

Report to the Future Melbourne (Planning) Committee

Agenda item 5.1

**Ministerial Planning Referral: TPM-2019-31
35 Molesworth Street, North Melbourne**

13 October 2020

Presenter: Evan Counsel, Director Planning and Building**Purpose and background**

1. The purpose of this report is to advise the Future Melbourne Committee of the submission of a Development Plan for Public Housing Renewal - Abbotsford Street, North Melbourne affecting the land located at 35 Molesworth Street, North Melbourne (refer Attachment 2 – Locality Plan). The Development Plan seeks to establish future land use and built form guidance for the development of this land.
2. The applicant is MAB c/- Contour Consultants; the owner is the Director of Housing and the Department of Health and Human Services; and the project architect is McBride Charles Ryan.
3. The land is located within the Residential Growth Zone Schedule 2 (RGZ2) and is affected by Design and Development Overlay Schedule 66 (DDO66), Development Plan Overlay Schedule 12 (DPO12) and Parking Overlay Schedule 12 (PO12).
4. The Development Plan represents a staged development for multiple buildings, comprising residential land use for a mix of social and private housing, some commercial and community land use opportunities, public open space and multiple pedestrian / cycling / vehicle connections through the site.
5. The Development Plan must be prepared to the satisfaction of the Minister for Planning, as the responsible authority, in consultation with the Council. Subsequent applications for planning permits, generally in accordance with the Development Plan (if approved), must be lodged and approved prior to any development occurring at the site.

Key issues

6. The key considerations for the proposed Development Plan are whether the requirements of DPO12 have been met, including whether the required supporting documents and reports are satisfactory.
7. Subject to recommendations, the Development Plan will provide a framework that appropriately guides the future residential development of the site by delivering a mix of improved social and private housing through the Public Housing Renewal Program; and includes design requirements to ensure the preferred future outcome for the site is achieved through siting of separate buildings, maximum heights of five storeys, articulated street frontages and improved on-site amenity.
8. The building footprints and envelopes as detailed in the Development Plan may require further refinement as a result of recommended requirements seeking the protection of existing trees along Abbotsford Street.
9. Recommended changes and additions to the content of the Development Plan will ensure an appropriate level of dwelling diversity for both the social and the private housing across the site is delivered.
10. Subject to the recommendations, the Development Plan will provide a comprehensive framework and concept scheme for the North Melbourne public housing renewal site to guide future land use and development in accordance with the requirements of DPO12. It is noteworthy that future planning applications must provide a greater level of detail and demonstrate how the land use, built form design and associated traffic, tree management, landscape, dwelling diversity, Environmentally Sustainable Design (ESD), environmental site analysis, staging and acoustic outcomes will be met.

Recommendation from management

11. That the Future Melbourne Committee resolves to advise the Minister for Planning that the Melbourne City Council supports the Development Plan for Public Housing Renewal - Abbotsford Street, North Melbourne subject to the recommendations outlined in the delegate report (refer to Attachment 4 of the report from management).

Attachments:

1. Supporting Attachment (Page 2 of 118)
2. Locality Plan (Page 3 of 118)
3. Development Plan (Page 4 of 118)
4. Delegate Report (page 70 of 118)

Supporting Attachment

Legal

1. Pursuant to the Schedule to Clause 72.01 of the Melbourne Planning Scheme, the Minister for Planning is the Responsible Authority for the land within DPO12.
2. The Department of Environment, Land, Water and Planning (DELWP) has referred the application to the Council for comment and advice.

Finance

3. There are no direct financial issues arising from the recommendations contained within this report.

Election Period

4. Notifying the Minister for Planning of Council's views in relation to Ministerial Planning Referral: TPM-2019-31 is not a prohibited decision for the purposes of the Election Period Policy.

Conflict of interest

5. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

Health and Safety

6. Relevant planning considerations such as environmental protection, transport, waste and potential amenity impacts that could impact on health and safety have been considered within the development plan supporting documents and assessment process.

Stakeholder consultation

7. It is the responsibility of the DELWP on behalf of the Minister for Planning to administer public notice obligations where required.

Relation to Council policy

8. Relevant Council policies are discussed in the attached delegate report (refer to Attachment 4).

Environmental sustainability

9. Any future developments on the subject site would need to first obtain a planning permit. Such applications would require the submission and approval of an ESD Report that demonstrates how the development would achieve the ESD performance requirements of Clause 22.19 (Energy, Water and Waste Efficiency) and Clause 22.23 (Stormwater Management) of the Melbourne Planning Scheme.

