

3 - 15 Shiel Street North Melbourne Consultation Report

3-15 Shiel Street, North Melbourne

Engagement Summary Report

Prepared for Housing Choices Australia – October 2021



Quality Assurance

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Project Number

321-0105-00

Revisions

Issue	Date	Description	Prepared By	Reviewed By	Project Principal
00	04/11/2021	Engagement Summary Report	CF/CW	AT	LC

Executive Summary

3-15 Shiel Street is a social housing development being delivered by Housing Choices Australia (HCA) and funded by Homes Victoria as part of Victoria's Big Housing Build. The proposed project is located within a cluster of multi-storey developments on the corner of Haines Street and Shiel Street in North Melbourne and abuts the Victorian Archive Centre site. The project offers a total of 70 Liveable Housing Silver Level-compliant and 8 Future SDA ready residential apartments across nine (9) storeys. Dwellings have been designed around the core amenities of natural light, cross ventilation and access to a variety of landscaped spaces. Extensive in both variety and size, the 78 apartments include 1, 2 and 3 bedrooms, ranging in area between 50 and 110 square metres. Extensive bicycle parking facilities are available at ground and basement levels with 30 car spaces also provided at basement level.

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 Australia can be found at www.housingchoices.org.au.

Victoria's 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 percent.

A streamlined planning process was introduced to facilitate achieving these social housing targets and to support economic recovery. Specifically, Amendment VC190 introduced a new particular provision into the Victorian Planning Provisions at Clause 52.20 (Victoria's Big Housing Build), to streamline the planning approval process for projects funded by the Big Housing Build program.

Clause 52.20-4 requires that a consultation process be undertaken as follows:

- Public consultation, and consultation with the relevant municipal council, must be undertaken.
- A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the responsible authority.

The engagement strategy for this project has been iterative in nature and delivered in accordance with Clause 52.20-4 and the recommended consultation activities outlined in the Homes Victoria Consultation Guidelines. The engagement program sought to provide a variety of opportunities for stakeholders, including owners and occupiers, to provide their feedback on the proposed plans for 3-15 Shiel Street North Melbourne.

Specifically, feedback was sought from the following stakeholders:

- The Office of the Victorian Architect (OVGA).
- The City of Melbourne (Council).
- DELWP.
- Department of Transport.
- The community including owners and occupiers located within a 150m radius of the site.

The City of Melbourne was engaged early in the process (from February 2021) through a pre-application meeting where comments were provided, and changes made to the design. Further consultation meetings were held in August 2021 with the Office of the Victorian Government Architect (OVGA) and the Department of Environment Land Water and Planning (DELWP).

Following this, a three week public consultation period ran from 16 September – 17 October 2021.

In the three-week consultation period the proposed plans for 3-15 Shiel Street North Melbourne were formally released for public consultation with nearby residents and referred to stakeholders and local government through the following approaches:

- Emails to the City of Melbourne Planning Department and the Department of Transport were sent on 16 September 2021.
- Letters of notification to owners and occupiers located within a 150m radius of the site were posted on 16 September 2021.
- Signs were erected on-site on 18 September 2021.
- Community Information Session was held virtually on 29 September 2021.
- Web-portal where all documents forming part of the planning application were made available for download and review. The web portal was live from 16 September – 29 October 2021.
- Dedicated email address was created to manage direct enquiries.

The consultation period was extended, and the community provided an extension of time to submit feedback due to unforeseen covid related delays that occurred with Australia Post delivering letters in a timely manner to properties.

Community feedback was received in the following ways:

- A total of 27 participants attended the information session.
- A total of 32 formal submissions were received submitted via email or through the feedback form on the web-portal.
- Of those 32 submissions, 6 were in support, 4 provided comment and 22 provided objection.

A number of key themes emerged from the community feedback received which included:

Support

- Provision of social housing.
- Sustainable design initiatives.
- Improvement on previous plans for the site.
- Support for the design, in particular, the colour scheme is attractive, and the facade will be pleasing to the surrounds.

General Comments:

- Suggestion for a temporary mural alongside the wall facing the Victorian Archive Centre (facing west).
- Suggestion for more landscaping along the Shiel St front boundary.

Concerns

- Potential impact on existing local facilities.
- Relationship to the State Archives Site.
- Potential increase in car parking in the area.
- Number of car parking spaces to be provided.
- Potential increase in traffic in the area.
- Loss of views residents in the Reflection Building will experience.

- Non-compliance with Local Planning Controls, specifically increased street wall height and podium setbacks.
- Proposed building height, specifically overshadowing of Gardiner Reserve in winter.
- Potential impacts on privacy of existing residents.
- Proposed colour scheme.
- Level of community consultation.
- Addition of social housing to the area.
- Commencement of works prior to a full environmental audit being granted.

This report summarises feedback received from each of the consulted parties and outlines the outcomes of the engagement program including responses to key feedback items with regard to the final design proposal.

Numerous changes were made through the consultation process, most notably:

- A setback to the top floor of the building to reduce visual impact and allow for additional communal space and integrated landscape.
- A reduction of 5 apartments at the top floor of the building.
- Documentation further developed to better demonstrate the design excellence of the building.
- Added detail to show the lightweight material and construction of the upper level balconies.
- A façade strategy to further detail the interface of the podium with the street.
- Pergolas to rear ground terraces to limit downward views to private open space.
- Amended plans to accurately depict shadow impacts to Gardiner Reserve.

This report will be provided as part of the documentation for lodgement of the planning application for consideration by the Minister for Energy, Environment and Climate Change under Clause 52.20 of the City of Melbourne Planning Scheme.

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1 Introduction

Housing Choices Australia proposes to construct a medium density, social housing development at 3-15 Shiel Street, North Melbourne. The building comprises the following:

- A nine-storey community housing development with 78 apartments and 30 car spaces.
- 5 Star Green Star, 7 Star NatHERS; 70 apartments to meet 'Silver' and 8 SDA ready apartments to meet 'Platinum' standard according to Liveable Housing Australia's guidelines.
- A mix of 1, 2 and 3 bedrooms apartments that range in size between 50m² and 110m².

On 1 December 2020 Amendment VC190 introduced a new particular provision into the Victorian Planning Provisions at Clause 52.20 (Victoria's Big Housing Build), to streamline the planning approval process for projects funded by the Big Housing Build program. This report has been prepared to outline the consultation process undertaken in accordance with the requirements of Clause 52.20-4, which require the following:

- Public consultation, and consultation with the relevant municipal council, must be undertaken.
- A report that summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to must be prepared to the satisfaction of the responsible authority.

In accordance with Homes Victoria Guide to Public Consultation the following engagement activities have been facilitated during the development of the application:

- Pre-application meeting with Department of Environment Land Water and Planning (DELWP).
- Pre-application meeting with City of Melbourne (Council).
- Office of the Victorian Government Architect (OVGA) consultation.
- On Site Signage.
- Direct Notice - Owners & Occupiers.
- Direct Notice – City of Melbourne.
- Direct Notice –Infrastructure and Service Providers.
- Community Information Session.
- Dedicated Web Portal.
- Dedicated project email address.
- One-on-one phone conversations.

We understand that the engagement activities outlined above satisfy the requirements of Clause 52.20-4.

2 Who Was Consulted?

This section outlines the iterative consultation that occurred with key stakeholders from February – October 2021 and the public consultation period that occurred from 20 September – 17 October 2021 regarding the proposal for 3 – 15 Shiel Street North Melbourne, in accordance with the requirements of Clause 52.20-4.

2.1 City of Melbourne

City of Melbourne is the municipal Council required to be consulted under Clause 52.20-4.

Council was consulted from early in the design process through to the formal consultation period in September/October 2021. A pre-application meeting was held with planning and urban design officers from the City of Melbourne on 25 February 2021.

During the public consultation period, formal referral comments were received from City of Melbourne including all relevant internal departments. A meeting was held on Tuesday 28 September to present the project to Council officers and discuss preliminary feedback. Formal written feedback was provided on 15 October 2021.

The feedback received from the early engagement session and formal referral period is summarised in Section 3, along with subsequent changes and responses to the feedback.

2.2 Office of Victorian Government Architect (OVGA)

The proposal was presented to the OVGA Design Review Panel on 18 August 2021. The presentation involved an architectural presentation by CCA followed by a discussion and feedback from the Panel under several categories. Formal comments from the OVGA were then circulated to the project team following the meeting.

The feedback from the session and subsequent changes that were made in response to the feedback received is summarised in Chapter 3.

2.3 Department of Environment Land Water and Planning (DELWP)

The Department of Environment Land Water and Planning (DELWP) was consulted through a pre-application meeting held on 20 August 2021.

The DELWP representatives broadly commended the proposal and provided specific comments relating to the crossover, landscape, BADS compliance, internal amenity and ESD performance.

A detailed overview of DELWP feedback is provided in Section 3.2.

2.4 Community

In accordance with the Homes Victoria Public Consultation Guidelines the following public consultation activities were undertaken:

2.4.1 Direct Notice - Owners & Occupiers

Names and postal address for owners and occupiers located within a 150m catchment of the site were requested from City of Melbourne. The catchment covered immediate neighbours as HCA wanted to understand if owners and

occupiers located within close proximity to the site had any concerns or suggestions around how the proposal might impact on the neighbourhood.

A total of 1298 letters were sent to owners and occupiers on 16 October 2021 via Australia Post. The letter of notification outlined:

- An overview of the proposal for 3 – 15 Shiel Street North Melbourne.
- The planning process as required under the Victorian Big Housing Build Program.
- An invitation to and details on the virtual information session.
- Inviting comment by the 11th October (noting that the consultation period was extended by one week to the 17th October).

Please refer to a sample copy of the notice via mail including in Appendix E.

2.4.2 Proposed Project Notification Signage

Two signs were erected on providing information on two street frontages on 18 September 2021.

These signs clearly displayed a colour image of the proposed building, identified the address of the proposal, identified Housing Choices Australia, Clare Councils Architects and Tract Consultants.

The signs provided a short overview summary of the proposal and advised how to access further information. In addition, the following information was provided:

- A QR code linking to the dedicated project web portal.
- Email address contact.
- Date of the information session.

Please refer to an example of the sign provided in Appendix F.

2.4.3 Community Information Session

Owners and occupiers were invited to an information session. The session was originally planned as an in person drop-in session, however COVID restrictions meant the session was held online. Interested parties were invited to the session and asked to RSVP via the dedicated project email address.

27 interested parties participated in the session. The information session was uploaded to the web portal for the benefit of those people who were not able to attend the session. It should be noted that some residents did not receive their invitation in time to attend the session. A summary of the key questions asked was provided on the portal as a FAQ download.

2.4.4 Dedicated project email address

A dedicated email address – shielstreet@tract.net.au – was set up for the sole purpose of providing interested parties with a single point of contact, if clarifications or further information was required to understand the proposal and/or to inform a formal submission. Correspondence was replied to within 2 business days in most circumstances, except where a detailed response was required.

Interested parties were encouraged to directly telephone Tract if they felt more comfortable seeking further information and/or clarification in person.

2.4.5 Web portal

A dedicated web-portal www.shielstreet.info was designed and implemented as an accessible online repository for interested owners and occupiers to access the publicly available technical and associated reports. The reports that were made available to read and download were:

- Frequently Asked Questions
- Acoustic Assessment
- Arboricultural Assessment

- Building New Homes for More Victorians (Press Release 9th September 2021)
- Design Reports – Clare Cousins Architects
- Detailed Site Investigation – AGS Environmental Services
- Environmental Wind Assessment – MEL Consultants
- Green Travel Plan – Traffix Group
- Landscape Report – Kate Paterson Landscape Architects
- Planning Report – Tract
- Sustainability Management Plan – JBA Consulting Engineers
- Traffic Engineering Assessment – Traffix Group
- Waste Management Plan – Traffix Group

In addition, the web-portal contained:

- A concise project summary.
- An overview of the consultation process, including a link to further information on the Big Housing Build planning process.
- A link to the recording of the virtual information session.
- A feedback form where interested parties could submit their formal project feedback.
- A dedicated project email address so interested parties had the ability to ask specific questions prior to submitting feedback.
- Logo's for HCA, Clare Cousins Architects and Tract so interested parties are clear who is involved in the project.

2.5 Councillors

All Councillors of the City of Melbourne were notified by written correspondence via email.

The Councillors were consulted in alignment with the community with invitation to attend the virtual consultation session. Deputy Lord Mayor Nicholas Reece attended the virtual consultation session.

2.6 Service Providers and Referral Authorities

The project team liaised with Melbourne Water and the Department of Transport.

Referral comments were provided by the Department of Transport in accordance with the provisions of Clause 66 of the *Melbourne Planning Scheme*.

Feedback was provided by Melbourne Water with respect to the proposal.



Web-portal splash page – www.shielstreet.info

3 Consultation Feedback & Design Response

This chapter summarises the feedback received through the development of the proposal and the subsequent changes made to the design.

3.1 City of Melbourne Feedback Summary

3.1.1 Early engagement (February 2021)

A pre-application meeting was held with planning and urban design officers on 25 February 2021 where a concept scheme was introduced consisting of 9 full levels comprising 82 dwellings.

Feedback provided by the City of Melbourne was incorporated into the design through the following changes:

- A setback to the top floor of the building to reduce visual impact and allow for additional communal space and integrated landscape.
- A reduction of five apartments at the top floor of the building.
- Design further developed to better demonstrate the design excellence of the building.
- Added detail to show the lightweight material and construction of the upper-level balconies.

3.1.2 Referral feedback (October 2021)

The City of Melbourne undertook a three-week review of the consultation package with feedback provided by internal departments including planning, urban design, landscape, traffic, waste and urban forestry. A meeting was held on 28 September 2021 to present the application and discuss feedback.

The City of Melbourne provided a series of recommendations in the format of permit conditions capturing the feedback from all officers and departments. A response to each of the recommendations is provided at **Appendix B- Response to City of Melbourne Referral Recommendations** and identifies where changes have been adopted following Council's feedback as well as where no direct changes are proposed to be adopted.

In addition to the above, the City of Melbourne also raised the following general assessment feedback with respect to the proposal:

- The proposal should increase compliance with the street wall and upper-level setback envelopes of DDO63.
- The proposal should apply built form amendments to protect Gardiner Reserve from overshadowing in compliance with the now 'seriously entertained' Amendment C278.
- The proposal should be amended to enable vehicles to enter and exit the site concurrently and to ensure vehicles do not have to reverse onto the footpath.
- The proposal should be designed in a way so that it accommodates a Medium Rigid Vehicle fully on-site for Council residential waste collections. An exemption to this requirement will only apply if the dwellings will not be individually rated or as otherwise agreed with City of Melbourne – Waste and Recycling.

The above feedback from the City of Melbourne has not resulted in any direct changes to the proposal. A detailed response to the key matters raised by the City of Melbourne is provided in the amended Planning Report prepared by Tract (October 2021).

A summary of the project team's response to the key matters is provided below.

Refer to **Appendix B – City of Melbourne Referral Response** for full detail of the feedback provided.

The proposal should increase compliance with the street wall and upper level setback envelopes of DDO63

As acknowledged in the City of Melbourne's feedback letter the provisions of DDO63 do not apply to buildings assessed under the provisions of Clause 52.20. Notwithstanding, feedback from the City of Melbourne must be considered in any assessment under Clause 52.20.

In summary, the proposed street wall and upper-level setback arrangements are appropriate on the following grounds:

- The proposed four storey street wall provides a demonstrable transition of scale between the 5-to-6 storey street wall at 1 Shiel Street and the 3-storey street wall of the future urban context to the north. A three-storey street wall would fail to achieve the same outcome due to the established street wall scale and slope of land. This design principal has been supported by City of Melbourne and OVGA in earlier rounds of feedback.
- The proposal provides a suitable transition in scale having regard for the key test of DDO63 which is to 'minimise the visual impact of upper levels' to the established residential context. This is achieved principally by the 30-metre-wide road reserve of Shiel Street, established canopy tree cover and substantial fall of land, as well as oblique interface with the corner of Haines Street. The proposal also provides for a stepped street wall and upper-level development that transitions between the two storey residential context and 12 storey building directly beyond.
- Whilst not proposing to exceed the preferred maximum height, the proposal does satisfy the relevant performance criteria for development uplift applied under DDO63.

Further to the above points the proposed street wall and upper-level setback design facilitates an efficient building layout that provides substantial improvements to internal amenity when compared with the permitted building. This outcome would be compromised by a terraced, wedding cake setback arrangement.

Accordingly, the above feedback has not resulted in any direct changes to the proposal.

The proposal should apply built form amendments to protect Gardiner Reserve from overshadowing in compliance with the now 'seriously entertained' Amendment C278

The extent of overshadowing is deemed to be acceptable on the basis that:

- The building does not introduce any shadow on September 22, consistent with Clause 22.20 of the *Melbourne Planning Scheme*.
- The provisions of Amendment C278 do not yet form part of the Melbourne Planning Scheme and would not be a mandatory provision under a Clause 52.20 assessment
- The extent of overshadowing is negligible, accounting for a maximum of 2.0% of the total area of Gardiner Reserve.
- The shadow is contiguous with existing shadow cast by approved buildings at 1 Shiel Street and 104-112 Haines Street.
- The proposal delivers a substantial community benefit through provision of 78 social housing dwellings on the site. A 10% reduction to this provision (7 dwellings) would be required to avoid shadow impacts completely.

