction firms have the accreditation to tender a 'Big build' project, a question to which I haven't received an answer as of yet.			
23y	If approved in current format this development the costs to Baw Baw residents will outstrip any benefit derived. I strongly urge Baw Baw Shire council to work with Housing Choices Australia to rework this submission to have the Warragul township as its primary objective.			

Appendix C Baw Baw Shire Council Detailed Feedback and Responses

Please refer to *Attachment 1* for feedback and **Appendix C** for detailed responses.

Council Feedback

Project	18 Mason Street, Warragul	Date	8 September 2023
Subject	Summary of Baw Baw Shire Council Feedback – Council Recommendation and Submission		

1 Council Recommendation

The purpose of the Council Officer Report published with the agenda for the Council Meeting, held on 28 June 2023, was 'to seek endorsement of the Council submission to the consultation led by Housing Choices Australia regarding the development of social and affordable housing at 18 Mason Street, Warragul'.

The Recommendation was drafted by Council Officers in its report as follows.

That Council:

1. *Support the increased provision of social and affordable housing in Baw Baw Shire;*
2. *Endorse the assessment of the proposed development at 18 Mason Street Warragul in accordance with the Baw Baw Shire Planning Scheme; and*
3. *Endorse the submission as per Attachment 1 to this report to be provided to Housing Choices Australia and the Responsible Authority for the proposal.*

As detailed in the Council Meeting Minutes, Council voted in favour of amending the Recommendation as follows.

That Council:

1. *Support the increased provision of social and affordable housing in Baw Baw Shire;*
2. *Endorse the assessment of the proposed development at 18 Mason Street Warragul in accordance with the Baw Baw Shire Planning Scheme and the submission as per Attachment 1 to this report to be provided to Housing Choices Australia and the Responsible Authority for the proposal;*
3. *Request the CEO to write to the Responsible Authority requesting Baw Baw Shire's Planning department be consulted in relation to the provision of future sites for Social and Affordable Housing in Baw Baw Shire; and*
4. *Request consideration of alternate locations for the development given the assessment of the proposal as per Attachment 1.*

A response to the Council's Recommendations is provided in the Consultation Report, with a detailed response to the feedback provided by Council's officers contained within this document.

2 Submission

The Submission (as per Attachment 1 to the Officer Report) provides feedback in relation to planning as well as engineering and environment including technical recommendations from Council's Engineering Team, Environment Team and Arborist. Council's comments are summarised in the table below.

Tract Consultants Pty Ltd
ACN: 055 213 842

ATF Tract Consultants Unit Trust
ABN: 75 423 048 489

Quality Endorsed Company
ISO 9001: Licence No.
2095

2.1 Feedback included the Submission (Attachment 1 to Officers Report)

Feedback	Council Comment	Response
Plans	<p>It is noted that the submitted plans do not include the following:</p> <ul style="list-style-type: none"> - A full set of elevation plans, drawn to scale, with dimensions and maximum heights above ground level. - A schedule of construction materials, external finishes and colours of the proposed development. 	<p>Changes applied.</p> <p>The architectural package has been updated to ensure a full suite of elevations, inclusive of relevant dimensions and material finishes.</p>
Planning Report	<p>It is requested that the Planning report be amended to confirm that the proposal complies with the requirements of Clause 53.06 – Live Music Entertain Venues.</p>	<p>Changes applied.</p> <p>The planning report has been updated to provide a detailed response to Clause 53.06 – Live Music Entertainment Venues.</p>
Land use / activation to Mason Street and passive surveillance	<p>The proposed development provides very little activation to Mason Street with the ground floor plans showing a 58sqm HCA office space; a 151sqm Community Space; and two dwellings located along the Mason Street frontage. Thus, the proposal is only providing 58sqm of what could be considered as commercial floor space with no retail component proposed.</p>	<p>Changes applied.</p> <p>The design has been advanced following consultation with further revisions applied to the interface with Mason Street.</p> <p>This includes the introduction of a 225sqm 'Retail Premises' tenancy to the corner of Mason Street and Government Road.</p> <p>Further design testing has been undertaken to ensure full adaptability of the two ground floor apartments fronting Mason Street for commercial uses (i.e. Office or Medical Suites). Apartments are adaptable for 2 x tenancies or a single consolidated tenancy.</p> <p>Further to these design revisions, the Victorian Design Review Panel (VDRP) is supportive of the adaptable design of ground floor apartments.</p> <p>The improvements to the design strengthen the proposal's alignment with the purpose of the Commercial 1 Zone, whilst balancing the principal objective of this project which is to support the delivery of social housing under Clause 52.20.</p>

The two dwellings (G.08 & G.09) consume 21.4m of the Mason Street frontage with the Finished Floor Levels higher than finished street level so that activation and passive surveillance of the street is further reduced. Additionally, there is deep soil planting and a booster cabinet located in front of the dwellings obscuring them from Mason Street.

It is considered that the proposal does not adequately provide for active frontages to Mason Street as there is a lack of commercial floor space along this frontage and the two proposed dwellings are raised above the street level and are partly obscured to the street.

Changes applied.

The design has been advanced following consultation with further revisions applied to the interface with Mason Street.

This includes revisions to the ground floor apartments which have been designed to be adaptable for future conversion for commercial uses. The apartments are designed to accommodate 2 x tenancies or a single consolidated tenancy, as informed by future market demands.

The setback to ground floor apartments has also been reduced to strengthen the relationship with Mason Street, with terraces providing activation.

Feedback in relation to the raised nature of the apartments is acknowledged, however this is a result of the sloping topography of the Site.

This outcome is generally consistent with the existing planning approval which features a raised ground floor interface.

The proposal provides for an improved outcome having regard to material quality, visual permeability and integration of landscape. Refer below examples from endorsed and proposed plans.