Locality Plan

35 Molesworth Street, North Melbourne



June 2020

Molesworth Place North Melbourne Development Plan

Development Plan Submission

Prepared by:

McBride Charles Ryan Architects (MCR)

In conjunction with:

Acoustic Logic

AGS Environmental Services

ASR Research

Contour Town Planners

Glenn Waters

GTA Consultants

MAB Corporation

Mordue Engineering

Taylor. Cullity. Lethlean (TCL)

Wood & Grieve Engineers

MAB



Contour*
Town Planners

T.C.L



MORDUE ENGINEERING
STRUCTURAL ENGINEERING CONSULTANTS

Contents

1.0	Introduction	4	4.9	Abbotsford Street + Haines Street Elevations	29
1.1	Vision for Molesworth Place, North Melbourne	4	4.10	Abbotsford Street Interfaces	30
1.2	Development Plan Overview	6		Haines Street Interfaces	31
1.3	Development Plan Content	6	4.11	Typical Apartment Types	32
<hr/>					
2.0	Relevant Planning Provisions	7	5.0	Landscape + Public Realm Concept Plan	34
2.1	Zoning and Overlays	7	5.1	Landscape Ownership Plan - Ground	34
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3.0	Site + Context Analysis	10	5.2	Landscape Ownership Plan - Rooftop & Podium	35
3.1	Site Context	10	5.3	Landscape Masterplan - Ground	36
3.2	Subject Site	11	5.4	Landscape Masterplan - Rooftop & Podium	37
3.3	Neighbourhood Character	13	5.5	Street Sections	38
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4.0	Master Plan	14	5.6	Planting Character	39
4.1	Vision	14	5.7	Tree Replacement + Retention	40
4.2	Master Plan Concept	15	<hr/>		
4.3	Key Features	16	Appendix		41
4.4	Design Principals	18	6.0	Integrated Transport + Traffic Management	41
	Activation and Urbanism	18	7.0	Ecologically Sustainable Development Strategy	42
	Access and Connectivity	19	8.0	Acoustic Report	43
	Visual Permeability and Outlook	20	9.0	Housing Diversity Report	44
	Building Typology Plan	21	10.0	Services + Infrastructure Report	46
4.5	Sun and Shadow Study	22	11.0	Social Infrastructure Assessment	48
4.6	Development Summary	24	12.0	Community Engagement	52
4.7	Staging	25	13.0	Environmental Site Assessment	53
4.8	Architectural Quality	26	14.0	Arboricultural Assessment Report	54
			15.0	Tree Management Plan	55
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1.0 Introduction

1.1 Vision for Molesworth Place, North Melbourne



Figure 01 - Molesworth Place

Named for the new laneway that frames the northern boundary, 'Molesworth Place' imagines a new community set within intimate tree-lined streets.

'Molesworth Place' seeks to create an inspiring, connected and diverse place with an exceptional recognition for quality housing and public amenities.

The vision for 'Molesworth Place' considers existing and proposed amenities within the locality of North Melbourne including the existing public transportation network, future North Melbourne Metro station and the nearby Melbourne Biomedical Precinct in Parkville.

The design intent of the project is to provide high quality social and private housing that integrates seamlessly into the existing fabric of the area and is tenure blind to the public realm. The architectural quality of the project borrows from the existing neighbourhood character elements, and seeks to deliver an innovative design to the locality.

A series of buildings envisioned with courtyards will draw residents and visitors through sheltered spaces, which will be landscaped and designed to encourage social interaction.

Similarly, the development promotes public realm engagement and passive recreational areas through the public plaza and the public link between Haines and Little Haines Street. The siting and design of these areas will also assist in delivering passive surveillance and CPTED principles.

Positive social outcomes will be achieved through:

- A wide range of dwelling types that supports a diverse community;

- Social Housing that is tenure blind and well integrated;
- Universal Design providing intuitive, accessible and practical access throughout;
- New housing will be delivered in accordance with the Better Apartment Standards and Livable Housing Guidelines - gold level for the social housing;
- The surrounding community will benefit from a high quality, permeable public realm, with pathways and piazzas treated as 'social places and multiuse destinations';
- Contribute to the health and wellbeing of residents, with design and development of the building to incorporate ESD initiatives; and
- A certified 5 Star Green Star Design & As Built rating, inclusive of a number of mandatory credits for the social housing portion of the development;
- A minimum NatHERS rating of 7 stars, with no individual apartment dwelling achieving less than 6 stars, except for SOHO dwellings which must achieve a minimum of 5.5 stars; and
- Establishment of an integrated local community with social and private residents coexisting in harmony, while delivering a high quality urban design outcome.