Accordingly, the above feedback has not resulted in any direct changes to the proposal.

The proposal should be amended to enable vehicles to enter and exit the site concurrently and to ensure vehicles do not have to reverse onto the footpath.

A response has been prepared by Traffix Group which finds the proposed single width crossover arrangement to be sufficient based on the following considerations:

- Clause 52.20-6.7 only requires a passing area for vehicles where an accessway serves ten or more carparking spaces *and* is either more than 50 metres long or connects to a road in a Road Zone. As the proposed development does not satisfy this criteria a passing area is not required by Clause 52.20.
- The industry standard for assessing whether physical passing opportunities are required, set at Clause 3.2.2 of AS2890.01-2004 applies a threshold of 30 vehicle movements in a peak hour (in and out combined) for the provision of passing areas. As stated in the submitted Transport Impact Assessment the proposed accessway will carry in the order of 9 trips per peak hour, well under the guide of 30 movements.

- In the unlikely event that a vehicle had to wait momentarily to enter the site whilst another vehicle exited, Shiel Street is sufficiently wide to allow for the car waiting to be clear of traffic lanes.
- The applicant would consider implementing a stop-go traffic signal system to assist with managing unlikely conflicts. This system is commonplace throughout Melbourne and can be programmed to prioritise entry movements.

Accordingly, the above feedback has not resulted in any direct changes to the proposal.

The proposal should be designed in a way so that it accommodates a Medium Rigid Vehicle fully on-site for Council residential waste collections. An exemption to this requirement will only apply if the dwellings will not be individually rated or as otherwise agreed with City of Melbourne – Waste and Recycling

Based on the feedback provided by Council we understand the primary concern with the proposed design is the use of a private contractor instead of municipal collection. Council’s concern has been raised on the basis of the compulsory waste charge which is applied across the municipality and the need to deliver this service for rate payers.

This is addressed via Recommendation 11 of the City of Melbourne referral which states that (emphasis added):

The development must be designed in a way so that it accommodates a MRV fully on-site for Council residential waste collections. An exemption to this requirement will only apply if the dwellings will not be individually rated or as otherwise agreed with City of Melbourne – Waste & Recycling

In respect to this recommendation it is confirmed that the proposed development will be owned and managed by HCA and we understand that HCA are required under its funding obligations to own and manage the property for a minimum of 20 years. HCA has modelled this project over a 40 year period and it is confirmed that HCA will not strata title the development on completion given the proposed ownership model.

HCA has confirmed that it is comfortable to proceed with private collection on the knowledge that the compulsory waste charge may continue to apply, as this will result in a net benefit for the project in terms of basement configuration and street interface when compared with other available options. Further, the outcome of providing for a MRV waste vehicle would likely render the project unviable.

Based on the above we are satisfied that the proposed waste collection via a private contractor is acceptable for the proposed social housing development. Accordingly, the above feedback has not resulted in any direct changes to the proposal.

Please refer to the Waste Management Assessment Memorandum prepared by Traffix Group which addresses Council’s feedback including additional swept path diagrams.

3.2 DELWP Feedback Summary

Department of Environment Land Water and Planning (DELWP) was consulted through a pre-application meeting held on 20 August 2021.

The DELWP representatives commended the proposal as an ‘exciting opportunity to improve the design outcomes for the site and provide a meaningful contribution of affordable / social housing to this area of North Melbourne’.

Preliminary comments also included a list of information requirements for the plans. The further information requested has been documented on the submission plans.

DELWP Comment	HCA Response	Specific changes
Preliminary Design Comments:		
The site is affected by an Environmental Audit Overlay which requires that a statement of environmental audit be issued before the commencement of	<ul style="list-style-type: none"> • DELWPs comments are noted. • HCA has appointed an auditor to direct and oversee the remediation process of the site in accordance with the EAO and 	<ul style="list-style-type: none"> • No changes required.

<p>construction (for a building or works associated with a sensitive use). DELWP is of the understanding that preparation of this audit is currently underway however notes that a requirement of Clause 52.20 is the preparation of a report that demonstrates that the environmental conditions of the land are, or will be suitable, for the use and development.</p>	<p>relevant requirements of the Environment Protection Act 1977.</p> <ul style="list-style-type: none"> • Early site testing has been completed under the supervision of the auditor, with the balance to be completed after demolition of the building. • At the completion of this process the Auditor will issue an Environmental Audit Report and Certificate of Statement of Environmental Audit. 	
<p>A consultation report will need to be provided along with the submission to DELWP as required under Clause 52.20.</p>	<ul style="list-style-type: none"> • This report addresses the requirement for a consultation report to be provided in accordance with Clause 52.20. 	<ul style="list-style-type: none"> • No changes required.
<p>DELWP is generally supportive of the proposed 9 storey building height, particular given the upper level is recessed from the site frontage.</p>	<ul style="list-style-type: none"> • DELWPs comments are noted. 	<ul style="list-style-type: none"> • No changes required.
<p>The new scheme effectively avoids the 'wedding cake' form that is evident in the existing approval for the site. The podium and tower form as proposed is preferred in this location.</p>	<ul style="list-style-type: none"> • DELWPs comments are noted. 	<ul style="list-style-type: none"> • No changes required.
<p>The updated building materials between the March set of drawings and the OVGAs set of drawing is also largely supported (including the replacement of heavy precast concrete elements with red brick and the warmer colour palette more broadly).</p>	<ul style="list-style-type: none"> • DELWPs comments are noted. 	<ul style="list-style-type: none"> • No changes proposed.
<p>Further justification and written confirmation of Melbourne City Council's support is required for the proposed 4 storey street wall to Shiel Street in this location, noting DDO63 would otherwise impose a mandatory maximum street wall of 3 storeys. DELWP is unconvinced that the emerging character of Shiel Street has been appropriately considered, particularly in relation to the future design outcomes achievable for the site's north-west abuttal (the Victorian Archives Centre).</p>	<ul style="list-style-type: none"> • The proposed street wall design has been extensively justified through the submitted materials including Architectural Plans (Clare Cousins Architects), Planning Report (Tract) and the Response to City of Melbourne Feedback (Tract). • The proposed 4 storey street wall is found to provide a more responsive outcome to the site's context than a comparative 3 storey street wall, accommodating the significant fall of the land across the frontage and direct abuttal to a part 5, part 6 storey street wall at 1 Shiel Street. The street wall 	<ul style="list-style-type: none"> • No changes proposed.

	<p>transitions to a three storey equivalent street wall on the Victorian Archives Centre.</p> <ul style="list-style-type: none"> • The street wall height is also appropriate having regard to the splayed interface with the intersection with Haines Street which offers a different context to the two-storey residential context on the opposite side of Shiel Street. • The principles for a 4 storey street wall were accepted by City of Melbourne through engagement however the final written feedback does not support the proposed street wall on the basis that it is a departure from DDO63. • It is emphasised that the provisions of DDO63 do not strictly apply under Clause 52.20. • Refer to the detailed response on the <i>Response to City of Melbourne Feedback</i> prepared by Tract. 	
<p>The revised ground floor plane relocated the vehicular access point toward the north-west corner of the site. DELWP encourages the applicant to consider any impacts this change will have on the existing street tree located proximate to the driveway and to engage with City of Melbourne accordingly.</p>	<ul style="list-style-type: none"> • The proposal is designed to avoid impacts to the existing street trees in front of the site. 	<ul style="list-style-type: none"> • No change proposed.
<p>Further information is required in relation to the viability of landscaping above basement level, particularly in relation to the canopy trees proposed within the central lightwells. The depth of the lightwells will allow limited daylight to reach the ground floor and upper-level planter boxes. Consideration as to appropriate plant species should accompany the submission along with information in regard to the consistency of the proposal with the deep planting requirements of Clause 52.20.</p>	<ul style="list-style-type: none"> • A landscape plan has been prepared to accompany the proposal including detailed planting schedule. 	<ul style="list-style-type: none"> • Refer to the submitted landscape plan.
<p>Clause 52.20-6.7 requires that a minimum of 0.6 car spaces be provided to each dwelling. With</p>	<ul style="list-style-type: none"> • A detailed Car Parking Demand Assessment has been provided as part 	<ul style="list-style-type: none"> • Refer to the submitted Transport Impact Assessment.

<p>78 dwellings proposed, this rate would require a minimum of 46 car parking spaces. As only 30 car parking spaces are provided a variation is evidently sought to this standard. Justification for variations such as this need to be thoroughly detailed in the submission documents.</p>	<p>of the Transport Impact Assessment prepared by Traffix Group.</p> <ul style="list-style-type: none"> • The report finds the provision of car parking spaces to be appropriate. 	
<p>Further consideration needs to be given as to how internal overlooking will be managed across the development, noting Clause 52.20-7.6 outlines that developments should avoid relying on screening to reduce views. Currently occupants will have direct views into neighbouring apartment bedrooms, across the lightwells (and between storeys). Furthermore, apartment G04 has been provided with bedroom window openings to a trafficable landscape area. This poses privacy and safety concerns for future occupants of this apartment.</p>	<ul style="list-style-type: none"> • The proposal has been designed to manage internal overlooking. • Since pre-application meeting with DELWP the proposal has been amended to achieve improved performance via offsetting of windows within light courts as well as the provision of canopy covered areas to ground floor terraces to provide secluded private open space. 	<ul style="list-style-type: none"> • The proposal has been amended to improve internal overlooking performance.
<p>The rear dwellings at 108 Haines Street appear to have ground level balconies abutting the common boundary to the subject site. Further information is required to demonstrate the relationship between the existing building and the proposal to ensure that safety and overlooking impacts have been appropriate considered in this instance.</p>	<ul style="list-style-type: none"> • The rear interface has been further investigated in response to feedback from DELWP and OVGA. • The boundary wall has been amended to improve the interface between buildings. • Canopy covered areas have been applied to ground floor private open space to provide for a balance of secluded private open space. • Additional sectional diagrams have been prepared to demonstrate an appropriate design outcome with respect to this interface, including overlooking. 	<ul style="list-style-type: none"> • Changes include the introduction of canopy covered areas to ground floor terraces as well as a redesigned rear wall to improve interface condition.
<p>Further detail is required in relation to the proposed fence treatment(s) to Shiel Street</p>	<ul style="list-style-type: none"> • The proposed fence treatment has been further documented in the submitted package, including supporting information in the façade strategy (Clare Cousins Architects). 	<ul style="list-style-type: none"> • Refer to the Design Report and Façade Strategy (Clare Cousins Architects).

3.3 OVGA Design Review Panel Feedback Summary

The proposal was presented to the OVGA Victorian Design Review Panel (VDRP) on 18 August 2021. The presentation involved CCA presenting the design to the Panel and the Panel discussing the proposal following the presentation.

The VDRP provided the following summary feedback in relation to the proposal:

The proposal has a logical site layout and the massing and composition is responsive to the context and orientation. Some refinement and testing are suggested to assess the impact of overlooking and proximity to neighbouring windows to the south-west and for ground floor courtyards.

Feedback was given under the following categories:

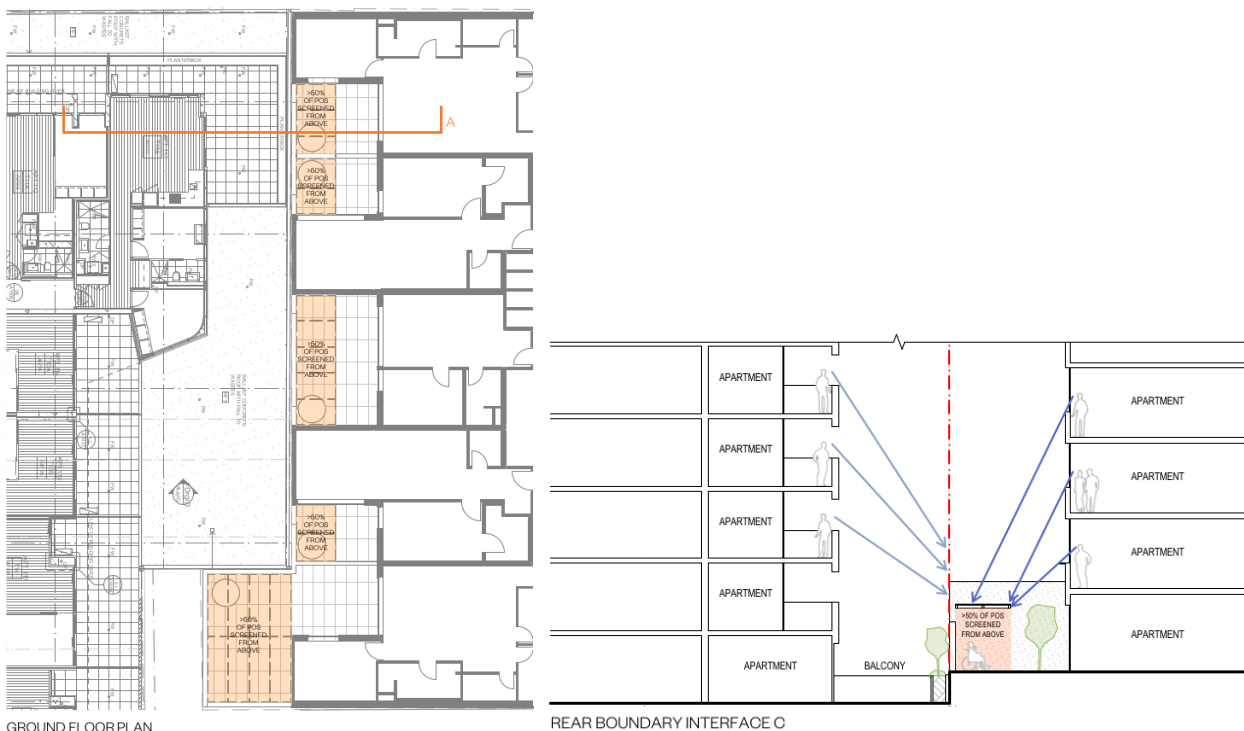
- Access and circulation.
- Landscaping.
- Massing and built form.
- Architectural expression/materiality.
- Internal layout and amenity.
- ESD strategies.

The VDRP was broadly supportive of the proposed design response and the feedback received did not require any substantial changes to the design, although the need to document the interface between the rear of the building and the existing building at 104-112 Haines Street was acknowledged.

Minor amendments in response to the feedback included the following:

- Pergola structures introduced to private terraces at ground level at the rear of the building to limit any impacts by way of overlooking into these spaces. Refer to the extracts below, demonstrating how the pergola features limit downward views.

Refer to the extract below.



Extracts from Design Report prepared by CCA.

A table summarising all feedback including Housing Choices Australia’s response is provided at Appendix A – OVGA Feedback

3.4 Service Providers and Referral Authorities Feedback Summary

The proposal was referred to the Department of Transport, who issued no objection to the granting of a permit for the proposal.

Refer to Appendix G – DoT Feedback.

3.5 Owners & Occupiers Feedback Summary

The following table summarises and addresses the feedback received by interested parties along with any changes made in response to the feedback.