Above: Endorsed Plans, West Elevation (south east corner of building, presentation to Mason Street)

Below: Proposed Plans, West elevation (south east corner of building, presentation to Mason Street)



It is requested that dwellings G.08 & G.09 be converted to commercial premises to increase the amount of commercial floor space at ground level along Mason Street and to provide greater activation and interaction between the proposal and the street.

The request to convert ground floor dwellings to commercial office space has been reviewed and is not a feasible alteration to the design.

The following considerations are of relevance to this feedback:

- Due to the slope of land, the apartments are elevated above street level. This part of the site frontage is therefore not well suited to broadly activated glazed frontages, which are provided toward the corner of Government Road (225sqm Retail Premises).
- Mason Street's eastern side is low in the retail hierarchy of the Warragul Town Centre and does not currently feature consistent retail frontages or pedestrian activity, with exception to the commercial premises located to the north of Government Road. The viability and contribution of retail tenancies in this location is therefore expected to be low in the immediate and medium term.
- The Site has historically been occupied by residential dwellings, with the proposed development not introduced into an existing retail precinct.

Notwithstanding these contextual considerations:

- The proposed ground floor apartments have been designed for adaptability for commercial use, future-proofing the design.
- The proposal has also been revised to improve the Mason Street interface through the consolidation of the provision of a 225sqm Retail Premises.
- The VDRP has expressed its support for the design response having regard to the balance of residential and retail tenancies, and the adaptability and streetscape interface of the ground floor residential dwellings to Mason Street.

Further to the above considerations, the following is of principal importance to the assessment under Clause 52.20.

- The principal objective of the proposal is to deliver much needed social housing within Warragul Town Centre under Victoria’s Big Housing Build.
- The proposal seeks to deliver 51 apartments, comprising a mix of 1, 2 and 3 bedroom dwellings, as proposed. A net-reduction of dwellings is not in keeping with the strategic intent of Clause 52.20 and Victoria’s Big Housing Build.
- Assessment under Clause 52.20 requires consideration of the underlying zone control (C1Z). A permit may be issued under the C1Z for dwellings at ground floor in appropriate locations. All ground floor tenancies and dwellings are commercially adaptable for retail and office use, which may become increasingly viable as Warragul Town Centre continues to develop.

These considerations are further addressed in the updated Planning Report (Tract Consultants).

C1Z decision guidelines

It is also noted that the C1Z also includes the following Decision Guidelines to consider that are relevant to issues raised elsewhere in this submission:

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

The decision guidelines of the Commercial 1 Zone are addressed in the updated Planning Report prepared by Tract Consultants.

The following responses are provided in relation to Council’s feedback:

- The proposed residential land use has been designed with consideration of surrounding commercial land uses, including the Commercial Hotel. An assessment against Clause 53.06 – Live Music Entertainment Venues is provided, as well as an assessment against the decision guidelines of the C1Z.
 - A Stormwater Management Plan has been prepared to further detail the management of stormwater and drainage.
 - The traffic impacts from the proposed development were assessed and presented within the traffic report with an anticipated impact of 15 vehicle movements per hour during the peak hours. These volumes are negligible in context to the existing volumes in the nearby area considering the site’s location within the Activity Centre.
-

Additional analysis is not warranted given how low the traffic impacts are.

- We also note that the traffic impacts are lower than what would have been generated for a previously approved mixed use development that included 57 basement car parking spaces.
- Separated pedestrian access is provided to the building from the site's frontage.
- The vehicle access occurs from the side laneway which represents preferred arrangement from safety and management perspective (consolidate vehicle access) and enables distribution of site generated traffic via a roundabout.
- On-site emergency service access is not required for this type of development.
- Waste collection is proposed to occur on-site as per the updated WMP.

Building height and DDO1

The maximum height of the proposed building is potentially slightly greater than 16.537m, noting that this is the only measurement shown on the submitted plans. This height is shown on a cross section, Section D, (Drawing No. TP.4.3) that doesn't include the lowest part of the site.

A dimensioned southern elevation has not been provided with the submitted plans and as such the maximum height of the proposed development is not known.

The Architectural Plans (elevations) have been updated to provide clear dimensions for maximum building height above NGL.

To the Mason Street frontage the maximum building height ranges from 13.98m to 14.52m accounting for the fall of land to the south. This is broadly consistent with the envelope of the existing approval.

Reflective of the substantial fall of land to the east, the maximum overall building height at the eastern elevation ranged from 16.54m to 16.85m above NGL. In terms of presentation the previously maximum building height of 16.85m is the result of a depression in NGL at the south-east corner of the Site with limited visibility from the public realm or adjoining property.

A detailed assessment against DDO1 is provided in the updated Planning Report prepared by Tract Consultants.

Although the proposed development is potentially lower in height than the previously approved development for the site, the maximum height of the

The proposal is acknowledged to exceed the preferred maximum building height of DDO1, with a detailed assessment provided in the

proposal is still considered a significant variation to the 11m preferred height of DDO1. It is also noted that the proposal constitutes a 5-storey development which again is greater than the preferred height of the DDO1.

amended Planning Report prepared by Tract Consultants.

The building height is informed by:

- The existing approved envelope of the permitted development on-site.
- The significant fall of land, which accommodates an additional 'storey' via a semi-enclosed basement, consistent with the existing approval.
- The provision of residential floor-to-floor heights, rather than commercial, allowing for an additional storey to be accommodated within the approved envelope.
- Significant investment into building design, materiality and a massing profile that breaks the building into two distinct forms. The VDRP has expressed its support for the scale and presentation of the building on the basis of its design and material quality and resolution of key interfaces with Mason Street, Government Road and adjoining land.
- The strategic development land located to the east of the Site is identified with a preferred height of 4 storeys and is likely to accommodate additional building height beyond this scale.
- The existing industrial building of circa-6 storeys in height located immediately east of the Site, as well as the constructed 4 storey building located diagonally opposite the site on Mason Street, which sits on higher ground than the proposal.
- The scale of the building ensures the efficient delivery of social housing stock in Warragul Town Centre, in alignment with State planning policy.