1.0 Introduction

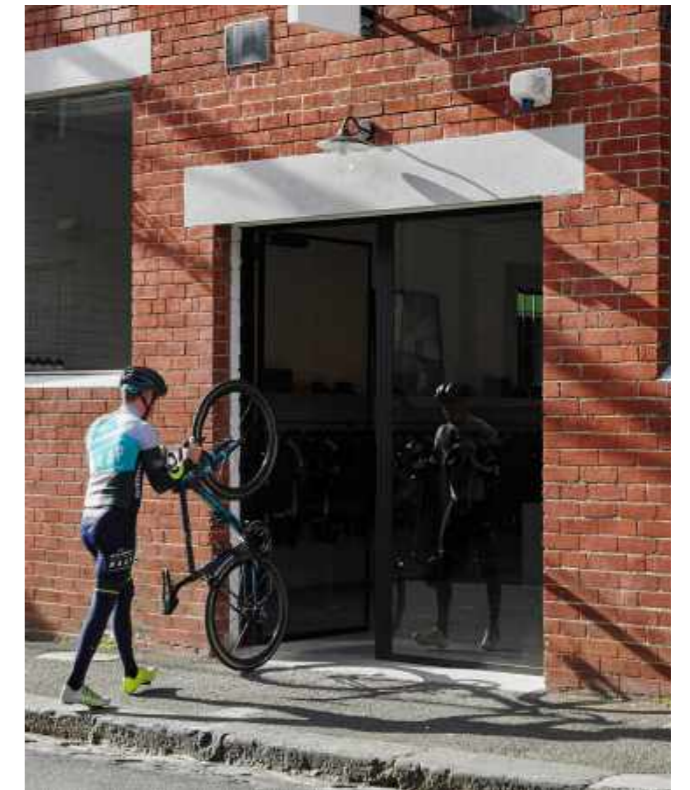


Figure 02 - North Melbourne Lifestyle Images

1.0 Introduction

1.2 Development Plan Overview

The Victorian Government is committed to better meeting the housing needs of Victorians. As part of the 'Homes for Victorians' strategy, the government has committed a \$2.6 billion program of investment into social housing and to reduce homelessness. The creation of safe, accessible, affordable and suitable housing so that all Victorians feel supported by and part of the community is a key priority of the Victorian Government.

The Minister for Planning appointed the Social Housing Renewal Standing Advisory Committee to provide advice on the redevelopment of social housing sites within metropolitan Melbourne. Specifically to North Melbourne, this resulted in the implementation of Development Plan Overlay, Schedule 12 – Public Housing Renewal – Abbotsford Street, North Melbourne.

The subject site that forms part of the Development Plan comprises of Precincts 1, 2, 3 and 4 associated with the Development Plan Overlay. The potential future school (Precinct 5) does not form part of the Development Plan.

The Development Plan has been prepared cognisant of existing and anticipated development on adjoining properties and provides for integration with neighbouring areas. The Development Plan has been informed by various background documents and reports which have been prepared in respect of the site. These documents include:

- Architectural drawings by McBride Charles Ryan Architects;
- A Landscape and Public Realm Concept Plan by TCL;
- An Integrated Transport and Traffic Management Plan by GTA;
- An Ecologically Sustainable Development (ESD) Strategy by Wood & Grieve Engineers;
- An Acoustic Report by Acoustic Logic;
- A Dwelling Diversity Report by ASR Research;
- A Services and Infrastructure Report by Wood and Grieve Engineers;
- A Social Infrastructure Assessment Report prepared by ASR Research.
- A Community Engagement Report by MAB Corporation
- An Environmental Site Assessment by AGS Consultants; and
- An Arboricultural Assessment Report and Tree Management Plan by Glen Waters Consultants;

1.3 Development Plan Content

The area referred to as Molesworth Place, North Melbourne is (generally bounded by Molesworth Street to the north-east, Haines Street to the south and Abbotsford Street to the west and is affected by a Development Plan Overlay – Schedule 12 (DPO12) of the Melbourne Planning Scheme.

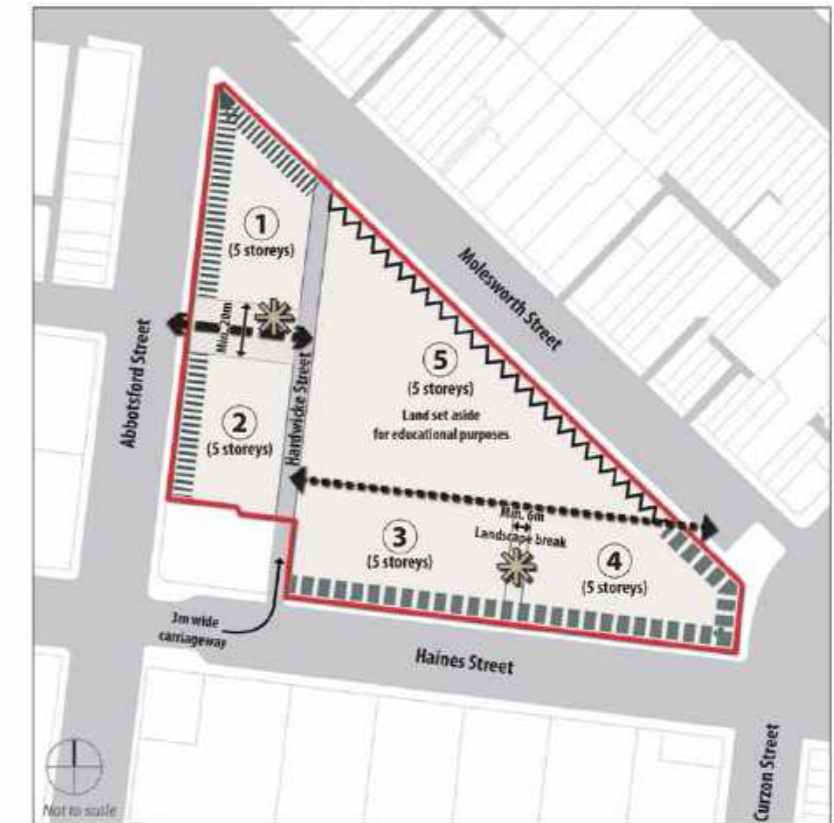
The Development Plan applies to Precincts 1, 2, 3 and 4 as outlined within the DPO12. Precinct 5 is to be delivered by the Department of Education and is separate to this Development Plan.

The Responsible Authority for the land included within DPO12 is the Minister for Planning. The Department of Education and Training Victoria is to deliver a potential future educational building along the northern perimeter of the site along Molesworth Street (precinct 5).