Community Comment	HCA Response	Specific changes
Surrounding Context Considerations:		
<p>Impact on local facilities; in particular the ability of local facilities to cope with potential additional demand.</p>	<ul style="list-style-type: none"> The <i>Melbourne Planning Scheme</i> encourages urban consolidation on this site having regard for the capacity of local facilities. North Melbourne is a well serviced inner-suburb within the City of Melbourne. Within close in proximity to the site, there is a broad range of local facilities including the Lady Huntingfield Childrens and Family Services Centre, North Melbourne Pool, Arden Street Reserve and North Melbourne Primary School. It is not within the remit of this application to undertake a capacity assessment of existing community facilities. 	<ul style="list-style-type: none"> No changes proposed.
<p>Built form relationship to State Archives site; in particular the statement that the design team has created an artificial master plan to align to the desired built form.</p>	<ul style="list-style-type: none"> The nature of the Archives Site being 3.27 hectares (32,700 square metres) in total site area lends itself to being masterplanned in the event that it is developed. The proposal provides a design response that preserves the equitable development opportunity of the archives site, in the case that future development may occur. 	<ul style="list-style-type: none"> No changes proposed.
<p>Car parking concerns raised include:</p>	<ul style="list-style-type: none"> The Transport Impact Assessment prepared by Traffix Group provides a car parking demand assessment. This 	<ul style="list-style-type: none"> No changes proposed

<ul style="list-style-type: none"> • Insufficient car parking in surrounding area which in some cases could result in future conflict between existing residents and new occupants. • Questioning the data used for the car parking demand assessment, under Clause 52.20-6.7, and the resulting difference between 46 parking spaces and 30 parking spaces. 	<p>assessment supports the provision of 30 car parking spaces within the proposed building.</p> <ul style="list-style-type: none"> • The proposed provision of car parking spaces is also supported by the City of Melbourne in its referral comments (Section 7.4 Traffic Engineering) which state that “the shortfall is accepted as parking demand is expected to be relatively low and there is good public transport options in the area.” 	
<p>Traffic concerns, in particular,</p> <ul style="list-style-type: none"> • potential for increased vehicle congestion. • Potential increase in noise from increased resident activity and car park access. 	<ul style="list-style-type: none"> • The Transport Impact Assessment prepared by Traffix Group finds the traffic generation to be acceptable. • An acoustic report has been prepared to accompany the application. This report addresses potential noise impacts that may emanate from basement car parking including associated mechanical plant. • Whilst not forming part of the acoustic assessment, any associated noise from residents is consistent with the expectations for medium density development which is expressly encouraged by the <i>Melbourne Planning Scheme</i> in this location. 	<ul style="list-style-type: none"> • No changes proposed
<p>Site Considerations:</p>		
<p>Building access concerns; in particular, can occupants of 108 Haines Street continue to use their car park?</p>	<ul style="list-style-type: none"> • The proposal does not utilise the easement to Haines Street for the purpose of vehicle access. The existing arrangement for 108 Haines Street will not be affected. • Vehicle, bicycle and pedestrian access will occur from Shiel Street. 	<ul style="list-style-type: none"> • No changes proposed
<p>Impact on the views from the Reflections Building towards Shiel Street. Specifically the proposed 9-stories impacts on the residents on the north-eastern face of the apartment building.</p>	<ul style="list-style-type: none"> • It is acknowledged that residents at 108 Haines Street will be able to see the building where they may have previously enjoyed uninterrupted views, however the <i>Melbourne Planning Scheme</i> does not protect views and the building is consistent with the preferred height of 9 storeys. 	<ul style="list-style-type: none"> • No changes proposed

Proposed Building Design Considerations:		
<ul style="list-style-type: none"> • Local planning controls; Specifically concerns around compliance with DDO63. 	<ul style="list-style-type: none"> • The proposal is assessed under the provisions of Clause 52.20 which overrides the provisions of DDO63. • Notwithstanding, the proposal has been informed by the design objectives and guidelines of DDO63. • The proposed streetwall exceeds the street wall height of DDO63 by 1 storey (total 4 storeys). • The proposal does not comply with the preferred upper-level setback envelope. • An assessment against these matters has been prepared by Tract in response to City of Melbourne referral comments. 	<ul style="list-style-type: none"> • No changes proposed
<p>DDO63 - Table 3 - Street wall heights and setbacks – Shiel Street: <i>“Development at the frontage must not exceed a height of 3 storeys. Development above the street wall should be set back at least 2 metres for every 1, of height”.</i></p>	<ul style="list-style-type: none"> • The proposal is not required to comply with the provisions of DDO63 under Clause 52.20. • The proposed street wall and upper-level setback provides a site responsive development outcome and has been supported by the OVGA. • Further detail is provided in response to the City of Melbourne’s referral comments. 	<ul style="list-style-type: none"> • No changes proposed
<p>Proposed building height & potential overshadowing; in particular;</p> <ul style="list-style-type: none"> • Loss of winter sun in Gardiner Reserve. • Concern around non-compliance with Draft Amendment C278 – Sunlight to Parks • Loss of direct light for residents of Reflections Building. 	<ul style="list-style-type: none"> • The proposal is consistent with the preferred maximum height of DDO63. • It is acknowledged that the proposed built form introduces additional winter shadow to part of Gardiner Reserve. • The proposed shadow impacts part of the park between 1pm and 2:30pm with a maximum of 2.0% of the park being impacted. • The proposed shadow impact is consistent with Clause 22.20 of the Melbourne scheme which applies to September 22. • The net benefit of providing social housing dwellings at the proposed scale justifies the minor extent of overshadowing when considered on-balance. 	<ul style="list-style-type: none"> • Further shadow modelling has been undertaken at the request of submitters. • The shadow modelling has been provided to City of Melbourne to form part of its assessment. • No further changes to built form proposed. • Refer to the Response to City of Melbourne Referral (Tract) for further detail.

<p>Impacts on the privacy of existing residents, in particular;</p> <ul style="list-style-type: none"> Intrusion into the privacy of adjacent building, those residents living directly and above the new building. 	<ul style="list-style-type: none"> The proposed building is designed to satisfy overlooking. The building is sufficiently setback from the title boundary and adjoining building at 108 Haines Street to ensure no overlooking impacts as typically assessed under the Melbourne Planning Scheme. 	<ul style="list-style-type: none"> No changes proposed.
<p>Proposed colour scheme:</p> <ul style="list-style-type: none"> Red brick does not blend in with area. Concern that HCA have a 'poor' understanding of existing context & the representation of specific aspects of the surrounding context to support the design philosophy. 	<ul style="list-style-type: none"> The proposed building has undergone an extensive design review process including feedback from the OVGA to ensure that the selection of materials is appropriate, amongst other considerations. The proposed use of red brick has been informed by a review of the surrounding context. It is noted that supportive comments were received in relation to the red brick as well as those in objection. 	<ul style="list-style-type: none"> No changes proposed.
<p>General Concerns:</p>		
<p>Community consultation, in particular:</p> <ul style="list-style-type: none"> Issues with resident notification, in particular delay in receiving letter of notification. Signage considered to be inadequate. Consultation period not long enough/only one round of community consultation. Concern that engagement process is different to a normal Council planning application. 	<ul style="list-style-type: none"> The consultation period was undertaken in accordance with the requirements of the Big Housing Build, specifically as set out in Homes Victoria's Guide to Public Consultation. The postal address for owners and occupiers located within 150m of the site were requested from the City of Melbourne. Letters of notification of the proposed project, including an invitation to the Community Information Session, were sent through standard mail to owners and occupiers within 150m of the site (a total of 1300+ letters). Postage occurred on 16 September, however it is noted that some residents did not receive their letter with enough notice to attend the Community Information session. Two signs were erected on-site on Saturday 18 September formally commencing the notice period. Regular checks were made during the 	<ul style="list-style-type: none"> The notice period was initially proposed to run until 11 October (just over 3 weeks) however due to the delay in some owners and occupiers receiving their notification letter, the community engagement period was extended by one week. This meant the community engagement period ran from 20 September to 17 October. With consideration that some residents had less time to prepare a formal submission, residents were invited to call Carley Wright (who was managing the consultation process for Tract) with any project related queries if they required a direct response.

	<p>consultation period to ensure the signage remained.</p> <ul style="list-style-type: none"> • An online web-portal was set up to provide a single point of information and contact for the project. All associated publicly accessible technical reports were made available for download via the web-portal. • A community information session as held on 29 October in accordance with the requirements. A recording was posted online for those who were unable to attend. • During the engagement period a dedicated project email address created. Residents were made aware of this via the letter of notification, information session and web portal. Enquiries submitted to this email were addressed within 48 hours. • Explanation provided to attendees of the information session and via the web-portal of the specifics of the Big Build planning process and how this differs to the usual Council planning process. 	
<p>Additional of social housing, in particular:</p> <ul style="list-style-type: none"> • Existing amount of high density of public housing within close proximity to the site. • Concern around the lack of tenancy mix in the proposed development. 	<ul style="list-style-type: none"> • North Melbourne is a diverse community with a dynamic demographic profile. The presence of existing social housing within North Melbourne does not present any concerns with respect to the overall demographic composition of the neighbourhood and this may help to justify additional associated services within the local area. • The population of North Melbourne will continue to grow with the significant urban renewal of the Arden Precinct. • HCA has confirmed that this location has many strategic advantages for consolidated social housing which is supported by the policy and funding objectives of the Big Housing Build. 	
<p>Environmental audit; in particular, commencement of works prior to a full environmental audit being granted.</p>	<ul style="list-style-type: none"> • The requirements of the EAO are not exempt under a Clause 52.20 assessment, however HCA has been active in addressing these requirements in parallel to the planning process. 	<ul style="list-style-type: none"> • The Detailed Site Investigation prepared by AGS Environmental Services is available for review on the web-portal.

	<ul style="list-style-type: none"> • HCA has appointed an auditor to direct and oversee the remediation process of the site in accordance with the EAO and relevant requirements of the Environment Protection Act 1977. • Early site testing has been completed under the supervision of the auditor, with the balance to be completed after demolition of the building. • At the completion of this process the Auditor will issue an Environmental Audit Report and Certificate of Statement of Environmental Audit. 	<ul style="list-style-type: none"> • The Detailed Site Investigation will be submitted with the planning application to the Minister for Energy, Environment and Climate Change.
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Table 1 - Community Feedback Response Summary

Refer to Appendix C – Community Feedback Log.

4 Conclusion

The engagement strategy for 3 – 15 Shiel Street North Melbourne has been iterative in nature and delivered in accordance with Clause 52.20-4 and the recommended consultation activities outlined in the Homes Victoria Consultation Guidelines (July 2021).

Housing Choices Australia has considered all the matters raised by community members and project stakeholders. As a result of considering the matters raised some adjustments have been made to the proposed design.

Please refer to Table 1 – DELWP Feedback Response in Section 3.2 and Table 2 - Community Feedback Response Summary in Section 3.5 of this report and to Appendix A – OVGA Feedback Response and Appendix B – City of Melbourne Referral Response for further detail.

Appendices

Appendix A – OVGA Feedback

Appendix B – Response to City of Melbourne Referral

Appendix C – Community Consultation Log

Appendix D – Sample Community Consultation Letter

Appendix E – Sample Advertising Sign

Appendix F – DOT Referral

Appendix A – OVGA Feedback

OVGA Comment	HCA Response	Specific changes
Overall advice and summary issues:		
The proposal is well resolved and has a logical context response and site diagram.	<ul style="list-style-type: none"> The VDRP comment is noted. 	<ul style="list-style-type: none"> No changes proposed.
The proposal presents a significant improvement compared to the previously scheme for the site.	<ul style="list-style-type: none"> The VDRP comment is noted. The project team has focused attention on improvements to the existing approval, in particular with respect to the building's architecture, setback arrangement, materiality and internal amenity. 	<ul style="list-style-type: none"> No changes proposed.
Some interface to the south could be refined to optimise overlooking and privacy.	<ul style="list-style-type: none"> CCA has undertaken a review of the southern elevation. The VDRP comment has been addressed via the provision of additional information (sectional diagrams) which better communicate this interface, as well as the introduction of outdoor pergola structure to ground floor terraces. 	<ul style="list-style-type: none"> Pergola structures introduced to private terraces at ground level at the rear of the building to limit any impacts by way of overlooking into these spaces.
Minor refinements are suggested to the proportions of some internal pinch points and the development of the façade.	<ul style="list-style-type: none"> CCA has undertaken a review of the internal pinch points identified by VDRP and made minor improvements to the design to accommodate some feedback. The façade has also been further developed and additional detail provided for assessment to address this comment. 	<ul style="list-style-type: none"> Minor internal changes to the design to address VDRP feedback. Further detail provided with respect to façade design and materiality, including façade strategy.
The scheme is sensitively designed for a challenging site and generally aligns with the aspirations in Homes Victoria's principles of good design.	<ul style="list-style-type: none"> The VDRP feedback is noted. The proposal has been informed by a first principles design process which seeks to provide a highly resolved and site responsive development outcome. 	<ul style="list-style-type: none"> No changes proposed.

Site organisation and movement network		
The proposed layout is a rational and well considered plan	<ul style="list-style-type: none"> The VDRP comment is noted. 	<ul style="list-style-type: none"> No changes proposed.
The overall layout of the north and south buildings around a generous, natural ventilated circulation area and lift core are a clever way to deal with the site proportions.	<ul style="list-style-type: none"> The VDRP comment is noted. Internal amenity including light, air and landscape to circulation areas is a key principle of the design. 	<ul style="list-style-type: none"> No changes proposed.
The access to the building for pedestrians, bikes and cars is logically located.	<ul style="list-style-type: none"> The VDRP comment is noted. 	<ul style="list-style-type: none"> No changes proposed
The pedestrian entry could be more generous, both for the street interface and the entry corridor. Consideration of seating in the entry area is commended. Providing further interest to the entry and circulation spaces should be explored.	<ul style="list-style-type: none"> The VDRP comment is noted. This aspect of the design received varied feedback and discussion during the panel session. It was broadly agreed that whilst a more generous pedestrian entry would be favourable the current design is acceptable as it also allows for space to be allowed to an independently accessed bicycle storage entry. The building's pedestrian entry is considered to be appropriate. 	<ul style="list-style-type: none"> No changes proposed.
The visibility of the bike facility near the entryway is positive.	<ul style="list-style-type: none"> The VDRP comment is noted. A separate bicycle entry located at-grade to the Shiel Street frontage is agreed to be a positive aspect of the design. This positive comment in part addresses the feedback provided with respect to the building's pedestrian entry (above). 	<ul style="list-style-type: none"> No changes proposed.
The location of specialist disability apartments on the lower levels is logical for ease of access.	<ul style="list-style-type: none"> The VDRP comment is noted. 	<ul style="list-style-type: none"> No changes proposed.
Car parking		
Access to the bike store in the basement is tight at 1.0m and should be more generous to accommodate non-standard sized bikes and facilitate easier movement.	<ul style="list-style-type: none"> The VDRP comment was well received and resulted in an amendment to the design. 	<ul style="list-style-type: none"> The basement design has been amended so that the bicycle storage room has unobstructed access.
The car parking layout and access is rational.	<ul style="list-style-type: none"> The VDRP comment is noted. 	<ul style="list-style-type: none"> No changes proposed.

<p>We note the application for a reduction in car parking number supplied based on the location of the site, and that this compliance factor is supported by the City of Melbourne. As a principle to prioritise active/public transport this is supported but it needs to be tested against the needs of this cohort.</p>	<ul style="list-style-type: none"> • The VDRP comment is noted. • A Transport Impact Assessment has been prepared by Traffix Group and supports the provision of car parking. • The car parking provision has also been informed by HCA's understanding of the parking needs of the cohort living in the building. 	<ul style="list-style-type: none"> • No changes proposed.
<p>Landscape and Public Realm</p>		
<p>The landscape plans require development to understand the proposed quality of the communal spaces.</p> <p>Key considerations to achieve a good quality landscape in this proposal are:</p> <ul style="list-style-type: none"> • Ensuring the slab is designed to support trees where these are specified as there is no deep soil planting. Planters are of significant size and weight may need to be supported. • Upstand planters will be needed to achieve deep soil planting areas. These potentially compromise the generosity of the courtyard spaces. 	<ul style="list-style-type: none"> • The VDRP comments are noted. • A detailed Landscape Plan has been submitted for assessment. 	<ul style="list-style-type: none"> • A detailed landscape plan has been submitted for assessment.
<p>Clarity regarding plater location is necessary to ensure garden quality and to understand the proposed outdoor spaces. Clarity is needed about who is responsible for the ongoing maintenance to determine the longevity of the landscape proposed. If residents will be responsible a different and hardies palette is needed. The extremes of conditions in a roof garden especially heat and wind will need to be considered and factored into the design and plant selection, especially on Level 8. The design needs also to be</p>	<ul style="list-style-type: none"> • The VDRP comments with respect to the proposed outdoor spaces are acknowledge. • A detailed Landscape Plan has been submitted for assessment and clarifies the matters raised. 	<ul style="list-style-type: none"> • A detailed landscape plan has been submitted for assessment.

accessible for all levels of mobility.		
Plant selection needs to be viable. While we support the proposed use of indigenous planting, plant selection needs to be driven by their hardiness.	<ul style="list-style-type: none"> The VDRP comments are noted. A detailed Landscape Plan has been submitted for assessment. 	<ul style="list-style-type: none"> A detailed landscape plan has been submitted for assessment.
The 900mm garden strip at the ground level requires an edge to be viable and avoid degradation over time.	<ul style="list-style-type: none"> The VDRP comments are noted. 	<ul style="list-style-type: none"> The VDRP recommendation has been adopted.
Massing and Built Form		
Building massing is working well with the various scales of the street fronts and interfaces nearby.	<ul style="list-style-type: none"> The VDRP comments are noted. 	<ul style="list-style-type: none"> No changes proposed.
The massing of the adjusted 9 th floor setback is a sensitive response and is an acceptable change.	<ul style="list-style-type: none"> The VDRP comments are noted. 	<ul style="list-style-type: none"> No changes proposed.
The balconies presented in different configurations give diversity to the apartments. There is some inequity for example in the three bedroom apartments G.04 18.5sqm compared with G.08 54.8sqm.	<ul style="list-style-type: none"> The VDRP comments are noted. The balcony / terrace configuration is reflective of the irregular site boundary to the rear interface. The generous 54.8sqm terrace would not be able to be accessed via any other apartment than G.08. Other balconies, including G.04 are aligned with the structural elements of the apartments (walls) which result in slightly different terrace size. All terraces provide an acceptable standard of amenity for residents. 	<ul style="list-style-type: none"> No changes proposed.
Including ground floor apartment entries from the street could be considered to activate the long façade. This may be a trade-off where private paths consume space for individual rather than group access.	<ul style="list-style-type: none"> The proposed ground floor apartments are not suitable for independent entry from the street due to the level change which would require steps to each dwelling. This is an unworkable option as the ground floor apartments are designed to be SDA compliant and therefore steps directly to Shiel Street would not be required. 	<ul style="list-style-type: none"> No changes proposed.