In addition to the assessment provided in the Planning Report we refer to the updated diagrams in the Architectural Plans which clarify the contextual design response.

Articulation of built form Although this development, approved via permit PLA0139/15, is slightly higher than the proposed HCA development it is considered that this

The design response has undergone further revisions since consultation, with feedback

development had greater articulation in built form provided through a greater variation in building materials and greater variation in setbacks of the built form. It is also considered that the previously approved development provided a greater level of visual interest and was visually less obtrusive to surrounding properties. It is submitted that design alternatives should be pursued by the proponent to provide greater articulation of the built form and provide a variation of building materials to reduce the visual impact of the proposal to surrounding properties.

received from Council and the VDRP accommodated.

The design response and documentation achieve a quality architectural outcome with improved treatment to key interfaces including Government Road, Mason Street and adjoining property.

The design has received supportive feedback from the VDRP with further changes made to the design following the second round of review under this process.

In summary:

- Design development has continued since issue of consultation materials including further detail of façade articulation. Significant investment has been made into material quality and integration of landscape to ensure the presentation to the public realm is of an enduring standard.
- The proposed design has been informed by a thorough site and context analysis.
- The VDRP supports the proposed architectural expression of the building having regard to the restrained and elegant building proportions and early direction taken by the project team with respect to materiality.

Refer to the updated Architectural Package for further information.

Clause 52.20-6

52.20-6.1 Infrastructure

Council's Engineering team have reviewed the proposal as detailed later in this submission. In terms of drainage, it is noted that flooding occurs in the surrounding area and also a significant external catchment overland flow being conveyed through the site. Thus, it is considered that a Storm Water Management Strategy (SWMS) is required to demonstrate the proposed development shouldn't impact/worsen the situation for a

A Stormwater Management Plan has been prepared in response to Council's feedback.

storm event up to 1% AEP (100- year ARI).

In terms of the road network, it is noted that little information has been provided to determine the impact of the proposal on the existing traffic generation on Mason Street, especially during peak hours. Swept paths diagrams (page 33 of Traffic Engineering Assessment) demonstrate that both B85 and B99 vehicles occupy the whole width of the laneway (ROW) when exiting the proposed development. This is Council's laneway, relying only on convex mirrors in a such instance doesn't provide a safe outcome for all road users such as properties to the north and east from subject site. It is recommended that the proposal is amended to allow vehicles to complete manoeuvres in a way so that another vehicle can pass the turning vehicles on the laneway (Council's preference). Alternatively, the proposal is to provide alternative traffic controlling devices to restrict vehicle movements out of carpark in case of vehicles being present on laneway (i.e. stop-go interconnected lanterns or similar).

The following responses have been provided by Traffix Group in response to the Council's feedback:

- The traffic impacts from the proposed development were assessed and presented within the traffic report with an anticipated impact of 15 vehicle movements per hour during the peak hours (average of 1 movement every 4 minutes). These volumes are negligible in context to the existing volumes along Mason Street and do not warrant any detailed impact analysis.
- The access arrangements where prop and pass occurs at the entry is common practice where basement car parking are access from laneways. The level of traffic generated by the site (15veh/hour) is low, typically directional biased during peak hours and as a result the likelihood of conflicts between opposing movements very low. We are of the opinion that stop-go system is not required.
- As an alternative, a splay will be provided on the western side of the driveway that will serve two purposes, improve visibility between any entering and exiting vehicles, and improve the two-way passing ability. This amendment will adequately address Council's concerns.

Council officers do not support the reversing of the waste vehicles as it is considered a safety risk. It is recommended that all waste vehicles must operate in a forward direction.

Traffix Group has engaged directly with Council's engineering officers to workshop the waste collection response.

In response to Council's feedback a preferred and contingency option have been provided within the Waste Management Plan with neither option requiring waste vehicles to undertake reversing manoeuvres within Government Road.

Traffix Group has provided the following response in relation to reversing movements within the basement under the preferred option:

- The reversing of waste collection vehicles within the basement is acceptable in our

opinion noting that the collection is undertaken by a private contractor, the turn around bay is located away from any central car parking or pedestrian access areas and as such this movements has minimal interaction with any pedestrians within the basement. Reversing waste collection vehicles include reverse cameras, flashing lights and warning beepers such that risk is minimised.

It is expected that the WMP will be a 'live' document that evolves as this is further resolved with private contractors.

52.20-6.4 Safety	<p>There is deep soil planting and a booster cabinet located in front of dwellings G.08 & G.09 partly obscuring them from Mason Street. It is considered that this may create safety issues to the front of these two dwellings.</p>	<p>The proposed design takes opportunity for a small area of deep soil planting within the front setback which provides a transition space between the footpath and building.</p> <p>Clear sightlines are maintained to dwelling entries and the landscape response on balance provides a benefit to the project.</p> <p>It is not considered that the design introduces any safety issues.</p>
52.20-6.7 Car parking	<p>Issues relating to the proposed car park are identified later in this submission through the comments from Council's Engineering team. Identified issues include: Car park dimensions; Limitations with the Parking survey; Aisle width; and Car space clearance.</p>	<p>Council's comment is acknowledged and a response is provided to the engineering team comments.</p>
52.20-6.9 Walls on boundaries	<p>It is noted that this maximum height occurs along the southern boundary. Although the proposed development is potentially lower in height than the previously approved development for the site, the maximum height of the proposal is still considered a significant variation.</p> <p>Additionally, it is considered that the previously approved development had greater articulation in built form provided through a greater variation</p>	<p>The maximum building height is located to the southern boundary, reflective of the significant fall of land across the site.</p> <p>Considered attention has been applied to the design of the southern boundary to ensure an outcome that is reflective of the interim presentation of this boundary wall, with investment into a range of material finishes, including hit and miss brick with fire-rated glazing beyond to provide an activated edge and depth in the facade. This is further enhanced by the internal building separation and</p>

in building materials and greater variation in setbacks of the built form.

integrated landscape which will ensure a well-articulated interface treatment.