Figure 03 - Subject Site affected by DPO overlay

- Legend**
- DPO Overlay
 - Subject Site



LEGEND

- Site
- ③ Precinct (with associated maximum building height)
- ▨ Publicly accessible shared space
- ↔ Internal connection (3m wide)
- ➔ Pedestrian connection
- ★ Potential location of new open space area(s)

INTERFACE TREATMENTS

- Interface Treatment A (Abbotsford and Molesworth (Western Portion) Streets)
- Interface Treatment B (Haines, Curzon and Molesworth (Eastern Portion) Streets)
- Interface Treatment C (Molesworth Street - Precinct 5)

PRECINCT	MAXIMUM BUILDING HEIGHT
1	5 storeys
2	5 storeys
3	5 storeys
4	5 storeys
5	5 storeys

Figure 04 - Concept Plan as per DPO Schedule 12

2.0 Relevant Planning Provisions

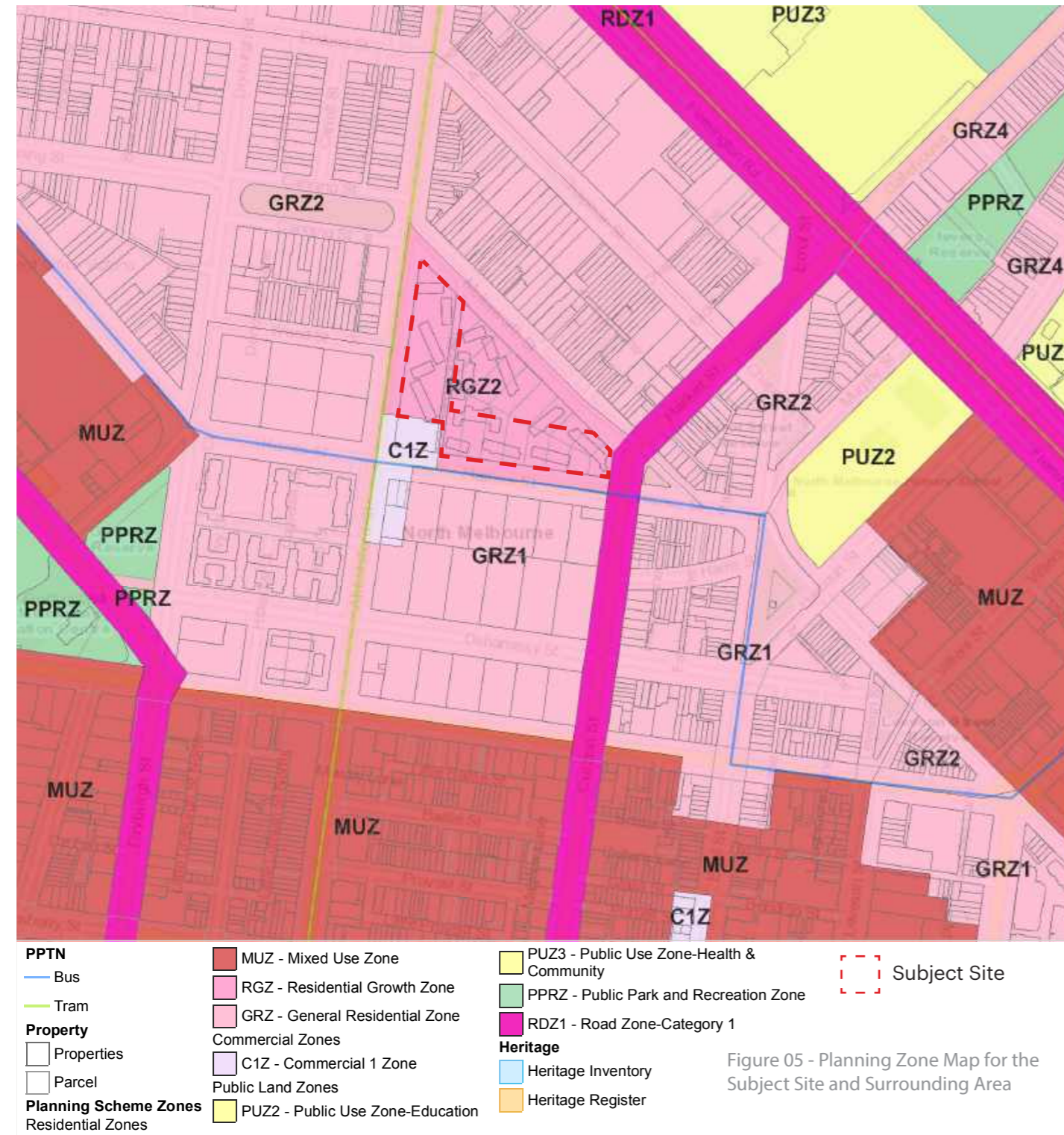


Figure 05 - Planning Zone Map for the Subject Site and Surrounding Area

2.1 Zoning and Overlays

The subject site is affected by the following zone and overlays:

- Residential Growth Zone, Schedule 2 (RGZ2)
- Development Plan Overlay Schedule 12 Public Housing Renewal Abbotsford St (DPO12); and
- The Design and development Overlay Schedule 66 Hospital Emergency Medical Services Helicopter Flight Path Protection (Outer Area)(DDO66); and
- The Parking Overlay Precinct 12 Schedule Residential Development in Specific Inner City Areas (PO12).