<p>The height and solidity of the ground floor wall at the eastern end of the frontage is imposing and needs refinement. Breaks or an aperture should be explored.</p>	<ul style="list-style-type: none"> • The height and solidity of the wall was discussed during the panel session with mixed feedback. • CCA has advised that the height of the wall is reflective of the fall in land to the south east which is an unavoidable aspect of the design. Each balcony is designed to ensure residents of each SDA apartment will have outlook to Shiel Street, providing visual connection as well as a sense of privacy and enclosure. This outcome is supported via the following comment. 	<ul style="list-style-type: none"> • No changes proposed.
<p>The level different of apartment balconies elevates the ground floor apartments from the street and is working well. It balances visibility and connection to the street with privacy. This connection to the street should be maintained.</p>	<ul style="list-style-type: none"> • The VDRP comment is acknowledged to address the comments raised above with respect to the height and solidity of the wall. The ground floor SDA compliant apartments are designed to provide residents with visual connection to the street whilst also providing a sense of enclosure and privacy. 	<ul style="list-style-type: none"> • No changes proposed.
<p>Architectural expression and materiality</p>		
<p>The overall design, materials and presentation of the main elevation to Shiel Street appears as tenure blind and will be a compatible insertion into the streetscape.</p>	<ul style="list-style-type: none"> • The VDRP comment is noted. 	<ul style="list-style-type: none"> • No changes proposed.
<p>The proposed materials are simple and strong – with a predominant recycled brick podium and lighter masonry top. These materials are a good contextual reference to the street interfaces surrounds and reinforce the colour and scale of the street wall.</p>	<ul style="list-style-type: none"> • The VDRP comments are noted. 	<ul style="list-style-type: none"> • No changes proposed.
<p>In the next stage of refinement and development the design needs to continue to be anchored to the context. The elevations (especially front façade) show less texture that we assume will be developed and refined.</p>	<ul style="list-style-type: none"> • The VDRP comments are noted. • The submission has been updated to provide greater resolution of the façade materiality, including indicative renders. 	<ul style="list-style-type: none"> • Architectural Package (Design Report, Clare Cousins Architects) has been updated to provide greater resolution of the façade materiality which directly addresses the feedback from VDRP.

<p>The greenery is softening the building bulk. The intent is positive but is not yet at a level of detail to give assurance this can be achieved. The landscape design now needs to be developed to ensure this is achieved. The inclusion of the two roof gardens is supported.</p>	<ul style="list-style-type: none"> • The VDRP comments are noted. • A landscape plan has been prepared to accompany the submission. 	<ul style="list-style-type: none"> • A landscape plan has been prepared to accompany the submission.
<p>The rear setback at the ground floor was questioned as possibly problematic adjacent to the closest wing of the building to the south. Overlooking into rear ground floor courtyards should be tested. It is acknowledged that some overlooking from higher levels and between buildings may be unavoidable but a balance of truly private outdoor space to overlooked areas is desirable.</p>	<ul style="list-style-type: none"> • A review of the rear interface was undertaken following feedback from the VDRP. • The review prompted the inclusion of canopy covered areas within the ground floor private open space to provide areas of truly private outdoor space to offset the potential for overlooking from upper levels of the building. • Additional overlooking sections were provided which demonstrate that the overlooking impact is negligible and appropriately addressed by the proposed canopies. 	<ul style="list-style-type: none"> • Revision to the plans to include canopy covered areas within ground floor private open space. • Provision of additional sectional diagrams to confirm extent of overlooking.
<p>The architectural expression and materials differentiation between the lower and upper levels in the Shiel Street façade is supported.</p>	<ul style="list-style-type: none"> • The VDRP comment is noted. 	<ul style="list-style-type: none"> • No changes proposed.
<p>There were different views within the panel whether the linear podium façade would benefit from a finer grain expression in response to the Victorian house scale across Shiel Street. The panel agreed however that the high-quality design of the development, detailing, material selection and construction of the north facing façade is critical to the project's success to the street.</p>	<ul style="list-style-type: none"> • The VDRP comment is noted. • The project team's intention from outset has been to deliver a well-designed building that provides a high quality outcome to the public realm in terms of architecture, materiality, landscape and ongoing maintenance. 	<ul style="list-style-type: none"> • No changes proposed.
<p>The materials suggested are tactile and the mottled tone of the brick balustrade is positive. Without this textured material the horizontal banding is too expansive. Material substitution such as brick snaps is discouraged.</p>	<ul style="list-style-type: none"> • The VDRP comment is noted. 	<ul style="list-style-type: none"> • No changes proposed.

Internal layout and amenity		
The generous central circulation area with light wells at either end is supported. This serves a number of functions including as a space that supports incidental meeting between residents. How this space is used needs to be investigated.	<ul style="list-style-type: none"> The VDRP comment is noted. The building is designed to provide a high level of internal amenity to the internal circulation areas, reflective the deep site footprint. 	<ul style="list-style-type: none"> No changes proposed.
The connection through the lobby and into the lightwell / garden is positive and a distinctive arrangement with good amenity.	<ul style="list-style-type: none"> The VDRP comment is noted. 	<ul style="list-style-type: none"> No changes proposed.
Storage units located in the central area are supported. This addresses a common safety/security issue of storage cages tucked away in the basement.	<ul style="list-style-type: none"> The VDRP comment is noted. 	<ul style="list-style-type: none"> No changes proposed.
Apartment layouts are well thought out and generous with considered circulation – especially for SDA apartments. Testing and development in the next stage of refinement is suggested to ensure lower south-facing apartments have reasonable access to light and sky views.	<ul style="list-style-type: none"> The VDRP comment is noted. Daylight testing undertaken following the VDRP feedback confirms that lower south facing apartments have acceptable daylight performance. 	<ul style="list-style-type: none"> No changes proposed.
Consider if more equity of access to open space across different apartments can be achieved through adjustments.	<ul style="list-style-type: none"> The VDRP comment is noted. This comment has been addressed previously in the OVGA response. All apartments are provided with a private open space that satisfies the BADS minimum area and dimensions, as required under Clause 52.20. All apartments benefit from access to two large communal areas as well as generous internal circulation and landscape zones. The private open space layouts are reflective of the apartment layouts and no further adjustments are able to be accommodated. 	<ul style="list-style-type: none"> No changes proposed.
ESD Strategies		

<p>The ESD targets are commended.</p>	<ul style="list-style-type: none"> • The VDRP comments are noted. 	<ul style="list-style-type: none"> • No changes proposed.
<p>Given the extent of the balcony zones, consideration should be given to the avoidance and mitigation of thermal bridging through the concrete slab.</p>	<ul style="list-style-type: none"> • The VDRP comments are noted. • The project is designed to a minimum 7 Star average NatHERS. 	<ul style="list-style-type: none"> • Refer to the submitted Sustainability Management Plan (JHA).
<p>The embodied energy of materials needs to be balanced against ESD aspirations.</p>	<ul style="list-style-type: none"> • The VDRP comments are noted. • The project aspires to a 5 star 'Australian Excellence' ESD target benchmarked against the Green Star Design & As Built v1.3. • The embodied energy needs are balanced as part of the ESD aspirations. 	<ul style="list-style-type: none"> • Refer to submitted Sustainability Management Plan (JHA).
<p>Green Star self-assessment are a risk, particularly if treated as a tick box exercise that don't convert to coherent designs and built outcomes. Rigour is needed to demonstrate how this is integrated into the design and implemented through construction and into operation.</p>	<ul style="list-style-type: none"> • The VDRP comments are noted. • The project is designed around principles of light, air, outlook and landscape and established many fundamentals for sustainable design. • The submitted SMP details the project initiatives. 	<ul style="list-style-type: none"> • Refer to submitted Sustainability Management Plan (JHA).

Appendix B – Response to City of Melbourne Referral

The table below provides responses to each of the Recommendations set out in City of Melbourne’s Referral.

Recommendations	Response
<p>Recommendation 1</p> <p>Plans amended to enable vehicles to enter and exit the site concurrently and to ensure vehicles do not have to reverse onto the footpath, achieved as follows:</p> <ul style="list-style-type: none"> - A double-width crossover provided; - A waiting area provided within the site; - Electronic traffic control/signalling system provided, designed to require exiting vehicles to give way to entering vehicles at all times; - The signals should incorporate an appropriate stop/go arrangement to hold exiting vehicles inside the carpark and, when required, to provide priority for entering vehicles; - Signage should be placed at the bottom of the ramp facing exiting motorists to reinforce this requirement; - Signals on the internal ramps should ensure unimpeded one-way traffic flow. 	<p>Change proposed (traffic signal system)</p> <p>Further review has been undertaken by Traffix Group in response to the City of Melbourne’s comments which finds the single-width crossover arrangement to be sufficient based on the following considerations:</p> <ul style="list-style-type: none"> • Clause 52.20-6.7 only requires a passing area for vehicles where an accessway serves ten or more carparking spaces <i>and</i> is either more than 50 metres long or connects to a road in a Road Zone. As the proposed development does not satisfy this criteria a passing area is not required by Clause 52.20. • The industry standard for assessing whether physically passing opportunities are required (set at Clause 3.2.2 of AS2890.01-2004 applies a threshold of 30 vehicle movements in a peak hour (in and out combined) for the provision of passing areas. The proposed accessway will carry in the order of 9 trips per peak hour, well under the guide of 30 movements. • In the unlikely event that a vehicle had to wait momentarily to enter the site whilst another vehicle exited, Shiel Street is sufficiently wide to allow for the car waiting to be clear of traffic lanes. <p>Further to the above the proposal will include a stop-go traffic signal system to assist with managing unlikely conflicts. This system will be programmed to prioritise entry movements and is commonplace throughout Melbourne.</p> <p>Vehicle access matters are addressed in further detail via the separate letter ‘Response to City of Melbourne Referral Response’ (Tract) and the Memorandum in accompaniment of the Traffic Report (Traffix).</p>
<p>Recommendation 2</p> <p>Plans amended to show the car park entry door either offset by 6 metres from the site boundary or a notation confirming it will be left open during the evening peak period.</p>	<p>No change proposed</p> <p>This is an undesirable urban design outcome. Traffix Group has confirmed current arrangement is acceptable on the basis that the garage door is a high speed roller door and operated by a remote</p>

control, so that by the time the vehicle is entering the site boundary, it is effectively open and unobstructed.

Keeping the door open, even just during the evening periods, raises security concerns as anyone would be able to enter the site.

Recommendation 3

Plans amended to show the location and design of all operable windows.

Changes Proposed

The plans have been updated to accommodate this feedback.

Recommendation 4

Plans amended to include the solar PV size (15kW) on the roof plan.

Changes Proposed

The plans have been updated to accommodate this feedback.

Recommendation 5

Plans amended to demonstrate all services within the building are independently accessible.

Changes Proposed

The plans have been updated to accommodate this feedback.

Recommendation 6

Plans amended to demonstrate the basement rainwater tanks and pump behind car spaces 12, 13 and 14 are accessible.

Changes Proposed

The plans have been updated to accommodate this feedback.

Recommendation 7

Plans amended to include dimensions of car parking spaces 19–27.

Changes Proposed

The plans have been updated to accommodate this feedback.

Recommendation 8

Plans amended to demonstrate an enhanced sense of permeability and visual interest to street fronting brick balustrades.

No changes proposed

CCA has explained the design rationale of the brick balustrades fronting the street to Urban Design officers during the consultation meeting (18 August 2021). Urban design officers agreed with the rationale for a solid brick balustrade with textural variations in the brick, noting that a more permeable design such as breezeway brick would not be feasible from a constructability perspective.

The solidity of the brick wall also provides a sense of privacy for the residents whilst maintaining outlook and connection to the street.

Recommendation 9

The preparation of a Façade Strategy to include:

- A schedule of materials including but not limited to the type, finish, colour and quality of material as it relates to its specific location and application on

Changes Proposed

A Façade Strategy has been prepared by CCA in response to this feedback.

All items are addressed with exception to the wind impacts to upper-level balconies. Whilst further detail of the balustrade design has been provided no further

building elevations. Materials must be contextually appropriate, robust, durable, visually interesting and fit for purpose. The material schedule should clarify the following: concrete formliner finish, proposed brick, and 'grey wall' as annotated on elevations, and provide accurate photos of each.

- Details of balcony balustrade design to improve wind conditions.
- Façade details to ensure a high quality transition between intersecting surfaces and materials.

amendments have been proposed in the interest of preserving the balance between function, outlook and amenity for residents. Balconies are already provided with a system to mitigate wind impacts beyond a standard balustrade.

Recommendation 10

The preparation of a formal independent Road Safety Audit, including assessment of internal layout, access arrangements, loading arrangements, pedestrian/bicycle access/movements within the site and in the public realm, and assessment of potential conflicts between vehicles / pedestrians / cyclists, to assess the road safety issues affecting all road users. The findings of the Audit should be incorporated into the design at the developer's expense.

Feedback Addressed

A Road Safety Audit is being prepared as part of the Construction Management Plan process and will be completed prior to the commencement of works or prior to the occupation of the building at the direction of DELWP and City of Melbourne.

Recommendation 11

The Waste Management Plan, prepared by Traffix Group and dated 10th September 2021, amended to address to the following:

- The development must be designed in a way so that it accommodates a MRV fully on-site for Council residential waste collections. An exemption to this requirement will only apply if the dwellings will not be individually rated or as otherwise agreed with City of Melbourne – Waste & Recycling.
- All waste streams will be collected by Council at a frequency of 2 times per week, except for hard waste. Council will collect up to 4m³ of hard waste on a monthly basis.
- Swept path diagrams for the waste vehicle are required from the entry point at street level up to the point of collection (and are to show the full exit manoeuvre up to street level).

Changes Proposed

The proposal responds to the feedback as follows:

- The proposal qualifies for an exemption to on-site council residential waste collection as dwellings will not be individually rated. This is addressed in detail via the separate letter 'Response to City of Melbourne Referral Response' (Tract) and in the Memorandum in accompaniment of the WMP (Traffix).
- Enclosure of termination points for bin chutes are shown on plans.
- A charity bin will not provided on-site.
- The percentage of garbage attributed to organic waste has been updated in the Waste Management Plan. No corresponding changes to the plans are required.
- Waste collection will be undertaken via internal private collection and no dedicated loading bay (with exception to the provision in basement) is required.

- Given residents will be required to access the bin room to deposit their glass and organic waste, the chute termination points need to be fully enclosed. This enclosure needs to be shown on the floor plan.
- It is highly recommended that space for a charity bin is provided for in the bin storage area.
- CoM will provide the recycling and organics bins. The supplier of the glass bin is yet to be determined. The garbage bins should have reinforced bases for longevity.
- CoM attributes 25% of garbage to organic waste as per our 2021 Waste Management Guidelines, not 35% as specified in the WMP.
- If a dedicated loading bay will not be provided for waste collections, approval for this arrangement will be required by the City of Melbourne – City Infrastructure

Recommendation 12

The Sustainability Management Plan, prepared by JBA and dated 10 September 2021, amended to address the following:

- Revised Green Star pathway with a minimum 10% buffer (i.e. 66 credits) to ensure 5-star design is carried through construction.
- A copy of the Climate Adaptation Plan and identify how climate risk has informed design and operational considerations of the development.
- Confirmation that the Building Users Guide will be provided to residents and include other sustainable considerations such as waste management and transport.
- Revised daylight modelling that aligns with the Green Star credit and associated requirements, not the BESS standard (i.e. Modelling to show daylight factor of 1.5% for living and dining rooms).
- Confirm Portland cement reduction credit (currently listed as opportunity point) given the environmental impacts of cement products and the associated embodied carbon.
- Clarify the achievement of Green Star credit 18B.2 for rainwater reuse as the project does not meet the Green Star

Changes Proposed / Feedback Addressed

An updated Sustainability Management Plan has been prepared by JBA including each of the requested details.