It is necessary to acknowledge the development potential of the adjoining land to the south, which is expected to be constructed to the property boundary in future. This outcome, which is envisaged via the Warragul Town Centre Masterplan

**52.20-6.13
Overlooking**

Appendix A of the planning report states that the requirements of this Clause are 'not applicable'; however, the plans show screening provided to habitable room windows throughout the proposal. Furthermore, some of the plans include a general note that states 'screening to windows. Refer to Landscape drawings'; however, the landscape drawings do not seem to provide further details of the screening.

It is submitted that this Clause does apply and that screening of habitable room windows within the development is appropriate. Additionally, it is requested that information is included on the plans to provide further detail of the proposed screening, i.e. materials, height etc. It is recommended that design alternatives for the proposed screening are pursued so that the design of the proposed development is not adversely affected by the screening.

The Planning Report has been updated to clarify that the design requirement of Clause 52.20-6-13 applies to overlooking of existing private open space on adjoining land and does not relate to internal views or equitable development scenarios. There is no existing private open space within proximity of the site.

Notwithstanding, the proposal has been designed to prove an appropriate outcome having regard to both internal views and equitable development scenarios.

This has been achieved through internal building separation, the application of fixed and operable screening devices and the orientation and setback of balconies and windows to the eastern elevation. The design response has been updated to strengthen this outcome following two rounds of feedback from VDRP and feedback received from Council officers.

The proposal demonstrates a satisfactory outcome having regard to the daylight and privacy of all dwellings within the site and under equitable development scenarios, a position which has been directly supported by the VDRP.

**Clause
52.20-7**

**52.20-7.8
Accessibility:**

At least 50 per cent of dwellings should have a clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. From an approximate calculation, it appears that the proposal falls short of the

The amended plans have been amended with 100% of dwellings meeting the accessibility requirements of Clause 52.20-7.8

The plans had initially been designed to accord with LHA Silver Compliance which requires a minimum 820mm clearance. This has been

50% requirement. The bedroom doors that are required to be 850mm for the main bedroom are often around 820-840mm.

increased to 850mm to satisfy the design requirement of Clause 52.20-7.8.

**52.20-7.10
Private open
space**

The majority of ground floor apartments do not meet the minimum 25sqm requirement however, they have access to the communal area. Balconies appear to comply, except for the proposed 3-bedroom apartments that require a depth of 2.4m for the balcony but only 2m has been provided through the proposal. It is noted that G.03, 1.03, 2.03 and 3.03 achieve partial compliance to the width of the POS but achieve total required area. Additionally, dwellings 1.12, 2.12 and 3.12 experience a shortfall in the width of the POS areas but achieve the required area.

All apartments are designed to satisfy the minimum area required for private open space under Clause 52.20-7.10.

Ground floor apartments are provided with balconies, consistent with all apartments within the proposal.

It is acknowledged that the apartments identified in Council's assessment do not achieve the minimum width, but do achieve the minimum area, therefore a variation to the standard is applicable.

This variation is deemed appropriate on the basis that the private recreational needs of residents are met through the total provision of private open space (area), which is complemented by the communal area within the development.

Accommodating the minimum width (depth) for 3 bedroom dwellings would require either the building line to be set back or balcony to project forward of the established building line. This outcome would compromise the cohesive design outcome and introduce construction complexity, with negligible benefit to residents, and therefore has not been accommodated.

**52.20-7.19
Site services**

The submitted plans do not show the provision of mailboxes as required by this Clause.

The amended plans have been updated to show the location of mail boxes within the building's entry area in response to this feedback.

**52.20-7.20
External walls
and materials**

As noted previously, no detail has been provided regarding the construction materials of the proposal either on the elevation plans or via a schedule of construction materials. Thus, an assessment against this provision could not be completed.

The amended plans have been updated to provide detail of the proposed material through elevations, renders and material schedule in response to this feedback.

Refer to the updated Architectural Package and Planning Report for an assessment against this standard.

Draft Economic Land Use Strategy and commercial space

Given the projected demand for commercial floor space in Warragul, Council officers have concerns regarding the lack of commercial floor space, including retail floor space, provided by the proposal.

The proposal is located in the Warragul CBD where commercial floor space should be directed to service the growing community.

The Draft Economic Land Use Strategy (ELUS) references the Baw Baw Settlement Structure (Clause 11.01-1 L-01) which identifies Warragul and Drouin as 'High Growth' centres for 'Commercial uses and services, large format retailing, community uses and medium density housing'.

The ELUS sets the following relevant objectives:

- Objective 1 to *Ensure population growth supports local economic growth.*
- Objective 2 to *Facilitate the development of new commercial floor space.*

In relation to commercial use the ELUS seeks to ensure there is adequate floor space to support the Shire's growing retail and service sectors.

The design of the ground floor has been revised to introduce a 225sqm Retail Premises. This retail function aligns with the ELUS.

Furthermore, Housing Choices Australia has provided for adaptable ground floor apartments that may be converted to support office or medical suite uses in future. These changes have been introduced in response to Council's feedback.

Accordingly, the design response satisfies the purpose of the C1Z as well as the application requirements of Clause 52.20, with the outcome deemed to be wholly acceptable under the relevant planning provisions, and will ensure adaptability over time in alignment with Baw Baw's broader strategic planning policy including the draft ELUS.

Requirements of Previous Planning Permit PLA0139/15

It is considered essential that the proposal is subject to similar requirements as those found on the permit issued for the previous approval, PLA0139/15 (attached).

This comment is acknowledged.

The conditions applied to the previous approval are generally consistent with standard conditions applied to use and development of the nature proposed.

The conditions raised by Council may be considered by the Minister for Planning and DTP in assessment of this application, which may form part of any approval letter as appropriate.