Residential Growth Zone, Schedule 2 (RGZ2)

The land is located within the Residential Growth Zone, Schedule 2 (Public Housing Renewal – Abbotsford Street, North Melbourne) pursuant to the Melbourne Planning Scheme.

The purpose of the Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Schedule 2 of the Residential Growth Zone includes the following Design objectives:

- Schedule 2 of the Residential Growth Zone includes the following Design objectives:
- To facilitate the renewal of Abbotsford Street site.
- To provide housing diversity.
- To minimise the loss of trees on the site.
- To respond to the surrounding area and built form character.

2.0 Relevant Planning Provisions

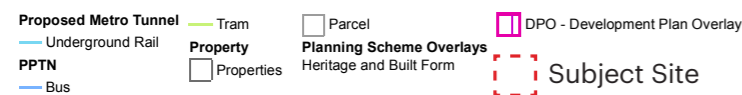
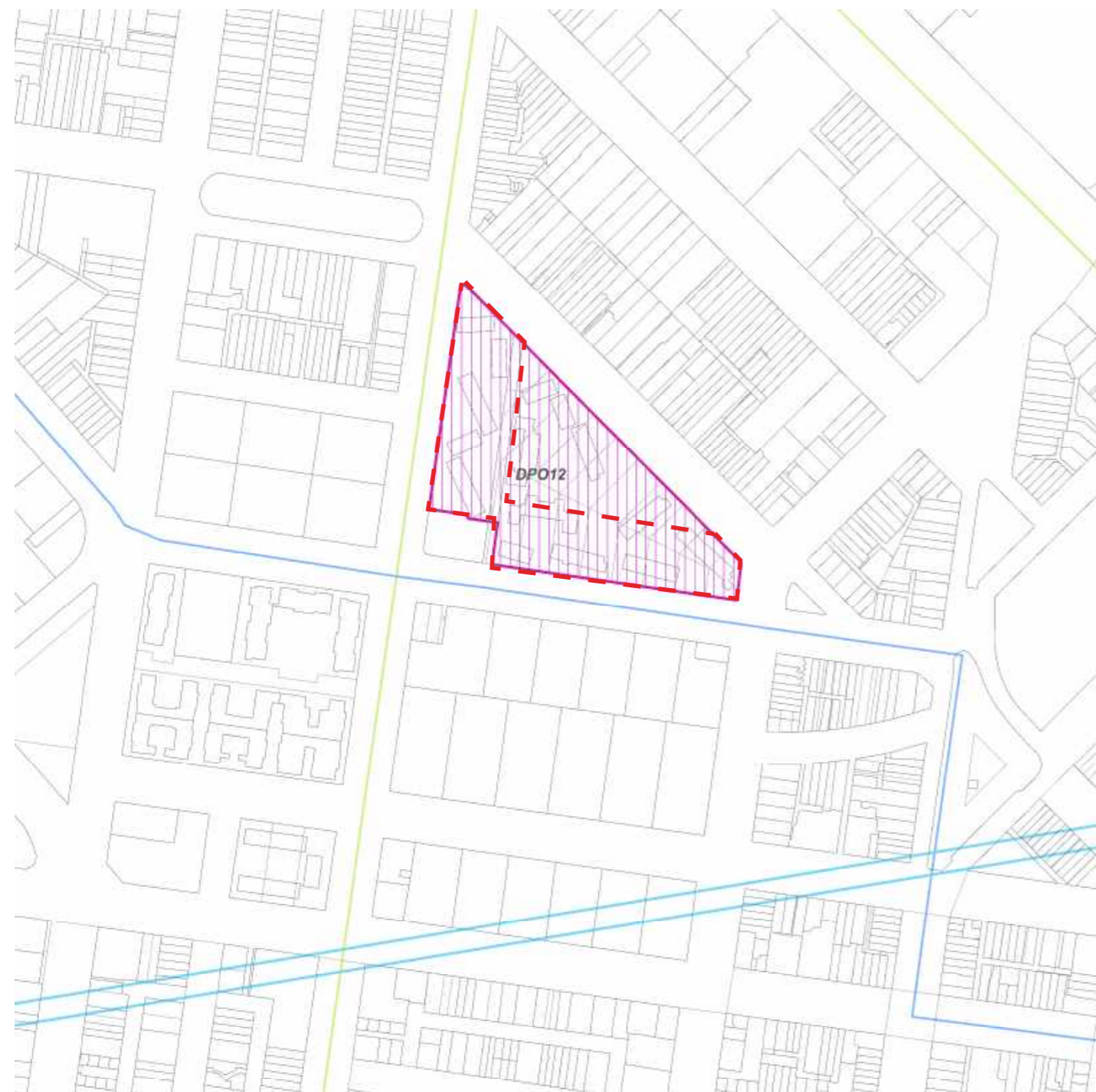


Figure 06 - Development Plan Overlay (DPO) Map for the Subject Site and Surrounding Area

2.1 Zoning and Overlays

Development Plan Overlay, Schedule 12 (DPO12)

The purpose of a Development Plan is as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas that require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Specifically, Schedule 12 of the Development Plan Overlay (public Housing Renewal – Abbotsford Street, North Melbourne) applies to the subject site, which outlines that the Development Plan must demonstrate the following:

- High quality integrated social and private housing that is socially, economically and environmentally sustainable that delivers high levels of residential amenity and livability;
- An increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable;
- Integration of Precinct 5 that is set aside for education purposes with the balance of the site through landscaping, open space and built form integration with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering ‘good neighbour’ outcomes;
- Opportunities for legible access and address points for the site, buildings and spaces, including defining open spaces that foster social connections between residents and the wider community and that prioritise pedestrian and bicycle access within and external to the site;
- Landscaping and open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and livability of the site and local area that meets the needs of both the social and private housing residents; and
- Delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities and respond to the future needs of residents.