- Green Star Scorecard is updated and currently achieves a Score of 66.4
 - *Climate adaption plan is not part of Greenstar credits to be claimed. Not provided*
 - Building Operator to provide Building Users guide to include: Green Travel Plan, Waste Management and a/c system users guide
 - Updated in SMP Report Appendix H. Daylight Performance is now based on Green Star Benchmark of 1.5% DF and the results indicate that above 90% of nominated area satisfy best practice requirement and qualifies for 2 points for Daylight Performance.
 - Portland cement credit is not being claimed
Performance based calculation provided. Refer to Annual rainwater tank water level graph in Appendix B for detail
 - HCA have obligation for local procurement under funding deed. Copy of deed can be provided. List of item to be provide once contractor is appointed
 - Clarification provided in SMP Section 3.9. Approach and definition extracted from HCA's G21 Presentation.
-

- requirements set out in table 18B.2 (which would require a rainwater tank of 50,000-litres for the development size).
 - Provide modelling or a Credit Interpretation Request to support.
 - Provide an indicative list of services and products which are to be procured locally to support innovation credit.
 - Clarify how the marketing excellence credit/s are to be achieved, providing a submission template with the required information as per the Green Star requirements.
 - Provide a memo detailing the approach to the WELL Building Beauty in Design claim, with information on mural and 'other celebrations'.
 - Clarify the approach to market transformation and definition of 'affordable housing'.
- Opportunity to provide mural to extent of wall interfacing with Archives Site. Location and extent to be nominated on elevations

Recommendation 13

The preparation of a complete Landscape Package and Landscape Maintenance Plan to address the following:

- Landscape Plan detailing:
 - o Additional small canopy tree in the front setback of ground floor apartment T13.
 - o External water tap in all private open space balconies.
 - o Location of all proposed planting on plan.
 - o Plant schedule (botanical and cultivar names, intended mature size, pot size and quantities).
 - o Annotated construction details including cross-sections for all landscaped structures (planter boxes), detailing soil media and drainage.
 - o Planter and plant support structures (materials, dimensions and proposed locations).
 - o Waterproofing measures.
 - o Irrigation, including measures to reduce potable water use.
 - o Lighting, if applicable.
 - o Replace the *Corymbia ficifolia* species to suit the proposed

Changes Proposed / Feedback Addressed

An amended landscape package has been prepared and submitted.

- location on the site and growing conditions.
- Landscape Maintenance Plan detailing:
 - o Responsible parties for plant establishment and ongoing maintenance beyond the first 52 week period following Practical Completion.
 - o Plant establishment schedule and period.
 - o Ongoing annual planting maintenance schedule (monitoring of plants, weeding, re-mulching, pest management, fertilising, re-planting).
 - o Ongoing maintenance schedule for structures and surfaces (cyclic, routine, reactive, emergency and renovation). Replacement timeframes for poorly performing plant stock.
 - o Irrigation specification and irrigation maintenance schedule.
 - o Access requirements.

Recommendation 14

Prior to the commencement of the development, a stormwater drainage system, incorporating integrated water management design principles, must be submitted to and approved by the City of Melbourne – Infrastructure and Assets. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne’s underground stormwater drainage system.

Feedback Addressed

Detail of the stormwater drainage system has been prepared and forms part of the submissions package.

Recommendation 15

Prior to the commencement of the development, excluding preliminary site works, demolition and any clean up works, or as may otherwise be agreed with the City of Melbourne, a lighting plan must be prepared to the satisfaction of the City of Melbourne. The lighting plan should be generally consistent with City of Melbourne’s Lighting Strategy, and include the provision of public lighting in streets adjacent the subject land. The lighting works must be undertaken prior to the commencement of the use/occupation of the development, in accordance with plans and

Changes proposed

A preliminary lighting plan has been prepared by CCA and forms part of the submission package.

specifications first approved by the City of Melbourne – Infrastructure and Assets.

Recommendation 16

Prior to the commencement of works, including demolition, all the land for the proposed development must be owned by the one entity and consolidated onto the one certificate of title to the satisfaction of the City of Melbourne, Team Leader Land Survey

Feedback Addressed

This matter was discussed during the consultation meeting with CoM (28 September 2021), it was agreed that this condition could be amended to 'prior to occupation of the building' rather than pre-construction.

Preliminary arrangements have been made with respect to this matter.

Recommendation 17

A Loading Management Plan should be prepared, fully detailing the loading arrangements for the site.

Feedback Addressed

The following is noted in the Traffic Report prepared by Traffix in regard to loading:

The dwellings may require loading from time-to-time associated with removal trucks or vans.

We are satisfied that the frequency of these movements does not warrant the inclusion of a dedicated on-site loading bay. These loading activities can be readily accommodated within the on-street car parking area.

Based on the above, we are satisfied that given the use on the site, there is no need to provide a loading bay in this case.

On this basis we understand that a loading management plan is not a relevant requirement for this project.

Recommendation 18

Prior to the occupation of any building approved under this permit, a report from the author of the endorsed Sustainability Management Plan (SMP), or similarly qualified persons or companies, outlining how the performance outcomes specified in the amended SMP have been implemented must be submitted to the Responsible Authority. The SMP must be to the satisfaction of the Responsible Authority and must confirm and provide sufficient evidence that all measures specified in the approved SMP have been implemented in accordance with the relevant approved plans.

Feedback Noted

JBA to assess the building prior to occupation and prepare the necessary documentation to the satisfaction of the Responsible Authority.

Recommendation 19

Feedback Noted

No public tree adjacent to the site can be removed or pruned in any way without the written approval of the City of Melbourne.

Recommendation 20

Feedback Noted

All works (including demolition) within the Tree Protection Zone of public trees must be undertaken in accordance with the endorsed Tree Protection Plan and supervised by a suitably qualified Arborist where identified in the report, except with the further written consent of the City of Melbourne.

All works will be in accordance with the Arborist Report and Tree Protection Plan prepared by Tree Logic.

Recommendation 21

Feedback Noted

Following the approval of a Tree Protection Plan (TPP) a bond equivalent to the combined environmental and amenity values of public trees that may be affected by the development will be held against the TPP for the duration of construction activities. The bond amount will be calculated by City of Melbourne and provided to the applicant/developer/owner of the site. Should any tree be adversely impacted on, the City of Melbourne will be compensated for any loss of amenity, ecological services or amelioration works incurred.

HCA to arrange bond when requested following approval of the Tree Protection Plan.

Recommendation 22

Feedback Noted

All groundwater and water that seeps from the ground adjoining the building basement (seepage water) and any overflow from a reuse system which collects groundwater or seepage water must not be discharged to the City of Melbourne's drainage network. All contaminated water must be treated via a suitable treatment system and fully reused on site or discharged into a sewerage network under a relevant trade waste agreement with the responsible service authority.

Basement design is fully tanked. This is being noted on Civil documentation

Recommendation 23

Feedback Noted

Prior to the commencement of the use/occupation of the development, all necessary vehicle crossings must be constructed and all unnecessary vehicle crossings must be demolished and the footpath, kerb and channel reconstructed, in accordance with plans and specifications first approved by the City of Melbourne – Infrastructure and Assets.

Recommendation 24

Feedback Noted

All portions of roads and laneways affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the City of Melbourne – Infrastructure and Assets. This will be picked up in contract documentation.

Recommendation 25

Feedback Noted

The footpath adjoining the site along Shiel Street must be reconstructed together with associated works including the renewal of kerb, reconstruction of single row pitcher channel and modification of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the City of Melbourne – Infrastructure and Assets.

This will be picked up in contract documentation.

Recommendation 26

Feedback Noted

Existing street levels in roads adjoining the site must not be altered for the purpose of constructing new vehicle crossings or pedestrian entrances without first obtaining approval from the City of Melbourne – Infrastructure and Assets.

Recommendation 27

Feedback Addressed

A detailed construction and demolition management plan must be submitted to and be approved by the City of Melbourne – Construction Management Group. This construction management plan must be prepared in accordance with the Melbourne City Council – Construction Management Plan Guidelines and is to consider the following:

The Construction Management Plan will be prepared in accordance with Melbourne City Council – Construction Management Plan Guidelines.

- (a) Public safety, amenity and site security.
 - (b) Operating hours, noise and vibration controls.
 - (c) Air and dust management.
 - (d) Stormwater and sediment control.
 - (e) Waste and materials reuse.
 - (f) Traffic management.
 - (g) A Tree Protection Plan (TPP) to the satisfaction of the City of Melbourne – Urban Forestry & Ecology. The TPP must identify all impacts to public trees, be in accordance with AS 4970-2009 – Protection of trees on development sites and include:
-

- i. City of Melbourne asset numbers for the subject trees (found at <http://melbourneurbanforestvisual.com.au>).
- ii. Reference to the finalised Construction and Traffic Management Plan, including any public protection gantries, loading zones and machinery locations.
- iii. Site specific details of the temporary tree protection fencing to be used to isolate public trees from the demolition and construction activities or details of any other tree protection measures considered necessary and appropriate to the works.
- iv. Specific details of any special construction methodologies to be used within the Tree Protection Zone of any public trees. These must be provided for any utility connections or civil engineering works.
- v. Full specifications of any pruning required to public trees with reference to marked images.
- vi. Any special arrangements required to allow ongoing maintenance of public trees for the duration of the development.
- vii. Details of the frequency of the Project Arborist monitoring visits, interim reporting periods and final completion report (necessary for bond release).

Recommendation 28

The requirements of the Environmental Audit Overlay at Clause 45.03 of the Melbourne Planning Scheme must be complied with.

Feedback Addressed

An Environmental Assessment has been undertaken by AGS Environmental Services to determine the contamination status of the Site.

A groundwater assessment has indicated that the contamination status is not likely to affect the proposed land use.

Following demolition of the existing structures on-site, soil testing will be completed and a Detailed Site Investigation Report will be submitted to the appointed auditor to complete the Environmental Audit.

Refer to the letter prepared by AGS Environmental Services for further clarification.

Appendix C – Community Consultation Log

3 - 15 Shiel Street North Melbourne - Community Feedback Log

No	Support or Objection	Name	Email	Address	Project Interest	Key Issue(s)	Key Opportunity	Questions	Feedback	Notes
1	Support	Alpha Baratt	alpha.baratt1@gmail.com	36 Shiel Street North Melbourne	Very interested, I think it is a great initiative	NA	_Sustainability		I think Melbourne is in need of more housing projects like this one. In particular I think the overall focus on green and sustainable values are great, the productive rooftop garden is a great initiative to foster a healthy relationship with gardening and food, as well as strengthening community values. I also really like the emphasis in the homes on focusing on natural light and ventilation, to avoid the need for air conditioning, heating and artificial lighting.	
2	Comment	Todd Cracknell	todd@shutanota.com	O'Shanassy St	Resident		_Mural _Landscaping		It would be great to see a temporary mural alongside the wall facing the Victorian Archive Centre (facing west). More landscaping along the Shiel St front boundary. Improve the nature strip along Shiel St with more planting (whilst not on site, it would improve street). I'm sure you'll do great, goodluck!!	
3	Objection	Zachary Sweeney	zacweaney@gmail.com	44 Shiel St	Resident	_Non compliance with 52.20 - 6.3 Permeability _Non compliance with 52.20 -6.7 Car Parking Assessment _Non-compliance with 52.20 6.9 Walls on Boundaries _Non compliance with 52.20 7.6 Existing urban context _Poor community engagement _Breach of Amendment C278 - Sunlight _Streetwall/DDO63 _Setbacks/DDO63 _Environmental risk _Reference to future Archives site MP		<ul style="list-style-type: none"> Smaller time intervals between 1300 and 1500 on June 21 Shadow diagrams for the spring and autumn equinox Shadow diagrams for the 3 - 15 Shiel Street development, independent of existing developments I was also wondering if a 3D render of the building from further along shiel street would be possible, for example the view of the building from a pedestrian standing in line with 12 Shiel Street	SEE ATTACHED LETTER Good Afternoon, Please see attached my response to the proposed Housing Big Build at 3 - 15 Street, North Melbourne. Please confirm receipt of this email and submission document. As highlighted through the submission there are a range of significant concerns about the development, predominantly concerning its alignment to the existing urban context and the associated detrimental impact on Shiel Street, Gardiner Reserve and the wider North Melbourne community. I look forward to hearing a response from Housing Choices Australia referring to the recommendations made on the last page of the submission.	lily.dambrosio@parliament.vic.gov.au ; office@ellensandell.com ; nicholas.reece@melbourne.vic.gov.au ; rohan.leppert@melbourne.vic.gov.au
4	Support	Thuyen Le	thuyenle@vodafone.com.au	123/12 sutton st north melb	Yes				We very like it	
5	Support	Abeba Abdulhai	abatu2007@yahoo.com	102/1 Shiel Street North Melbourne vic 3051	Am really interested about this project				Hi Guys it's really good opportunity for alot of family and friends and i love the designs which is close to everything which is i live next door i hope i will be informed for more information when they will start and finish. Thank you for give opportunity for the family's to have they home. Thank you Regared Abeba Abdulhai	

6	Comment	Kay Building Manager	kay@108reflections.com	Reflections Apartments 108 Haines St. North Melbourne 0404 573 762 / 0490 792 204		_Future car park access to Reflections building	<p>The main reason we want to learn more about this project is that the carriage way easement used by Shiel St building as a driveway is within the Ground level car park of our building. From the traffic engineering assessment report available on the website for the project, it looks like this is still going to be part of the plan.</p> <p>Further to our previous email, we are wondering if it is possible to confirm whether it is still the plan to use part of our Ground level car park as an exit point to Haines St. On Page 29 of the Traffic Engineering Assessment Report available on the project website it says the following:</p> <p>"Under the existing approval for the site (as mentioned at Section 2.1) there would be a higher generation of traffic than this proposal, noting that it proposed to have 13 car spaces accessed via Shiel Street and 50 car spaces via a shared easement to the south of the site."</p> <p>We just would like to check if it is still the plan to use our car park as the easement allows?</p> <p>We noticed it is proposed in the new plan to reduce the total parking spaces to 30 so hopefully the council will support your plan and there's no need to use the easement</p>		
7	Objection	Nick Mason	nickmason16@gmail.com	342 Dryburgh St North Melbourne	Local Resident	_Community consultation _Existing supply of high density living in area _Existing supply of public housing in the area	<p>I understand RSVPs were supposed to be submitted by 5pm Sunday 26th of September - but as the community consultation letters were not delivered until today (Wednesday 29th of September) this was of course not possible.</p> <p>Given this lack of notice, I would also question if this constitutes fair access for community members to participate in the session.</p>	<p>As a local resident I have several concerns regarding the proposed development, largely regarding the already high density of public housing in the vicinity, and its likely implications on the demographic blend of the area.</p> <p>Within 750 meters of the project site, there already exists the following public housing:</p> <ul style="list-style-type: none"> - 76 Canning St – 21 storey high density public housing tower - 33 Alfred Street – 13 storey high density public housing tower - 12 Sutton Street – 21 storey high density public housing tower - 159 Melrose St – 13 storey high density public housing tower - Abbotsford St Public Housing Renewal Project – mixed use development to include 112 public housing units - Various other government owned units in existing apartments. For example, two of the eighteen apartments at 342 Dryburgh St are public housing. <p>This poses an extremely high density of public housing in the area already, let alone an additional 77 public housing units in another high-density fully public tower. As much as the community information session touted the benefits of the project for the area, the reality is that public housing projects decrease demand for private residences around them and drive away investment.</p> <p>For a pocket of North Melbourne that is already struggling with aging infrastructure and is largely occupied by low-income renters, further disincentivising investment will only perpetuate this issue. The likely outcome of this is of course even lower demand for private residence in the area, effectively encouraging the opposite of the diverse and integrate communities these projects claim to champion.</p> <p>Given the size of the upcoming Arden Precinct development is 44.6 hectares, it is not unreasonable to question whether space for this social housing project could have found elsewhere to at least create some geographical separation between these high-density public housing developments? Or better yet, whether a mixed development of public and private units was considered to avoid creating the same issues we are already facing with the existing Housing Commission buildings?</p>	
8	Objection	David Cooper 0434411905				_Community consultation _North Melb not a priority area for gov housing _Insufficient car parking _Height _Response to local context _Red brick façade _Overshadowing of park _Amenity impacts during construction _Car park access/safety _Soil contamination _Privacy impact on existing residents	<p>Today I received our letter (30/9) around the consultation on 3 - 15 Shiel street.</p> <p>Given that a lot of us only just received our letters today we should be provided the opportunity for another town hall where all the residents can discuss our concerns.</p> <p>It's not really acceptable for us not to be consulted properly. If there was a concerted effort for community consultation there should have been a significant notice board put up out the front of the premise</p>	<p>Hi</p> <p>Please find below my feedback about the development.</p> <p>Whilst it is important that we as a community look at social housing unfortunately I am not supportive of this proposal and development and request that the minister reject this proposal. I'll be sending this feedback directly to the minister as well to ensure that they are aware of the lack of consultation process.</p> <p>Firstly the consultation with the community has been extremely poor. The signage put on the premise is not obvious and if consultation was to be done properly and with the right intent then large signage with bold and enlarged wording should have been put up in the front of the property. There should have been signage directly out the front like real estate agents do. This is the poorest consultation that has occurred with residents in my opinion. We are in lockdown and to use the governments words there are only 5 reasons to leave the house and one of those is not to read signage that is small and not really highlighting anything to people. You cannot expect residents that are locked down to notice a small sign. The website doesn't even let you know when a document has changed so we have to continually monitor and re-read documents. There are no comm's from the organisation when documents are added to the portal even though they have our details.</p> <p>Here is the signage that has been placed. This taken from me walking down from my back street. I'm not sure how anyone would tell that it is for the property and that it is a development proposal. I'm not sure how anyone would tell that the signage is for the bigger property and how it is a significant event. This is completely inappropriate and again does not follow the community consultation mantra. Everyone knows what a standard development proposal sign looks like and this should have clearly been in the front of the main property. So unless you crossed the road and went up to it very closely you wouldn't even know it was a 'development' notice. Its also placed next to another sign to obscure the purpose.</p> <p>It's also inappropriate to do consultation in my view during lockdown without ensuring that the residents clearly understand what is going on. As a community we can't get together due to the restrictions.</p> <p>North Melbourne isn't even a priority area according to the Vic governments housing site. If the suburb is not listed then how do we as residents monitor it? This seems like a complete disregard for allowing residents to monitor what is happening. If the website cannot be kept accurate then again consultation was inappropriate.</p> <p>This is extremely misleading and this is not in the spirit of transparency and community consultation. Below is the sites listed on the Vic government website. The COM is not included.</p>	Email sent to Minister