Any conditions applied to the approval letter should be drafted to correctly reference where

applicable to either the Responsible Authority (DTP) or Baw Baw Shire Council.

It is also requested that any conditions stated to be 'prior to commencement of buildings and works' be reviewed and deferred to 'prior to occupation' where appropriate.

Engineering The proposal was referred to Council's Engineering team who have made the following comments:

The parking survey completed to inform the traffic report was completed at 11:30am with no data collection at other specific timeslots. It is considered that the parking survey might not represent the full picture, even though occupancy rates were quite high based on the survey. It is also considered not standard practice to make conclusions regarding parking occupancy based on one set of data.

The following response has been provided by **Traffix Group**:

The provision of car parking exceeds with the minimum Planning Scheme requirements (Clause 52.20). Accordingly, extensive consideration of the availability of car parking is not necessarily required.

The car parking survey was undertaken in order to provide a snapshot of the existing car parking controls in the nearby area. As expected the majority of on-street car parking is controlled by short-term restrictions and long term car parking in very high demand.

There are no specific conclusions made within the assessment on the availability of car parking beyond those observations from the inventory survey.

Car spaces of 2.4m x 5.5m are non-compliant with the requirements of the Planning Scheme.

The following response has been provided by **Traffix Group**:

A variation from the dimension requirements of Clause 52.06-9 can be approved by the Responsible Authority.

In this regard the relevant decision guideline is:

Clause 52.06-9

Plans prepared in accordance with Clause 52.06-8 must meet the design standards of Clause 52.06-9, unless the responsible authority agrees otherwise.

52.06-10

Before deciding that a plan prepared under Clause 52.06-8 is satisfactory the responsible authority must consider, as appropriate:

- *The type and size of vehicle likely to use the parking area.*
- *Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.*
- *Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).*

The basement includes 8 car spaces with dimensions that exceed the minimum requirements of AS2890.1-2004 for long-term/resident car parking.

Specifically the space dimensions of 5.5m x 2.4m wide comply with user Class 1A and the aisle width of 7.2m for these spaces exceeds the minimum requirement of 5.8m.

Car parking would be allocated to specific residents who would become familiar with the car parking layout and we are satisfied that the variation is acceptable in this instance.

Council officers do not support the reversing of service vehicles as it is considered a safety risk. All waste vehicles must operate in a forward direction only.

The Waste Management Plan sets out a preferred and contingency waste collection strategy with neither strategy requiring the reversing of waste vehicles down Government Road.

Under the preferred option contracted waste vehicles will undertake a turning manoeuvre within the basement and exit in a forwards motion.

Traffic Group has supported the reversing of vehicles within the basement.

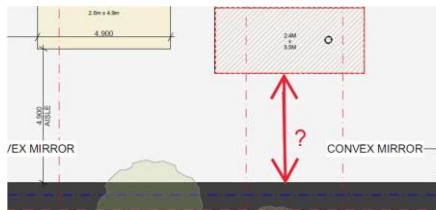
While the proposal generates comparatively small traffic volume in traffic engineering terms, it is unclear as to how the proposal impacts on the existing traffic generation on Mason Street, especially during peak hours.

The following response has been provided by **Traffic Group**:

As per previous commentary, we are satisfied that the traffic impacts are negligible and will have no impact on the operation of Mason Street.

The traffic impacts from the current development scheme will be reduced compared to a previously approved mixed-use scheme on the site.

The aisle width (no clear dimensions provided) in west-east direction on the south, doesn't allow two-way traffic and it is believed that relying only on convex mirrors doesn't provide a safe scenario for carpark users at 90 degrees turns. See below screenshot.

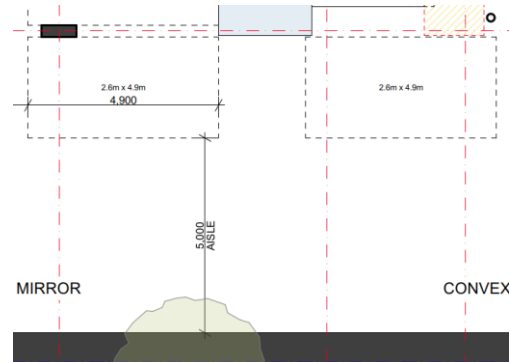


The following response has been provided by **Traffic Group**:

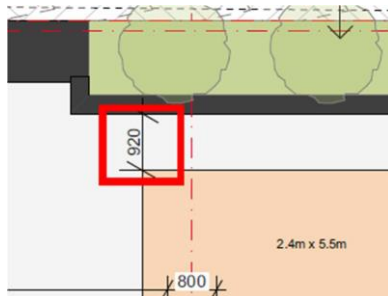
There is no requirement under Clause 52.06-9 or AS2890.1-2004 for full simultaneous passing to occur around the southern access aisle. The traffic movements through the area will be very low (11-12 veh/hour) and conflicts highly infrequent. The convex mirrors are provided in order to improve visibility between any opposing movements and ensure passing occurs within the access aisles where a clear width of 6.4m is available.

The proposed arrangement is safe, efficient and accords with the relevant design standards.

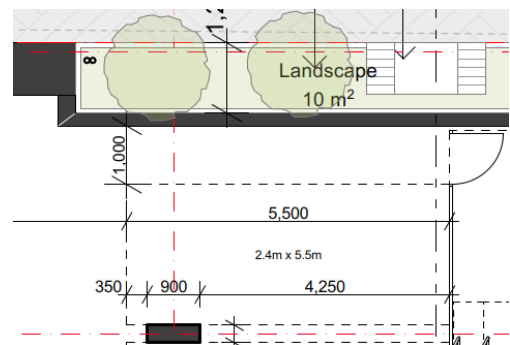
The Architectural Plans have been updated to clarify the dimension of 5 metres.



The second row from the West, the most northern space, the clearance to the wall must be 1000 mm (Clause 2.4.1 (b)(ii) and Figure 2.3 of AS 2890.1:2004), rather than 920 mm (see below image). This should be rectified accordingly.