2.0 Relevant Planning Provisions

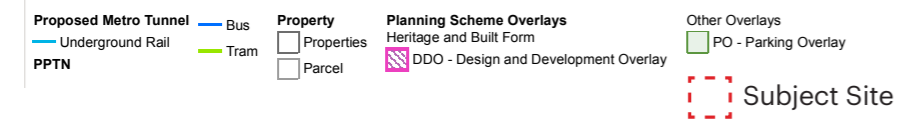
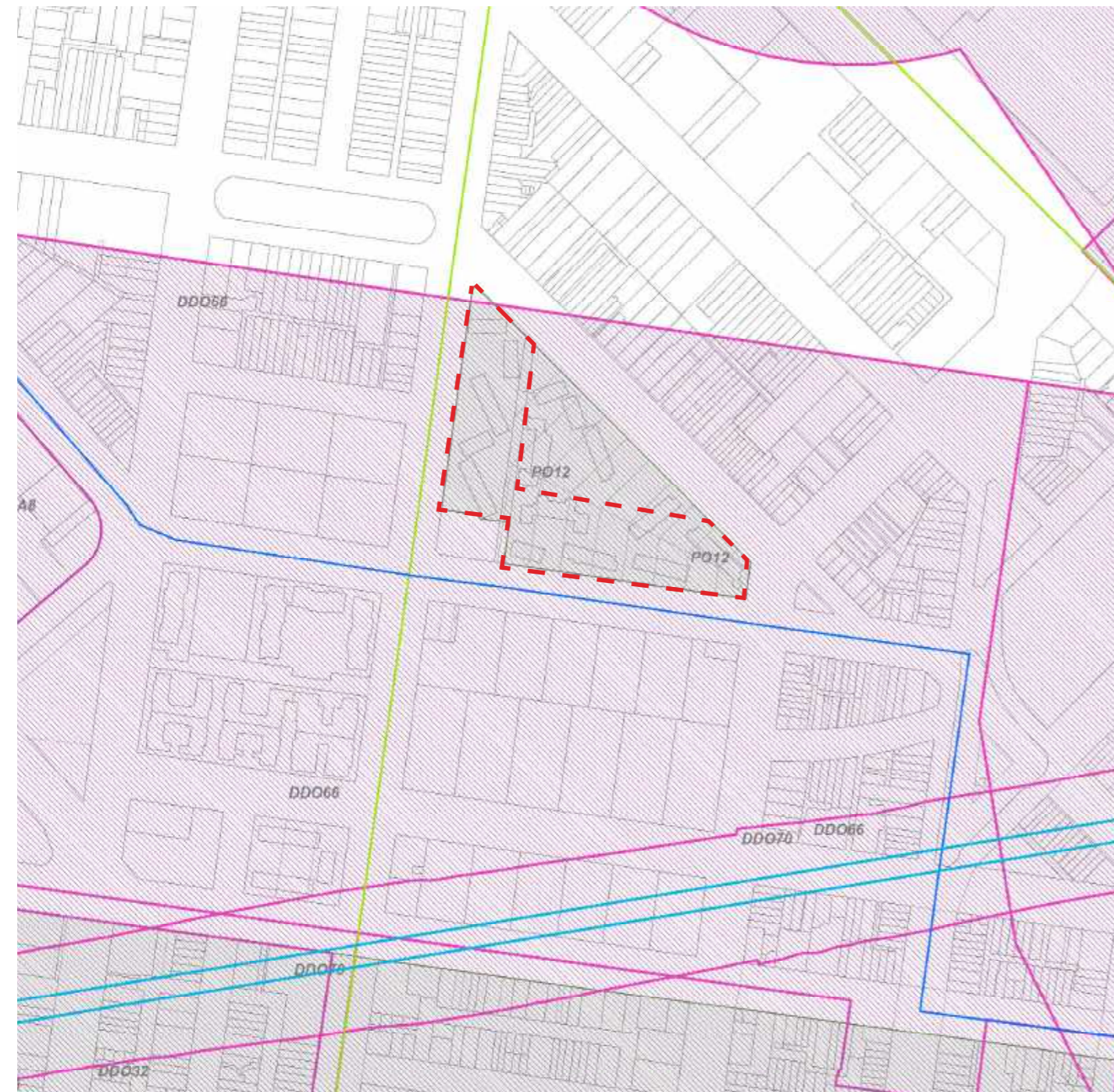


Figure 07 - Design and Development Overlay (DDO) and Parking Overlay (PO) Map for the Subject Site and Surrounding Area

2.1 Zoning and Overlays

Design and Development Overlay Schedule 66 – Hospital Emergency Medical Services Helicopter Flight Path Protection (Outer Area) (DDO66)

The Design objectives of the Schedule are:

- To ensure that the height of buildings and works do not encroach on the flight path areas associated with hospital helicopter landing sites.
- To ensure that the height of development avoids creating a hazard to aircraft using hospital helicopter landing sites.