									<p>1. The development is overwheaming the area with social housing. The area is becoming a housing estate and this is inappropriate as it is not integration. Within 3 blocks the area is overwhelmingly social housing. There needs to be a balance across suburbs and this density of social housing is inappropriate. My street is essentially being encased in a social housing estate. There are many other sites across the suburbs this could have been built on and it is appropriate that other areas in the suburbs have the same level of social housing as our area does. There is already an increase in homeless and drug affected people in north Melbourne walking the streets. There are already 3 social housing blocks within one block of my property. There needs to be regulation and design standards on the density of this style of housing as it is unfair to established properties and private citizens to have to tolerate this level of social housing and the issues they bring. This development proposal negatively impacts the area.</p> <p>2. There is insufficient car parking to ensure residents in the street are protected. You only have to look at social housing estates to see the volume of cars. I disagree with the traffic report that this is acceptable. A lot of the social housing people I know and converse with work uber and uber eats etc to help provide income. I am against the decrease of car parking. There also needs to be visitor parking provided as part of the building. Street parking needs to be reserved for the street. A lot of the metrics are outdated and a proper analysis of the current environment should have occurred. The car ownership is from the 2016 census and doesn't really reflect the true state. Another statistic in the analysis was from 2009. How is this even valid to use? 20 and 12 year old statistics are no longer valid. A report for the DHHS in 2017 clearly shows car ownership for social housing increasing. The traffic report should be redone considering the now mainstream integration of ride share platforms which will have changed to dynamics of car ownership. The standard is for a minimum of 0.6 per property. The car parking assessment has not provided any view based on current statistics and is therefore invalid and has not established that this reduction is acceptable. Data from 2001, 2005, 2009, 2016 is no longer valid. Given the volume of data available to organisations, current data sets should be provided to residents and included in analysis. Parking for residents need to be protected. This is also true during the build. Trucks can not take over existing parking. You only have to look at other sites in the area and the builders take over the area with their trucks and cars.</p> <p>3. The height of the building is inappropriate and sets a precedent for the archives site, its inappropriate that my house is over looking a 4 storey wall of red brick, which will happen if the Arden proposal is not carefully managed. The building should blend into the 1 shiel street building and not over tower it.</p> <p>4. There has been a total disregard for our properties to integrate the style and characteristics of these heritage properties. The red brick is out of step with the street. The designers say it is integrated but their opinion is biased. This development needs to integrate into the environment not dominate it. If the quality of the build of housing is anything like I've seen in South Melbourne with the red brick then it is appalling. The designers need to consult with the community on what is appropriate for design not provide a biased view as none of them live in the area or have to look over it every day.</p> <p>5. The red brick facade is inappropriate. This does not take into consideration the terraces across the road. The design needs to take the heritage of the street into account. A red brick wall on shiel street is inappropriate. The building does not integrate into 1 shiel street. Its essentially looking like a block of</p> <p>6. The park has increased shadowing and even though the consultant says it is minor, it's still over shadowing. The park is meant to be protected.</p> <p>7. Enough of the over towering developments, their needs to be a balancing act and this is too much in this small area.</p> <p>8. What controls are in place to minimise the impact to residents during the build, including noise. With the change in work patterns a lot of us work from home and 18 months of noisy construction is not appropriate. Trucks will be going up and down the street and parking will be taken up by construction vehicles. Parking needs to be saved for residents. Parking on shiel street of construction vehicles and construction works should be disallowed. There was a research article where this continual build is causing residents harm. Working from home in lockdown Melbourne: "How noise pollution can be 'life-wrecking'" (theage.com.au) There needs to be research done in this area now that working styles have changed. The area is going to go through significant change over the years and residents need to be kept safe. I believe there will be harm to residents by the continual build in this area. I'm requesting a formal study on the impact of the build on residents now that a lot of us are working from home. How is the builder going to protect my right to quiet and the ability to function when I work from home?</p> <p>9. The setbacks are not appropriate as they include the balconies and the property should also be setback more from the curb. It is just going to be a wall lining shiel street and that is against the characteristics of the street. None of the properties are like that. There is no additional park and green space being added to compensate for this large street fronted building.</p> <p>10. There needs to be compensation to the residents of the street for the inconvenience if this building is to go ahead which I request it doesn't. It is about time that developers pay residents for their inconvenience and disruption. How am I meant to work when I have a building site across the road? I do complex work and now I'm going to be bombarded with construction noise for 18 months and then the Arden precinct. Where is the protection for residents?</p> <p>11. There is a safety concern of all the trucks coming into the building area as the street has lots of children on it and in the park. What safeguards will be in place to protect them?</p> <p>12. The lack of willingness to run another town hall for us to have the opportunity we are entitled to is abhorrent and a clear violation of our right to consultation under the new regulations. The signs as discussed above were inadequate given the importance. We all should have had the opportunity to face the developers. If this was a genuine consultation process extremely large signs would have been put up all around the property.</p> <p>13. There is a concern around the soil contamination as I live right opposite the development and we know how well the government has dealt with contaminated soil previously. I'm concerned that we will be exposed to chemicals that are harmful to our health and considering our terraces were built along time ago they are not exactly air tight.</p> <p>14. The minister responsible for this should consult with the community. How do we ensure that all of our feedback has been given to the minister? I'm concerned around the transparency of this process given the lack of consultation.</p> <p>15. You are essentially turning North Melbourne into a housing estate. I notice that suburbs like Toorak do not have the same density as this.</p>
9	Support	Christine Robinson	robinc@birkood.net.au	Reflections	Neighbour	_Height _Concern about future Reflections car park access	_Support for façade & colour scheme	<p>This plan is much nicer than the previous plans. The colour scheme is attractive and the facade will be pleasing to the surrounds. The thoughtful design will make it a pleasant place to live. As an owner living in Reflections, 108 Haines Street, we truly appreciate the car park now exiting off Shiel Street, both for our building and for the safety of the playground directly opposite our driveway. My only concern is the height and the affect of overshadowing, especially in the winter months when we all need the sun. If the height could be lowered, that would be great, but even if left as is, this plan will be welcome, and much needed.</p>	
10	Objection	Thi My Hanh Duong	hanhduong56@hotmail.com	19 bordeaux street Avondale Heights VIC 3034	812 - 77 Haines Street	_car parking _Colour of red brick		<p>1. Meeting on Wednesday 29/09, Receiving notification on Friday 01/10</p> <p>2. The number of car parks is not sufficient for 77 apartments in an area where car parking is already a problem and can only get worst in the future where the density of housing can only get higher.</p> <p>There is a very real potential conflict and animosity between the tenants of this development and the current community if they have to fight over car park . This should be avoided and can be addressed at the development stage . There can never be too many car park only the lack of them. It is cheaper to address the parking problem at the building stage than address this later on.</p> <p>Under the Victoria Planning Provisions (VPP) – minimum car parking requirements: one parking space for everyone or two-bedroom apartment, two spaces for three or more bedrooms and a visitor space for every five apartments.</p> <p>3. Please replacing the red Bbrick with a lighter colour so the building can blend in better with the surrounding buildings neutral colour scheme</p> <p>. Regards, Thi My Hanh Duong</p>	

11	Objection	Jason Le	jasonle31@hotmail.com	Reflections	Neighbour	<ul style="list-style-type: none"> _Overshadowing on Reflections bld _Increased noise _Reduced privacy _Height & visual bulk & impact on existing views 			<p>While I support providing affordable housing to the wider community, I, as a resident in the Reflections apartment, fail to see that the impact of the new building to the Reflections apartment have been adequately considered. Please see below:</p> <ol style="list-style-type: none"> 1. Overshadowing - with a 9-storey apartment building directly next to Reflections, there will be overshadowing issue and loss of direct sunlight. I do not see this being addressed as the shadow diagram does not show how this impacts on the residents in the Reflections apartment. The shadow diagram only shows plan view and it obviously shows that the shadow introduced by the new building extends further into the Reflections apartment, which will significantly reduce the sunlight received especially for residents on the North-Eastern face of the Reflections apartment. As I currently get full direct sunlight I will not want to lose this amenity. 2. Noise - With more residents moving in and introduction of carparks, there will be noise introduced to the neighbourhood. We are already having noise trouble with residents in 1 Shiel Street, and I believe this will also be an issue for the new apartment. 3. Privacy - As the new building is 9-stories, there will be privacy issue with many residents living directly and above the new building. I am concerned of this as my unit (511) faces directly to the residents in units 06 - 10 of the new building. Traffic - New residences will introduce many new vehicles and significantly reduce the number of street parking available. It is already at capacity at the moment 4. Height and visual bulk - The 9-stories significantly impacts the visuals for the residents in the Reflections apartment, especially for the residents on the North-Eastern face of the apartment. 5. Views - Currently the residents at the North-Eastern face of the Reflections apartment has a great outlook view towards Shiel Street. With the 9-Storey building this will be completely blocked. <p>Therefore, I wish changes of the new building to be considered:</p> <ol style="list-style-type: none"> 1. Significant reduction in the building size and building height. 2. Reduction in the number of residences within. 3. Setback of the new building at the rear to be further. 4. Landscaping and greenspace should be introduced at the rear.
12	Objection	Leonora Chiam	leonorchiam@gmail.com	Address 912/108 Haines Street	Not supportive	<ul style="list-style-type: none"> _Increased strain on existing surrounding community facilities -Height 			<p>I have my reservations that this project contributes positively to existing community. As it is, local outdoor facility eg playground and street parking appear to be at or beyond capacity. Problem might be emphasised if the project invites younger bigger families. Also, the height of the building seems to be at the maximum allowed to not cause shadow or blockage of sun to the heritage houses. The design also does not show a 3D image of what it looks like from the sides and back. Concern is that it may intrude into the privacy of residents of the private building surrounding.</p>
13	Objection	Melinda Tan	melindotanderson@gmail.com	5/21 Plane Tree Way, North Melbourne	Resident nearby	<ul style="list-style-type: none"> _Height _Increased social housing _Increased traffic _Mice 			<p>The proposed building is more than 4 levels with a setback from the facade. My understanding is that North Melbourne has a height limit of 4 stories within the council rules. What shadow studies have been done on how this will affect the natural lighting to the park?</p> <p>We don't need more apartments nearby as the area is already congested with cars and the park will be overwhelmed. Traffic will be a nightmare at the roundabout it's a safety hazard. We need more Park space and facilities not housing.</p> <p>There's been so much development by the City of Melbourne and Vic Roads nearby us that I have been dealing with mice infestation in my home walls and ceilings for the past year and it's still not resolved. They are surfacing from the ground from construction work. How are you planning to assist residents nearby with this mice plague problem?</p> <p>In essence I DO NOT support this project. We're already surrounded by many low cost and public housing apartments and towers which are susceptible to COVID risks and other social issues that come with it.</p>
14	Support	Brendan Gleeson	brendan.gleeson@gmail.com	Unit 107/1 Shiel St North Melbourne		<ul style="list-style-type: none"> _Concern around building seperation 			<p>I am pleased to learn about this development proposal for the land adjoining the building that I live in at 1 Shiel St. The social housing aspect is very welcome.</p> <p>I am working through the various reports on the consultation website, which are all well presented. I intend to send a few constructive comments before the deadline and will generally be strongly supporting the application.</p> <p>I have one query at this stage. I can't see what separation, if any, there is between the proposed building and my own on the west facing wall. The drawings don't seem to provide this detail. I live in a first floor flat on this boundary (I have the street facing unit) and this information is very important to me. Hope you can clarify.</p> <p>Many thanks for your response Carley. Just to clarify, will the two opposing walls be touching? Will there be any space between them? Good to clarify thanks</p> <p>still hoping to hear from you Carley about my inquiry thanks Brendan</p> <p>Many thanks Carley for a timely and helpful response. It's good information for me to know since I'll be a close neighbour!</p> <p>I'd hope to make a constructive submission by the deadline but see this is passed. I hope you are able to pass on my earlier stated strong support for the social housing aspect of the project. The dwelling type diversity is terrific and the design seems attractive and sound. I'd hope the residents will be given places to grow vegetables and herbs which I think would enhance its social potential.</p>
15	Objection	William Maloney	billmaloney89@gmail.com	76 Haines Street, North Melbourne	Neighbour to proposed development	<ul style="list-style-type: none"> _Height 			<p>The property is too high. 9 stories is too high for the neighbourhood. It will overshadow and impact on surrounding green areas and neighboring properties. I would request that the building not be so tall. Will look to object to planning approval on this basis.</p>
16	Objection	Denisse Ham	deniseham@gmail.com	76 Haines Street, North Melbourne	Neighbour to proposed development	<ul style="list-style-type: none"> _Public housing 			<p>I do not want more public housing properties in North Melbourne. North Melbourne already has enough public housing. More public housing, especially so close to private housing, will drive housing prices. I will object on this basis when planning approval is sought.</p>
17	Comment	Merrick Morris	merrick.morris@serv.gov.au	99 Shiel Street North Melbourne	Work at the Victorian Archives Centre				<p>Please note the correct name of the site. Its the Victorian Archive Centre. The Public Record Office Victoria is the landlord and the National Archives is a tenant of the centre. We will be more interested re construction as it will impact upon our public car park. As I guess as with other construction around the VAC you will want to have access to our area.</p>

18	Objection	Marcelle Fleming	marcelle.fleming9143@kmail.com	12/368 Dryburgh St, North Melbourne	_Concentration of public housing, rather than mix _Street wall impact on local character _Community consultation	Hi Carley, thank you for your thoughtful reply. Our address is 12/368 Dryburgh St, North Melbourne	<p>I am a local resident, my partner and I own an apartment 150m away from the proposed project. Having watched the virtual information session, we have multiple concerns about the proposed building.</p> <p>Firstly, we do not feel that this building will positively contribute to the neighbourhood. Whilst we are strong advocates of social housing (we have two social housing apartments in our building of 12 apartments), we feel that having a purely public complex, rather than a mix of private, public and affordable housing, is a return to the traditional approach to public housing. This creates concentrated areas of disadvantage which amplifies social issues that residents may be experiencing. This can have a significant impact on the local community, as has been evidenced in the local area. In our own building, we have tenants with mental health and substance-abuse issues; these tenants are entitled to security and a home, and the mix of public and private tenants means that the body corp is able to support these tenants, who have been residents in the building for over 20 years. We are thus disappointed that the state gov't has not considered a mix of public and private housing for the building. We would also like a rationale as to why the state gov't has proposed this site for a large public housing complex, when area already has multiple large public housing complexes.</p> <p>Secondly, we are very concerned that the proposed front street wall and façade of the building does not comply with the planning of Shiel street, and that the appearance of the building will not fit with the character of the area which we know has been carefully curated.</p> <p>We also have concerns about the number of parking spaces proposed in the building. Knowing that there are other proposed projects in the immediate area which will also bring a substantial number of new residents, we have concerns that there will be less on-street parking available than there is at present (which is already stretched around Wood street, for example).</p> <p>Finally, despite living very close to the proposed site, we are disappointed to have only learnt of the proposed public housing building today (10/10/21) through a conversation with one of our neighbours. We knew there was a building proposal on the site due to researching the area prior to purchasing, however we were unable to find the details. We have received information about other proposed gov't projects in the area which are much further away (i.e. the ardent precinct plans), but have not received any information regarding this project despite having lived in our apartment for 3 years. We would like to see the community consultation period extended to better respond to concerns of the public. As a local nurse working in the hospital precinct, I cannot help but feel that community consultation for this project has been rushed through at a period of immense stress for the general public. Whilst I understand the dire need for social housing at the present moment, I feel that such a large project calls for more community engagement.</p> <p>Kind regards, Marcelle Fleming</p>
19	Objection	Haiziqing Yu	haiziqing.yu@rmit.edu.au		_Community consultation -Concentration of public housing -Overshadowing of park _Street wall height		<p>I tried the online feedback form, but was unable to, with the message: "The form was unable to submit. Please contact the site administrator."</p> <p>I hence copy my feedback below:</p> <p>-----</p> <p>I'm writing to you as a concerned resident in North Melbourne regarding the proposed community housing development at 3-15 Shiel St North Melbourne.</p> <p>My concerns are mainly related to the process, the purpose, and the design of the proposed development. These concerns are commonly shared among residents in the neighbourhood.</p> <p>1. Lack of public consultation: We are appalled at the pretence of consultation when many people in the neighbourhood were not notified of the public meeting or were provided very short notice with a very short period for anyone to lodge formal concerns and objections.</p> <p>We ask for a proper public consultation process that gives residents the opportunity to participate in this important development project, to exercise our democratic rights as responsible citizens in this suburb, city, and country. We ask for policy makers to really listen to the voice of the people. The last thing we want to see is dressing up "consultation" as a box ticking exercise by some people with power and/or money in order to push their agenda.</p> <p>2. Over-concentration of public housing in the area: There are already high density public housings within 750 meters of the proposed development site, including those on Canning St, Alfred St, Sutton St, Melrose St, Abbotsford St, and various other public housing units in existing apartments in the neighbourhood. The 100% public/community housing in a neighbourhood with already high density of public housing will have serious consequences on the nature and culture of North Melbourne.</p> <p>The proposed community housing project (with 77 public housing units) will have negative impact on the demographic blend of the area, as it will decrease the demand for private residents around the area and drive away investment. This will effectively diminish the prospect of building diverse and integrated communities that these projects claim to champion.</p> <p>We ask whether the space for this community housing project be found elsewhere to create some kind of balance among different suburbs in housing community housing units. This will be conducive to creating more diverse and vibrant communities that we all aspire to.</p> <p>3. Disrespect in design to the neighbourhood and neighbouring buildings: The proposed building is 9 stories high with 77 apartments and only 30 odd car spaces. It will completely block the northern aspect of the apartment building at its back and cast additional shadow over parkland at Gardiner Reserve. The lack of car parking is likely to create an additional burden on surrounding streets. Furthermore, the proposed street wall facade of four levels of red brick balconies does not blend with neighbouring buildings; not does it respect the established residential character of Shiel Street.</p> <p>We ask that any proposed plan to redevelop 3-15 Shiel Street should comply with the specific planning controls for Shiel Street that apply to the site under the Melbourne Planning Scheme; that it adopts a careful and sensitive design that shows respects to its surrounding buildings and environment.</p>