The architectural plans have been amended and show the aisle extension to be increased to 1 metre, which also provides a walkway through to the bike store.



Swept paths diagrams demonstrating exit from the proposal (page 33 of Traffic Engineering Assessment) show that both B85 and B99 vehicles occupy the whole width of the laneway (ROW) – which is Council’s laneway, relying only on convex mirrors in a such instance doesn’t provide for safe outcomes for all road users such as the other laneway users including properties to the North and East from subject site. It is considered that the proposal to be amended to allow vehicles to complete manoeuvres in a way that another vehicle can pass the turning vehicles on laneway (Council’s preference). Alternatively, the proposal is to provide alternative traffic controlling devices to restrict vehicle movements out of carpark in case of vehicles presented on laneway (i.e., stop-go interconnected lanterns or similar).

The following response has been provided by **Traffix Group**:

Comments regarding this matter provided previously. The plans will be amended to include a splay that improves sight distance and the ability for cars to pass. We are of the opinion that stop-go systems are not required for this development.

Recent available flood information revealed that the property adjacent to this development to the east is under slight inundation. Also, there is a significant external catchment overland flow being conveyed through the proposed development. Therefore, a Storm Water Management Strategy (SWMS) is required to demonstrate the proposed development shouldn’t impact/worsen the situation for storm event up to 1% AEP (100- year ARI).

A Stormwater Management Strategy has been prepared to accompany the application in response to Council’s feedback.

Engineering conditions

Council’s Engineering team have requested that the following requirements be considered for the proposal:
(Refer to extensive list of recommended conditions within Submission)

The proposed standard conditions are accepted to form part of the approval letter, subject to review from DTP and the Minister for Planning.

Environment and Council Arborist

The proposal was referred to Council's Environment team and Arborist who have made the following comments:

The application is proposing the removal and replacement of trees on adjacent private property. It is not clear whether there has been appropriate consultation to determine whether this approach is acceptable, or if the application needs to provide for the retention of trees on adjacent property. As these trees are located on adjacent private property, this must be negotiated with the adjacent landowner.

Further advice from the project arborist has been obtained to confirm that the viability of all trees on adjoining land will be managed through the construction process.

A Tree Management Plan has been prepared to accompany the submission.

One tree (Tree 8) is in the Mason Street reserve. A permit is required from Council for its removal should it be required.

Tree 8 is confirmed to be retained and will not be impacted by the development.

The plans show two Eucalyptus bridgesiana, shown in the snip below. This species is on our approved list, although, the trees grow 25m high X 15m wide, which is too large for the site. I suggest the two trees be substituted with two Eucalyptus polyanthemos which grow 15m high X 9m wide.

The Landscape Plan has been updated to accommodate Council's requested change in tree species.



Tree management

Council's Environment team have requested that the following

A Tree Management Plan has been prepared to accompany the submission.

plan and TPZ conditions requirements be considered for the proposal:

- Tree Management Plan (refer to Submission for details of condition)
 - Protection of Retained Vegetation (refer to submission for details of condition)
-

Appendix D Housing Choices Australia – Mason Street Project Webpage

Please refer to attached PDF copy of Project Webpage.

Mason Street, Warragul



About the project

Our Mason Street, Warragul project is a four storey, architecturally designed, environmentally sustainable development above a partially raised basement at 8-18 Mason Street and unmade road to the rear of the property referred to as Paper Road. The housing development is delivered through a community housing model that supports residents and builds links with the community.

Mason Street is being developed under the Victorian Government's \$5.3 billion Big Housing Build.

Housing Choices has appointed award-winning architectural practice Freadman White and landscape architect Simon Ellis Landscape Architects to craft and deliver the project.

The 51-unit development will feature one, two and three-bedroom apartments across two separate residential buildings and include a basement, office and multi-purpose space on the ground floor.

The development includes 38 car parks and 56 bicycle parks. Our proposal has been informed by a professional team of architects, town planners, and engineers. It has been designed to respond to the planning regulations that apply to the subject land.

All dwellings are designed to Livable Housing Australia Silver Level, certified Green Star rating and 7 Star NatHERS ratings.

The landscape design will feature native plants and an edible garden. Open spaces will provide dwellings with dual-aspect, natural light and cross-ventilation, while shared gardens, informal break-out spaces, open-air stairs, a bicycle workshop and shared spaces are designed to encourage community engagement.

The site is conveniently located in the heart of Warragul, close to the train station and a range of businesses and services.

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

Housing Choices is an award-winning, Victorian-based national community housing provider and developer, with extensive experience in affordable and social housing tenancy and property management and community-building.

Project overview

Design features

- All electric
- 7 Star NatHERS rating
- Certified Green Star rating
- Photovoltaic array located on roof
- Central communal and garden space
- Close to public transport
- 38 car parks
- 56 bicycle parks
- Located within Warragul town centre and within walking distance of the Warragul train station

Key details

- Anticipated completion date – 2025
- Location – Warragul, VIC
- Local council – Baw Baw Shire
- Apartment mix – 25x 1 bed, 19x 2 bed, 7x 3 bed
- Architects – Freadman White Architect
- Builder – TBC
- Landscaping – Simon Ellis Landscape Architects
- Planner – Tract
- Funding – Homes Victoria, Social Housing Growth Fund Regional Round
- Budget – \$16.5M
- Address – 8-18 Mason Street, Warragul and unmade road to the rear of the property
- Responsible Authority – Department of Transport and Planning



What is community housing?

Over 20,000 Victorian households currently live in community housing-owned and managed homes. They are from all walks of life – single people, couples, young families, older women, newly arrived Victorians and people with disability.

The community housing sector is a long standing and vital component of the Australian housing spectrum, alongside public housing and private housing. 'Social housing' is an umbrella term that includes both public housing and community housing. It generally indicates housing that involves some degree of rental subsidy. In Victoria, public housing is managed by Homes Victoria. Community housing is owned or managed by non-government, not-for-profit, registered housing agencies like Housing Choices.