Parking Overlay, Precinct 12 Schedule (PO12)

The PO12 parking objective is:

- To identify appropriate car parking rates for residential development in specific inner city areas of Melbourne.
- The provisions require a planning permit to exceed the maximum number of car spaces identified in the Table to the Schedule. The maximum car parking spaces is 1 to each dwelling.

3.0 Site + Context Analysis



Figure 08 - Subject Site and Surrounding Area Analysis

Scale 1:5000 @ A3

3.1 Site Context

The site is a triangular shaped 1.2Ha property bounded by Abbotsford Street, Haines Street and Molesworth Street. Abbotsford Street is aligned in a north-south direction, connecting with Flemington Road to the north and Dynon Road to the south. Street tree plantings and on-street car parking is interspersed along the Abbotsford Street frontage.

Molesworth Street is configured in a north-west to south-east orientation, connecting with Pleasance Gardens to the north-west and terminating at Haines Street to the south-east. Molesworth Street contains a central median strip which comprises of mature canopy plantings separating one-way vehicle movements on either side.

Haines Street is aligned in an east-west configuration, connecting with Errol Street to the east and Dryburgh Street to the west. It comprises of 90 degree car parking in the middle of the street (with street tree plantings interspersed), separating one-way vehicle movement.

There is on-street car parking on Abbotsford Street, Haines Street and Molesworth Street. Adjacent to the site on Abbotsford Street/Haines Street there are small shop fronts including food/drink, convenience stores servicing the local community.

The site is well serviced by public transport and public infrastructure such as parks, gardens, hospitals, local municipal services and convenience shopping.

- Tram route 57 (West Maribryong to Flinders Street) runs along Abbotsford Street, connecting Flemington Road with shops and services on Errol Street North Melbourne.
- Bus route 402, stopping on Haines Street provides access to Footscray Station, University of Melbourne and the Royal Exhibition building.
- Metro stations such as the North Melbourne Station and the planned Arden Railway Station are within walking distance to the site.
- Views from the site include Royal Park to the north and the Melbourne CBD to the south-east.

3.0 Site + Context Analysis

3.2 Subject Site

The subject site is currently populated by existing social housing buildings and natural vegetation. There are currently 112 social housing units on the site. The dwellings on Abbotsford Street present themselves to the street as two and three storey buildings nestled in between pockets of green open space. Similarly, the residential buildings throughout the site along on Haines Street and Molesworth Street are two or three storeys in height. All buildings on the site are of similar architectural style and are constructed with modest brick or rendered facades. A number of outbuildings surround the residential buildings.

Pockets of open spaces currently separate the building forms on the site. The existing site infrastructure is aging and underutilised and includes sporadic bench seating, a children’s playground on Molesworth Street and pedestrian footpaths. All boundaries of the site are currently secured with metal fencing with provisions for gates at footpaths. Hardwicke Street provides a pedestrian link to the dwellings on Abbotsford Street and Molesworth Street. One-way vehicle access is permitted through Hardwicke Street from north to south.

The site currently has an existing 7 metre fall from east (Molesworth Street) to west (Abbotsford Street). The existing vegetation includes canopy trees, shrubs near the boundary and other soft landscaping.

There are potential noise sources from existing infrastructure, services and facilities abutting the site including:

- Traffic on Abbotsford and Curzon Streets (primary noise)
- Trams on Abbotsford Street and Traffic on Haines Street and Molesworth Streets (lower level than other streets)
- Commercial uses on the corner of Abbotsford and Haines Street including refrigeration plant, exhaust fans and other mechanical services
- Albion Hotel on the corner of Curzon Street and Haines Street including mechanical services and patron noise