20	Objection	Alex Geers	alexgeers1@gmail.com	14, Shiel Street, North Melbourne	Objection	_Planning process _Overrepresentation of public housing in area _Soil contamination		<p>As a Shiel Street resident I am writing to you to raise my many concerns about the proposed 3-15 Shiel Street development. My concerns are as follows:</p> <ol style="list-style-type: none"> 1. The lack of planning protocols required for this project that all other developments need to adhere to, namely no planning permit application required. This change of process is an erosion of transparency and accountability. 2. The complete disregard for planning control overlays for Shiel Street that apply to the site under Melbourne Planning Scheme. A complete disrespect of Melbourne's heritage; 3. No Third Party Right of Appeal, a removal of a respectful and democratic process; 4. The use of land that is not and has never been identified as surplus government land as outlined in the Melbourne Functional Economic Report prepared for Infrastructure Victoria in 2019; 5. 100% public housing in an area that is already overrepresented with public housing including Canning Street which is within 750 meters of the proposed development site, Alfred St, Sutton St, Melrose St, Abbotsford St, and various other public housing units in existing apartment buildings in the neighbourhood. 6. A public refusal to release soil test results when asked to do so during the community information event held 29th September 2021 can only be considered complete obfuscation. <p>In addition to the above concerns about the lack of public consultation, disrespect to the democratic process, abuse of public trust, and refusal to listen to the community, as well as the lack of planning considerations such as housing concentration and character, I am also seriously worried about the neighbourhood impact and the future of the City of Melbourne as the hub of the digital and knowledge economy.</p> <p>Melbourne's contribution to growth rose from 13% in the 1990s to nearly 30% today. Gross product has grown at 3.8% per annum and on a per capita basis has grown 25% since 2001. This growth has been driven by both population growth and structural change witnessed through a more diverse services based and knowledge economy. A high number of these knowledge intensive economic locations are in and around the centre of Melbourne including North Melbourne, a smart economic hub that favours knowledge intensive, digital economies as well as health and education industries.</p> <p>Increasing social housing to the extent proposed in this development runs the risk of driving out private investment and talent from the area and damaging this economic growth hub, especially at a time when the state cannot afford to risk economic growth beyond the current pandemic.</p> <p>As a long-term resident of North Melbourne, I support the provision of social housing in the vicinity of Gardiners reserve, Lady Huntingfield Childrens and Family Services Centre and the North Melbourne swimming pool and recreation reserve. These are public facilities that strengthen community life and in turn benefit from diversity in that community. There are however several possibilities which I would like to see canvassed.</p> <ol style="list-style-type: none"> 1. Addressing the street Could the development be set back from the street or jagged frontage? Open space and a complementary use to the spaces nearby could add to the character of the environment. With the coming of Arden Macaulay there is the possibility of a hub that will attract people "in" and enrich rather than simply adding to local life. 2. Community uses A space at street level that catered for community uses such as meetings or local functions. There is a shortage of gathering spots. The PROV, kindergarten, pool and the footie club exclude rather than invite community uses so this is an opportunity to build a character for the new building that allows people to do things together A space that was available to people who live nearby. 3. Community garden The Covid era has given community gardens a new place in residential life. 4. Building height Towers rising out of the residential street scape need not to be of uniform height. In the interests of design adding interest to the area, more varied heights and varied height and roof top gardens may be useful and come to be valued. 5. Architectural merit Inner Melbourne as had some ugly or makeshift buildings foisted on it in the last decade. Here is an opportunity to go for merit and beauty both internally and externally. Perhaps a design competition or a citizen referral group could be given the opportunity to comment and perhaps choose design elements to enhance the building and its environment. <p>Lorna and Bill Hannon</p>
21	Objection	Lorna Hannon	lorna.hannon@gmail.com		Resident of Shiel St	_Street address -Consideration for more community uses _Height		<p>As a long-term resident of North Melbourne, I support the provision of social housing in the vicinity of Gardiners reserve, Lady Huntingfield Childrens and Family Services Centre and the North Melbourne swimming pool and recreation reserve. These are public facilities that strengthen community life and in turn benefit from diversity in that community. There are however several possibilities which I would like to see canvassed.</p> <ol style="list-style-type: none"> 1. Addressing the street Could the development be set back from the street or jagged frontage? Open space and a complementary use to the spaces nearby could add to the character of the environment. With the coming of Arden Macaulay there is the possibility of a hub that will attract people "in" and enrich rather than simply adding to local life. 2. Community uses A space at street level that catered for community uses such as meetings or local functions. There is a shortage of gathering spots. The PROV, kindergarten, pool and the footie club exclude rather than invite community uses so this is an opportunity to build a character for the new building that allows people to do things together A space that was available to people who live nearby. 3. Community garden The Covid era has given community gardens a new place in residential life. 4. Building height Towers rising out of the residential street scape need not to be of uniform height. In the interests of design adding interest to the area, more varied heights and varied height and roof top gardens may be useful and come to be valued. 5. Architectural merit Inner Melbourne as had some ugly or makeshift buildings foisted on it in the last decade. Here is an opportunity to go for merit and beauty both internally and externally. Perhaps a design competition or a citizen referral group could be given the opportunity to comment and perhaps choose design elements to enhance the building and its environment. <p>Lorna and Bill Hannon</p>
22	Objection	Jakica Sthoj	jakica.sthoj@gmail.com	6/9 David Street Altona 3018	Owner of apartment at 108 Haines Street	_Community engagement _Concerns that views from Reflections building to Shiel St will be lost		<p>I have major concerns about this project as I am an owner of an apartment at 108 Haines Street. This new development will obstruct city and skyline views for my existing apartment, greatly diminishing it's appeal and value.</p> <p>I am also disappointed that I was only given a very brief period of time to outline my objections to this project. I strenuously object to this development going ahead on these grounds. I am hoping to be notified this time with more time to consider a more detailed response, I was only notified of the opportunity to provide this feedback two days ago.</p> <p>Regards,</p>
23	Objection	Nick Oliver	noliver1@mac.com	38 Shiel Street North Melbourne 3051	resident of Shiel Street and neighbour	_Height _Streetwall/DDO63 compliance _car parking provision _Support for high design standards -Good plan, light & space _Support for recycled brick		<p>I am concerned that the proposal is inconsistent with the policy and provisions of the Melbourne Planning Scheme. The proposal exceeds the street wall height at four storeys instead of the previously approved proposal of 3 and the current planning scheme's requirement for three storeys. DDO63 explicitly defines the interface of Shiel Street as requiring no more than 10.5m or three storeys. While there is some public benefit (more social housing) in breaking this design standard, it isn't sufficient. Commercial developers will use this in future to build outside of the planning scheme purely for financial benefit. Then the Shiel Street wall height definition of 10.5 meters won't work because all developers will use the 'site context' excuse to build outside the schemes envelope. Indeed varied heights in the built form are identified in the DDO as desirable in the area. Design a building of outstanding merit both in design and planned amenity.</p> <p>The proposal doesn't plan for enough car parking. There should be 46 car parking spaces instead of the planned 30. There is currently on-street parking in the nearby area, and the demand assessment downplays the future demand for off-street parking. That may be, but it would be better to plan for the expected growth in residents and their transport needs rather than assuming 47 of the 77 apartments don't need to park onsite. The minimum is 0.6 per dwelling. Just insist on it. Adding cars to the street will endanger cyclists and pedestrians and can easily be solved by planning suitable parking.</p> <p>I'm supportive of the public housing development and applaud the high design standards. The plans look great and prioritise light and space. The use of recycled brick is a nice touch.</p> <p>Thanks for getting this priority fast-tracked. It would be perfect if it could be reduced in height at the street wall and lowered at the Southern side consistent with the draft planning scheme to 8 storeys and including minimum standard car parking.</p> <p>Nick Oliver 0418331806 38 Shiel Street North Melbourne 3051</p>
24	objection	Beryl Noonan				_Scale of Building _Car parking provision _Overshadowing on park		<p>Dear Sir, As I received your letter late I am writing to you about the proposed Big Housing Build on 3 - 15 Shiel St, North Melbourne. A nine storey housing development seems to ne over the top with 77 apartments and only 30 car spaces for the amount of residents expected to reside at this complex. The shadowing over the park at Gardiner Reserve during the winter solstice is not compatible to the enjoyment of the park. I'm sure a better alternative could be found at a lower site. Regards, Beryl Noonan</p>

25	Support	Sam Granleese	samgranleese@gmail.com	141 Arden Street, North Melbourne	Local resident and community member		_Good design		<p>To whom it may concern</p> <p>I support this development.</p> <p>As a nearby resident less than 200m away on Arden Street - I want my kids (3 and 5) to grow up in an egalitarian neighborhood where there is opportunity for all people, families and kids, all backgrounds and income, to participate and live together. This project satisfies many of those outcomes, has great design and has thought through the impacts negative and positive it could have, and does not (in my opinion) detract from the local amenities like Gardner Park where we go as a family 3-4 times a week. Again, I want to emphasize, I support this project, I am a local resident (I own my home and plan to be here another 40 years!) and wish it well.</p> <p>Thanks,</p> <p>Sam Granleese 0407003377 141 Arden St North Melbourne 3051</p>	
26	Objection	Daphne Liang	belliozshmelane@gmail.com			_Social housing _Tenant mix _Consultation process _Overshadowing on park			<p>Tract Town Planners shielstreet@tract.net.au By Email 16th October 2021</p> <p>Re: Proposed Housing Big Build Development 3-15 Shiel Street North Melbourne</p> <p>I am writing to you regarding the above-mentioned development. I have several concerns in relation to the proposed development which are set out below.</p> <p>Social Demographics</p> <p>I don't believe this site is suitable or appropriate for a 100% social housing development. This pocket of North Melbourne already has substantial social housing. Without access to a list of social housing sites, I have highlighted the many sites I believe are social housing or has a mix of social housing component at Appendix A (refer attached). All the existing sites are less than 1km from the subject site.</p> <p>DHHS's own published fact sheet – A mix of public and private housing, Dunlop Avenue, Ascot Vale (shown at Appendix B) applauds having a mix of public and private housing and cites research on the key positive social outcomes of a having a mix of public and private tenants in a development.</p> <p>Why are we not learning from the past developments that are neighbouring the site – the public towers of Canning Street and Melrose Street? I recognise there is a need for additional social housing but I strongly disagree with using this site as a 100% social housing development.</p> <p>Housing Choices Victoria and Tract Town Planners presented what they believe were the benefits during the Information Session of a 100% social housing development: more economies of scale, more streamlined processes etc but I strongly believe we are just creating another sixties social housing tower, less tall, dressed up nicer but still concentrating the same social mix. Not a good enough solution for 2021.</p> <p>Has there been no consideration of using some sites within the Arden precinct for some of these social housing projects where there would be more space to allow a mix of public and private? Tract Town Planners cited being close to public transport and open spaces as one of the many reasons the Shiel Street site was selected. Based on these reasons, a site in Arden is almost a God send being next to the new Metro Station and the public amenities currently in the pipeline for the precinct.</p> <p>Tenant Mix</p> <p>According to the Development Schedule provided, the actual apartment mix has a majority 57% of one-bedroom apartments, which suggests most of the tenants would be singles. This pocket of North Melbourne consists of many young families and as a mother to two young children, I am not convinced that such a high percentage of one-bedroom apartments is appropriate. Having already witnessed numerous anti-social instances on Shiel Street, I am convinced that this new development will likely add to these occurrences.</p> <p>I am sure Housing Choices Victoria believes that they will have the best tenant mix, appropriate to the development and whilst I truly hope this is true it provide no reassurance to local residents who will have no say in how the housing is used.</p> <p>There should be a mechanism for local residents to contact the management of the new housing if it is clear that any residents are creating issues in the local area so that the issue can be addressed. I strongly request that there be ongoing consultation with the community and an avenue for feedback on the operation of the housing.</p> <p>Additional Shadow over Gardiner Reserve</p> <p>Melbourne City Council have prepared Amendment C278 to the Melbourne Planning Scheme with the aim to protect winter sunlight access to all parks. Even though this amendment has not gained traction, it recognises that the access to winter sunlight should be protected for the community.</p> <p>Melbourne City Council's Nick Reece was quoted in The Age article, dated 10 September 2019 'La Trobe would be turning in his grave if he knew how much sunlight is now at risk of being lost in Melbourne's parks'.</p> <p>The shadow diagrams show that there will be additional shadows in Gardiner's Reserve, just a tiny bit some may say, but if we don't make a start and put a stop here, when will we ever make progress?</p> <p>Consultation Process</p> <p>Despite living on Shiel Street, less than 200m from the subject site. We were not aware of this development. No letters were dropped in our mailbox. I stumbled upon on a fine print somewhere that letter dropping will only be done to properties 150m from the subject site. This appears to be a deliberate tactic to limit the number of objections and speed up the consultation process.</p> <p>Furthermore, other residents within the 150m zone were also not provided with letters and the timeframe provided for feedback was woefully inadequate. The consultation period was only extended because of protests from local residents at the online forum.</p> <p>Consulting with such a limited number of residents when the impact of the development will be more far reaching is quite disappointing. Once completed, this building and its occupants will no doubt be seen and engage with the locals beyond the 150m, so this arbitrary but low number just reinforces that the engagement process is calculated to reach the lowest possible audience. If this project was not "fast tracked" and "streamlined", a Town Planning yellow notice would have been placed on the site, I did not notice the poster about this project at all.</p>	See attached letter