Community housing providers are regulated by the Victorian Housing Registrar and hold specialist expertise in property development, property management, tenancy management and community development. We provide safe and secure homes to those who live on low incomes, often with disability. We are committed under our charter to deliver safe, secure and affordable homes to low-income renters, help residents maintain stable tenancies, and ensure they have access to support services and live in communities that will improve their circumstances and life opportunities.

More information on community housing can be found here: <insert FAQ sheet>

The Big Housing Build

Under the \$5.3bn Big Housing Build announced in 2020, the Victorian Government in partnership with community housing providers and developers, will deliver 12,000 new social and affordable homes while generating 10,000 jobs each year over the four-year program.

The Big Housing Build is investing 25 per cent of the total \$5 billion program across regional Victoria. This will provide \$1.25 billion across regional Victoria.



Community Consultation

The provisions of Clause 52.20-4, a streamlined planning provision that applies to Big Housing Build projects requires Housing Choices to consult with the community and other stakeholders before applying for planning approval.

An in-person drop-in session will be held on Thursday 11 May 2023 at 3:30 - 5pm AEDT at the West Gippsland Art Centre. An online information session will be held on Wednesday 17 May 2023 at 7pm AEDT. Please register using the online form below.

The project team will present at the session and respond to questions. Community members are able to provide feedback on the development proposal using the online form below. Feedback must be received by 5pm on Wednesday 31 May 2023 AEDT.

A report consolidating all consultation activities undertaken will be submitted as part of our planning application process. This includes feedback from the local community, Baw Baw Shire Council, Office of the Victorian Government Architect, utility providers and other stakeholders.

A full suite of documents, including architectural drawings, plans and other relevant consultant reports can be accessed below:

- Mason Street Planning Report
- Mason Street Design Report
- Mason Street Architectural Drawings
- Mason Street Landscape Drawings
- Mason Street Traffic Engineering Report
- Waste Management Report
- Mason Street Acoustic Report
- Mason Street Arboricultural Report
- Mason Street Heritage Memo

Privacy Statement

All personal information collected will be handled and protected in line with Housing Choices' Privacy Policy and practices. The information collected will be used to inform the submission to the Department of Transport and Planning and Homes Victoria at high level. The consultation report will redact all identifying and personal information, including names, addresses and emails. No personal information given to HCA or their consultants will be provided to other parties as part of this process.

More information on HCA's Privacy policy, Privacy Statement and Collection statement can be found here: <https://www.housingchoices.org.au/corporate-policies/>

Make an inquiry

** indicates required fields

Submit

Contact Housing Choices

Call 1300 312 447



Assurance Corporate policies Contact Us

Select Language



Appendix E Consultation notification material

Notification material:

- Letter to Councillors
- Letter to owner/occupiers
- Notification signage

8-18 Mason Street, Warragul - Community Consultation

Dear Resident/Owner,

We are writing to advise of a proposed development under Victoria's Big Housing Build at 8-18 Mason Street, Warragul 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 Planning 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 a 4-storey community housing development above a partially raised basement at 8-18 Mason Street and unmade road to the rear of the property referred to as Paper Road. The 51-unit development will feature one, two and three-bedroom apartments across two separate residential buildings and include a basement, office and multi-purpose space on the ground floor. All dwellings are designed to Livable Housing Australia Silver Level, accredited Green Star and 7 Star NatHERS ratings. The development includes 38 car parks and 56 bicycle parks. 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 from 8 May 2023 at <https://www.housingchoices.org.au/housing/in-progress/warragul>.

How can I participate in the Community Consultation process?

Community Information Session

An in-person drop-in session will be held on Thursday 11 May 2023 at 3:30-5pm AEST at the West Gippsland Art Centre. An online information session will be held on Wednesday 17 May 2023 at 7pm AEST. The project team will present the plans and attendees will have the opportunity to ask questions at both sessions.

If you wish to attend either session, please RSVP using the online form at <https://www.housingchoices.org.au/housing/in-progress/warragul>. You will receive further details about the sessions via email.

Written feedback

Written feedback can be submitted at <https://www.housingchoices.org.au/housing/in-progress/warragul> from Monday 8 May 2023. Feedback must be received by 5pm on Wednesday 31 May 2023 AEST.

Collected information will be used for submission to the Department of Transport and Planning and Homes Victoria. The consultation report will redact all personal information, including names, addresses and emails.

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 submitted to the Department of Transport and Planning for consideration by the Minister for Planning 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 will demonstrate how the issues have been considered.

The responsible authority (the Minister for Planning) will then assess the application and make a determination accordingly.

The consultation report will be made available on Housing Choices' website after the Minister for Planning makes a decision on the proposal.

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 Victorian Planning Provisions provides for planning approval from the Minister for Planning 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 Baw Baw Shire Council during this consultation process.

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 **Housing Choices Australia** به شماره **1300 312 447** تماس بگیرند. 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**。

你也可以访问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.

Councillors

Baw Baw Shire Council
PO Box 304
WARRAGUL VIC 3820

27 April 2023

By email

Dear Councillors,

**18 MASON STREET, WARRAGUL
PROPOSED SOCIAL HOUSING DEVELOPMENT
VICTORIA'S BIG HOUSING BUILD**

Tract acts on behalf of Housing Choices Australia (HCA) in relation to the proposed redevelopment of the land at 18 Mason Street, Warragul.

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 Regional Round of the State Government's Big Housing Build. The project will provide much needed housing diversity and affordability within Warragul, in alignment with Baw Baw Shire's Council Plan 2021-2025.

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

The Proposal

The proposed development is located on currently vacant land at 18 Mason Street, Warragul, which is subject to a live planning permit for a mixed use development, approved by Council in 2015.

HCA has appointed award-winning architectural practice Freadman White to develop a new building design for the site that will provide a high standard of housing for future residents.

The proposed development comprises two 4-storey residential buildings set above a basement car park. The building will deliver a total of 51 apartments with a range of layouts and sizes including 1-, 2- and 3-bedroom typologies. An office and community space are provided on the ground floor as well as extensive landscaping.

All housing delivered by this project will be allocated to members of the community on the Victorian Housing Register, with the project to be operated and managed by HCA as registered community housing provider.

All apartments are designed to achieve compliance with the apartment design standards within *Clause 52.20* of the Baw Baw Planning Scheme and achieve Silver standard under the Liveable Housing Australia Design Guidelines, a NatHERS 7 star rating, and Green Star 5 star Design & As Built rating.

The proposed development has been informed through engagement with strategic and statutory planning officers at Baw Baw Shire Council as well as Homes Victoria, DTP and the OVGA. Further feedback will be sought from Baw Baw Shire and the local community through the forthcoming consultation program.

Tract Consultants Pty Ltd
ACN: 055 213 842

ATF Tract Consultants Unit Trust
ABN: 75 423 048 489

Quality Endorsed Company
ISO 9001: Licence No.
2095

Alignment with Baw Baw Shire's Council Plan 2021-2025

The proposal aligns with the strategic direction and objectives of Baw Baw Shire's *Council Plan 2021-2025* as follows:

- The proposal provides much needed housing diversity and affordability for the local community.
- The proposal makes efficient use of land in a well-serviced location, providing housing at medium-density and reducing pressure on township boundaries.
- The management of the building by Housing Choices Australia offers a supportive housing option that encourages a healthy, connected and resilient community.
- The building achieves a high standard of sustainability in terms of passive design and building performance in alignment with Baw Baw's objectives for climate readiness and resilience. The project will provide a valuable benchmark for future development within Warragul Town Centre.
- The project represents a significant investment into Warragul Town Centre and will generate local jobs through construction, with flow-on economic benefits to the community.

Big Housing Build – Regional Round

This project forms part of the Big Housing Build Regional Round and is undertaken on behalf of the Chief Executive Officer, Homes Victoria (*Housing Act 1983*) and is facilitated by Homes Victoria.

The proposal will be assessed under *Clause 52.20 – Victoria's Big Housing Build* which was introduced to the Baw Baw Planning Scheme to facilitate the delivery of social and affordable housing.

A draft of the application will be placed on consultation with Baw Baw Shire Council and the local community invited to provide feedback on the application as well as technical referral comments from all relevant council departments to inform the assessment.

Following consultation the application will be formally submitted to DTP for assessment, with a decision on the application being made by the Minister for Planning.

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 three-week consultation program with surrounding residents from 8 May 2023. Submissions will close on 2 June 2023.

The community consultation program includes an in-person information session to be held on the evening of 11 May 2023 and online information session on 17 May 2023.

Community members will have an opportunity to provide feedback during the consultation period, including at the scheduled information sessions. HCA must prepare a consultation report that considers all feedback received during consultation.

All application material and information regarding the information session is hosted at <https://www.housingchoices.org.au/mason-st> and can be accessed from 8 May 2023 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.

The project team will attend a Councillor briefing session on 3 May 2023 to introduce the project to you and we look forward to discussing this with you further.

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

Yours sincerely,

A handwritten signature in black ink that reads "Andrew Thornton". The signature is written in a cursive, flowing style.

Andrew Thornton

Associate Town Planner

Tract

athornton@tract.net.au

VICTORIA'S BIG HOUSING BUILD



PROPOSED COMMUNITY HOUSING DEVELOPMENT: 8-18 MASON STREET, WARRAGUL

The \$5.3 billion Big Housing Build is the largest social and affordable housing building program in Victoria's history. This project is funded by the Big Housing Build and is undertaken by Housing Choices Australia.

The proposed development comprises 51 community housing units (inclusive of one, two and three bedrooms) within a four-storey building above a partially raised basement level. Apartments are designed to Livable Housing Australia Silver Level compliance, certified Green Star rating, and 7 star NatHERS. The development will be managed by Housing Choices Australia.

Housing Choices Australia is an independent, national, not-for-profit housing provider that delivers high quality, accessible and affordable housing for people who struggle to find a suitable home in Australia's challenging private rental market.

We are seeking the community's feedback on our proposal. Feedback can be provided at <https://www.housingchoices.org.au/housing/in-progress/warragul> until 31 May, 2023.

APPLICANT	HOUSING CHOICES AUSTRALIA
SITE	8-18 MASON STREET AND UNMADE ROAD TO THE REAR OF THE PROPERTY
PROPOSAL	CONSTRUCTION OF A 4 STOREY RESIDENTIAL BUILDING ABOVE A PARTIALLY RAISED BASEMENT LEVEL PURSUANT TO CLAUSE 52.20 OF THE BAW BAW SHIRE PLANNING SCHEME
INFORMATION SESSION	IN PERSON 11 MAY 2023, ONLINE 17 MAY 2023
FEEDBACK WELCOME	CLOSING DATE, 31 MAY 2023 HOUSING CHOICES AUSTRALIA MUST CONSIDER COMMUNITY AND COUNCIL FEEDBACK AND PREPARE A REPORT DETAILING CONSULTATION AND HOW THIS FEEDBACK HAS BEEN CONSIDERED. THE CONSULTATION REPORT MUST BE PROVIDED TO THE MINISTER FOR PLANNING FOR CONSIDERATION WHEN APPLYING FOR PLANNING PERMISSION, NOTING THAT <u>COUNCIL IS NOT THE DECISION MAKER</u> . HOUSING CHOICES AUSTRALIA WILL PUBLISH A LINK TO THE CONSULTATION REPORTS AFTER THE MINISTER HAS MADE A DECISION ON THE APPLICATION
MORE INFORMATION	HTTPS://WWW.HOUSINGCHOICES.ORG.AU/HOUSING/IN-PROGRESS/WARRAGUL