									<p>A private developer would never be allowed to conduct themselves in this way.</p> <p>Thanks to my neighbours, I was made aware. We don't believe there has been enough community consultation and the only engagement there was, seems to be a box ticking exercise.</p> <p>Victorian Big Housing Build Scheme</p> <p>I support providing additional social housing, but I do not agree with this development being given the go ahead and construction charging forward and commencing by the end of the year as part of the Big Housing Build.</p> <p>I missed the opportunity to engage with the project team during the Information Session and this letter is now my only opportunity to voice my feedback. For someone that has previously spent a lot of time and effort in providing feedback to the City of Melbourne's planning guidelines, this "streamlined planning process" is a kick in the guts. This development does not comply with the specific planning controls for Shiel Street that apply to the site under the Melbourne Planning Scheme which many residents fought long and hard for.</p> <p>It demonstrates that the Victorian Government can bypass certain planning processes that are already in place if it suits their purpose/ agenda allowing them to set their own rules and ram things down the throats of residents whether they like it or not.</p> <p>I understand trying to cut red tape and making things happen in a streamlined manner, but the mediocre attempt at community engagement noted above is poor. The fact that the design team is developing the design whilst this 'consultation' process is underway just shows that outcome of this engagement process will not likely change anything and there was never a genuine intent to engage.</p> <p>Research findings from the Australian Housing and Urban Research Institute (AHURI) found that concentrating the disadvantaged can lead to poor outcomes for public housing residents across Victoria.</p> <p>The area surrounding Shiel Street is already highly concentrated with 100% public housing high rise towers which are not mixed and the addition of more concentrated housing with such a high number of single bed residences needs to be seriously reconsidered. I hope you will give this matter the attention it deserves.</p> <p>Yours Sincerely,</p> <p>Appendices</p> <p>.</p> <p>Appendix A – Local Map of Indicative Social Housing Locations (using Context Plan provided by Tract Planners)</p>	
27	Objection	Trent Lowther	20whitcomb@icloud.com	46 Shiel Street North Melbourne	Neighbour to subject site				<p>I do not support the development due to the following reasons:</p> <ol style="list-style-type: none"> 1) 100% Social Housing - Research have found that mixing private and public tenants will lead to better social outcomes. The 100% social housing component doesn't align with best practices. 2) Tenant Mix - Development has a majority of 57% one bedroom apartments, I have serious concerns of anti social behaviour. 3) Inappropriate Location - The subject site is already surrounded by numerous 100% social housing blocks/ towers. If we are not careful, this will lead to a concentration of disadvantaged in an area. 4) Planning Controls – As this is part of the Big Housing Build, the Shiel Street specific planning controls which the residents have fought hard for, is no longer required to be adhered by. This is a disappointing result. 5) Additional Overshadowing of Gardiner Reserve – Melbourne City Council was trying to prevent further loss of winter sun with Amendment C278. Even though this has not gained traction, I still believe the additional overshadowing albeit not a huge amount, should be addressed. 6) Consultation Process - We are located 200m from the subject site, and not made aware of this scheme at all. The engagement process seems like a very deliberate attempt at keeping the community numbers low 	
28	Objection	Stuart Gaunt.	stuartg@hotmail.com	11/42-44 Shiel st. North Melbourne	Local resident	<p>Overrepresentation of social housing in area</p> <p>Tenancy mix</p> <p>Planning process</p> <p>Setbacks</p> <p>Site response</p> <p>Concern around potential site contamination</p>			<p>I am opposed to the development proposed by Housing Choices Australia (HCA) at 3-15 Shiel St. North Melbourne. My objections can be broadly categorised in the following areas:</p> <p>Planning and Demography</p> <p>There is already a heavy preponderance of social housing in the area adjacent to Shiel St. with high density sites at - 76 Canning St, 33 Alfred Street, 12 Sutton Street, 159 Melrose St. Medium density social housing occupies the block bounded by O'Shanassy, Dryburgh and Arden sts and the forthcoming Abbotsford St Public Housing Renewal Project is to be a mixed use development, including 112 public housing units.</p> <p>The proposed 3-15 Shiel development, with no allowance for private ownership and 100% social housing will only serve to concentrate social disadvantage - both in the surrounding area and within the building itself. Rather than a dispersed, integrated approach to social housing this development will repeat the planning mistakes of previous decades, perpetuating the poor social outcomes that have often followed.</p> <p>During the recent consultation meeting HCA promoted the development as being focused on family accommodation. How can this be so when 44 of the 77 proposed apartments are designated as single bedroom dwellings? Only 34 of the apartments to be built will possibly accommodate families and only 3 apartments catering for families with multiple children. To suggest that this is a family-focused development is disingenuous.</p> <p>The provision of only 30 car parking spaces will increase traffic and put significant pressure on parking in the area. Despite the contention of the developer that most residents will be car-free and rely on public and bicycle transport, numerous recent examples of other medium density developments with inadequate car parking provision have not borne this out in reality. Shiel street can look forward to more traffic and substantially less ease of parking should this development proceed.</p> <p>The new provisions in Clause 52.20 in the Victorian Planning Provisions ('Victoria's Big Housing Build') are anti-democratic and dis-enfranchise local residents. Removing the requirement for Council Planning permits and Third Party Right of Appeal is no way to foster good-will or social cohesion. Local residents have invested in this area - this is our home. That a development which will so radically re-shape the demographic and aesthetic nature of our community might proceed - with so little consultation or regard for the residents concerns - is disturbing.</p> <p>No-one would argue with need to build more social housing in Victoria and address our homelessness crisis. While the aims of the 'Big Build' are laudable, bad planning and design decisions made under it's auspice threaten to blight our community for decades.</p> <p>Design</p> <p>Architect Clare Cousins promoted the appropriateness of her design, citing the amount of existing brick construction in the area. Assuming she refers to the nearby City Gardens Apartments and 342 Dryburgh St, her design bears little resemblance to these buildings and offers none of their sensitivity. These buildings feature significant set-backs and limited frontages (often off-set to the footpath) and ample opportunity for tree and shrub plantings to further soften their visual impact. The Street Wall design proposed features none of this - rather it is 5 swathes of unmediated brick with almost no set-back and minimal planting opportunities. The 'monolithic' appearance of the Street Wall is only exacerbated by the imposing, red oxide columns. In appearance it resembles a building found in the CBD - not one in a primarily residential street.</p> <p>This design is in direct contravention of the existing planning scheme for the area. I direct your attention to MELBOURNE PLANNING SCHEME - SCHEDULE 63 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY which outlines minimum set backs (both at street level and higher storeys) and height limits for Shiel Street. The current design does not conform to this scheme.</p> <p>I can only conclude that this design has been conceived to maximise internal floor space and economise on construction time and cost. Whilst this may serve the aims of HCA, it will create an eye-sore that will only detract from the aesthetic amenity of the area.</p> <p>If the development is to proceed, the building should be redesigned to be more sympathetic to the surrounding area. The mass of the Street Wall should be reduced to comply with all facets of DD063, including a reduction in street wall to a maximum of 10.5 m, increased set-back from the footpath and additional opportunity for tree and shrub plantings.</p> <p>Environmental concerns</p> <p>As outlined in Detailed Site Investigation by AGS the site contains significant contamination.</p> <p>Whilst there is some reassurance that Clause 52.20 does not exempt the development from usual Environmental Audit requirements, during the consultation session, there</p>	Spent 30mins on phone talking through Teams & project with Stuart

									seemed to be some confusion amongst representatives of HCA and I react as to what information would be shared with residents. Given the risk of exposure to local residents, HCA must ensure a full and conclusive Environmental Audit is commissioned and publicised PRIOR to any works beginning on the site, including any risk from asbestos contamination within the existing building. Any real or perceived risk to health of existing residents will be a matter of grave concern and must be addressed adequately. I look forward to your response to my concerns and those of my fellow residents of Shiel Street and surrounding areas. Yours sincerely, Frank Currie	
29	Objection	Neil & Angela Farbridge-Currie	Neil_Currie_1083@hotmail.com	10 Shiel Street		Community consultation - Enviro audit _Setbacks _Car parking provision _Tenancy mix			Good afternoon We are writing to you as residents of Shiel Street in North Melbourne, regarding concerns we have over the proposed development at 3-15 Shiel St, North Melbourne. Our key concerns in relation to the project include: - Environmental audit - we understand that the environment audit will not be completed until after demolition of the building and question if this is in line with regulations. We understand for other development approvals in the area that development works are unable to commence until a certificate of environmental audit has been received. We question why this project would be permitted to commence if the audit certificate has not been received. - Lack of public consultation - we ask for a proper public consultation process to be completed. We are disappointed with regards to the short-time frame between residents being informed of the development, the convening period for the meeting (we understand some residents were not notified until the day of the meeting) and the short time period to provide feedback. We ask for the proper consultation process to be followed which will provide residents the opportunity to consider the development and for the feedback provided to be taken into account following the process or all other developments in the area. - Design of the project not respecting the neighbourhood - we are concerned that the proposed development does not allow for sufficient set-backs and will set a precedent for any future developments in the area. We do not feel that the facade respects the heritage nature of the Hotham Hill area and that further consideration be given to the design aesthetics of the development. We believe that the development should comply with the specific planning controls applicable to Shiel Street under the Melbourne Planning Scheme. We direct your attention to Melbourne Planning Scheme - Schedule 63 to clause 43.02 Design and Development overlay which outlines the minimum set-backs and height limits for Shiel St. The design should be sensitive to its surrounding buildings. Further, we have concerns with the car-parking ratio of the proposed development. 30 car spaces will mean that many residents will be required to park on-street which will cause congestion and lack of parking for existing residents. We also have concerns regarding the overshadowing of Gardiner Reserve which we and many other residents utilise frequently. - Public housing - while we are supportive of public housing and understand the importance of it in the community, we question if due-consideration has been given to the location of the proposed development and the decision to make it 100% public housing. There area already has a high density of 100% public housing buildings and question why the proposed development is not proposed to be a mixture of public and private housing in order to achieve the best social outcomes? We understand that many local residents have similar concerns and would ask that the concerns are each addressed and taken into account with regards to consideration of the development. Thank you for your consideration of the above concerns.	nicholas.reece@melbourne.vic.gov.au ; Angela Evans <ajevans0182@hotmail.com>; office@ellensandell.com; Carley Wright <CWright@tract.net.au>; richard.wynne@parliament.vic.gov.au; rohan.leppert@melbourne.vic.gov.au
30	Objection	Kaye Oddie	kayodie@bunnet.com	50 Shiel Street	Resident	-Non compliance with Planning Scheme _Streetwall/DD063 _Shiel St particualr provisions re street wall should be set back at least 2m for every 1m -37.5m brick frontage -Height of NW elevation -Tonal scheme/response to local textures -Overshadowing of park		See ATTACHED LETTER		See attached letter
31	Objection	Geoff Leach	geoff.leach@bunpond.co	457 Dryburgh St North Melbourne	Local resident concerned about planning and development			This proposed development should not go ahead. The pocket around Haines-Shiel St is already particularly dense, far denser than envisaged under the original Arden structure plan, with check by jowl high rise. The proposal would further densify. Further the proposal does not follow the rules for Shiel St, seeking to have them varied. The otherwise worthy development of public housing should occur in the oodles of sites and space in the rest of Arden and Macaulay.		

32		Louise McKenzie	louise.mckenzie@rrml.com	56 Shiel Street, North Melbourne	Resident of Shiel St				<p>Apologies for my late communication on this consultation, and thank you for taking my comments into account.</p> <p>I am a resident of Shiel Street, and love the safe, relaxed and interactive community aspects of this area where I have lived for more than 20 years. The Council and the residents have been vigilant in controlling the streetscape of the area for many years in order to maintain these positive aspects of the area. They have enforced set back levels, height levels, and even materials and colours used for buildings. Another very strong and positive aspect of the area is the high level of foot traffic – children and families walking or riding to school or to the park or to the pool; dog walking; walking to the tram or the train; accessing the local shops. People feel safe walking along Shiel Street because it is open, spacious, well lit, and because the houses are set back you do not feel concerned or intimidated by shadowing or being surprised by people appearing unexpectedly. In fact the opposite happens – you feel confident, you can see approaching pedestrians, and make a choice to engage in conversation, or not.</p> <p>I am concerned that the new development will erode this urban landscape and community feeling in several ways.</p> <ol style="list-style-type: none"> 1.The building looms over the footpath and feels physically and visually obstructive and rather menacing. The solid red brick façade is very bulky and out of step visually with other buildings in the vicinity, which are of lighter colours and with more relief, as well as being set further back. I am concerned that visually the building is too different within the current landscape which the Council and residents have taken a lot of effort to keep light, in terms of both colour and avoidance of bulk. 2.The height and minimal set back also make the building feel too close and impacting negatively on the footpath and pedestrian traffic. Openness and safe passage are very important to the high level of pedestrian traffic – we do not need to feel boxed in, overshadowed and menaced. 3.Lack of public housing is a serious concern, and it is great to see it being addressed. I hope that this development contains a mix of public and private residents, and that the residents can be proud to live in a development which enhances the look and the feel of the area. The development needs to continue the diversity which makes the area so interesting and interactive. <p>In answer to the questions – Do you think this project positively contributes to the neighbourhood? The answer is No, not entirely. It is a bit too "in your face" and out of step with its surrounds. Are there specific elements of the design that you support or have concerns about? Yes, some concerns - Design changes such as a bigger set back, a reduction in height, and no red brick, would assist enormously.</p> <p>Thank you for the opportunity to put forward my ideas.</p>
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Appendix D – Sample Community Consultation Letter

3-15 Shiel Street, North Melbourne - Community Consultation

Dear Resident/Owner,

We are writing to advise of a proposed development under Victoria's Big Housing Build at 3-15 Shiel Street, North Melbourne 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.

What is the Big Housing Build?

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

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

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

Why are we contacting you?

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

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

What is proposed to be built?

Housing Choices has secured a funding contribution under the Big Housing Build to build a nine-storey community housing development with 77 apartments and 30 car spaces at 3-15 Shiel St, North Melbourne. All apartments achieve 5 Star Green Star, 7 Star NatHERS, and meet 'Silver' standard according to Liveable Housing Australia's guidelines. The apartments are a mix of 1, 2 and 3 bedrooms and range in size between 50m² and 110m².

Our proposal has been informed by professional team of architects, town planners, and engineers. It has been designed to respond to the planning regulations that apply to the subject land.

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

A full suite of documents, including architectural drawings, plans and other relevant consultant reports can be accessed at <https://shielstreet.info/>.

How can I participate in the Community Consultation process?

Community Information Session

In light of COVID-19 safety measures and restrictions, a virtual information session will be held on Wednesday 29th September from 5:30 – 7:00pm AEST. This will provide an opportunity to view the plans, meet the team working on the project and ask questions. To RSVP, please contact shielstreet@tract.net.au by 5pm on Sunday 26th September and you will receive the link to this session via email.

This session will be recorded and made available at <https://shielstreet.info/> for members of the community who are not able to attend the session.

Written feedback

Written feedback can be submitted at <https://shielstreet.info/>. Feedback must be received by 5pm on Monday 11th October.

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

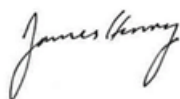
Any feedback received by the due date will be compiled into a consultation report, which will be provided with the application for approval to the Minister for Energy, Environment and Climate Change under Clause 52.20. This consultation report will include Housing Choices' response to the feedback and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

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

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

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

Kind regards



James Henry
General Manager Development
Housing Choices Australia



English:

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

Arabic:

إذا كنت بحاجة إلى مترجم، يرجى الاتصال بـ TIS الوطنية على الرقم 131 450 وأطلب منهم الاتصال بـ **Housing Choices Australia** على هاتف رقم **1300 312 447**. ساعات العمل الخاصة بنا **9am to 5pm, Monday to Friday**.

يمكنك أيضا زيارة موقع TIS الوطنية للحصول على معلومات حول الخدمات التي تقدمها TIS الوطنية. قم بزيارة: www.tisnational.gov.au

Farsi (alt Persian):

اگر به مترجم نیاز دارید، لطفاً با شماره تلفن تیس نشنال 131 450 تماس بگیرید و از آنها بخواهید با **Housing Choices Australia** به شماره **1300 312 447** تماس بگیرید. ساعت کاری ما **9am to 5pm, Monday to Friday** است.

www.tisnational.gov.au شما همچنین می توانید به وب سایت تیس نشنال برای اطلاعات در مورد خدماتی که تیس نشنال فراهم می کند مراجعه کنید. به

Vietnamese:

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

Somali:

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

Simplified Chinese:

如果您需要口译员，请拨打TIS National的电话131 450，请他们打电话给**Housing Choices Australia**，电话号码：**1300 312 447**。我们的营业时间是**9am to 5pm, Monday to Friday**。

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.

Appendix E – Sample Advertising Sign

VICTORIA'S BIG HOUSING BUILD



PROPOSED COMMUNITY HOUSING DEVELOPMENT: 3-15 SHIEL ST, NORTH MELBOURNE

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 Big Housing Build and is undertaken by Housing Choices Australia.

The proposed development comprises 78 community housing units (inclusive of one, two and three bedrooms) within a nine-storey building. Apartments are designed to Liveable Housing Australia Silver Level compliance, 5 star Green Star, 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 www.shielstreet.info until 11 October, 2021 or scan the QR code for more information.



APPLICANT

HOUSING CHOICES AUSTRALIA

PROPOSAL

CONSTRUCTION OF A 9 STOREY RESIDENTIAL BUILDING PURSUANT TO CLAUSE 52.20 OF THE MELBOURNE PLANNING SCHEME

INFORMATION SESSION

ONLINE, 29 SEP 2021

FEEDBACK WELCOME

CLOSING DATE, 11 OCT 2021

MORE INFORMATION

WWW.SHIELSTREET.INFO

**HOUSING
CHOICES
AUSTRALIA**

**CLARE COUSINS
ARCHITECTS**

ARCHITECT

Tract
Town Planners
Landscape Architects
Urban Designers

TOWN PLANNER

Appendix F – DOT Referral



Department of Transport

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

Ref: ENQ 1464/21

Andrew Thornton
Associate Town Planner
Tract
Level 6, 6 Riverside Quay
Southbank VIC 3006 Australia

Email: AThornton@tract.net.au

Dear Mr Thornton

**MELBOURNE PLANNING SCHEME
PLANNING APPLICATION NO: N/A
PROPOSAL: 67 DWELLINGS
ADDRESS: 3-15 SHIEL STREET, NORTH MELBOURNE**

Thank you for your email dated 15th September 2021 referring the above pre- application to the Head, Transport for Victoria pursuant to Section 55 of the *Planning and Environment Act 1987*.

The Head, Transport for Victoria, pursuant to Section 56(1) of the *Planning and Environment Act 1987* **does not object** to the grant of a planning permit.

Should you require any further clarification, please feel free to contact James Noy on email james.noy@ecodev.vic.gov.au.

Yours sincerely

DWAYNE SINGLETON
Team Leader Statutory Planning
Metropolitan North West Region
29/09/2021