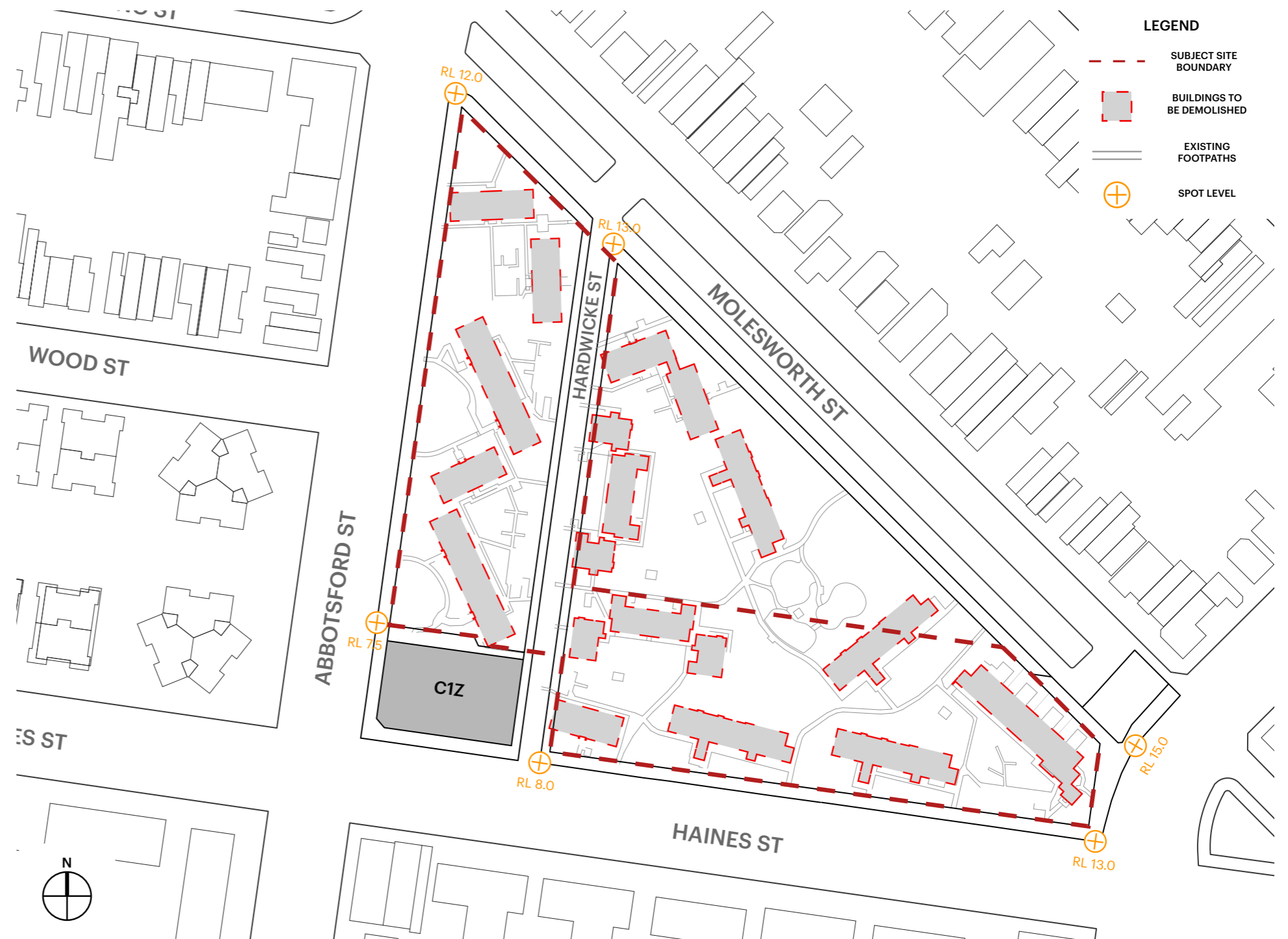


Figure 09 - Subject Site Existing Built Form and Levels

3.0 Site + Context Analysis



NOTES:
 Levels are to Australian Height Datum derived from JKA JKA PM247 (RL 21.224)
 Contour Interval = 0.2m
 This survey has located surface features in accordance with client instructions and would generally include visible utility services. Underground services have been plotted from plans supplied by the relevant service authorities through the 'Dial Before You Dig' service. Accurate location of services can only be guaranteed by excavation. Prior to any demolition, excavation or construction on the site the relevant Authorities should be contacted to ascertain the possible locations of further services and detailed location of all services. The North Symbol on this sheet has been orientated to accord with True North.
 Subtract 8°04'50" for Title bearings.

LEGEND

□ TPIT	TELECOMMUNICATIONS PIT
⊙ EP	ELECTRICITY POLE
⊕ ELP	ELECTRICITY POLE WITH LIGHT
⊕ LP	LIGHT POLE
⊕ WM	WATER METER
⊕ FH	FIRE HYDRANT
⊕ FP	FIRE PLUG
⊕ WV	WATER STOP VALVE
⊕ GP	DRAINAGE GRATED PIT
⊕ JP	DRAINAGE JUNCTION PIT
⊕ CNO/Full	Could Not Open/Full of Dirt
⊕ SPIT	SEWER PIT
⊕ SIO	SEWER INSPECTION SHAFT
⊕ SVT	SEWER VENT
⊕ GV	GAS VALVE
⊕ GM	GAS METER
⊕ GMP	GAS MARKER POST
⊕ TSB	TRAFFIC SIGNAL BOX
⊕ TSP	TRAFFIC SIGNAL POLE
⊕ TSPIT	TRAFFIC SIGNAL PIT
⊕ DTPT	DETECTOR PIT
⊕ UTUN	UNKNOWN UTILITY
⊕ UPIT	UNCLASSIFIED PIT
⊕	PHOTO POINT & DIRECTION

IL>83.06 UNDERGROUND DRAIN WITH INVERT LEVEL & PIPE SIZE
 225# UNDERGROUND GAS LINE
 UNDERGROUND SEWER
 UNDERGROUND WATER LINE

SEE SHEET 4 FOR TITLE DETAILS

CLIENT: D.H.H.S.
 DETAILS: TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
 PROJECT: ABBOTSFORD, MOLESWORTH, HAINES & CURZON STREETS, NORTH MELBOURNE



SURVEYORS REF. 1601564
 VERSION: B
 DATE: December 2016
 SHEET 1 OF 4

ORIGINAL SCALE: 1:200
 SHEET SIZE: A1
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SEE SHEET 2 FOR CONTINUATION

SEE SHEET 3 FOR CONTINUATION

Figure 10 - Subject Site Survey, NTS

3.0 Site + Context Analysis

3.3 Neighbourhood Character

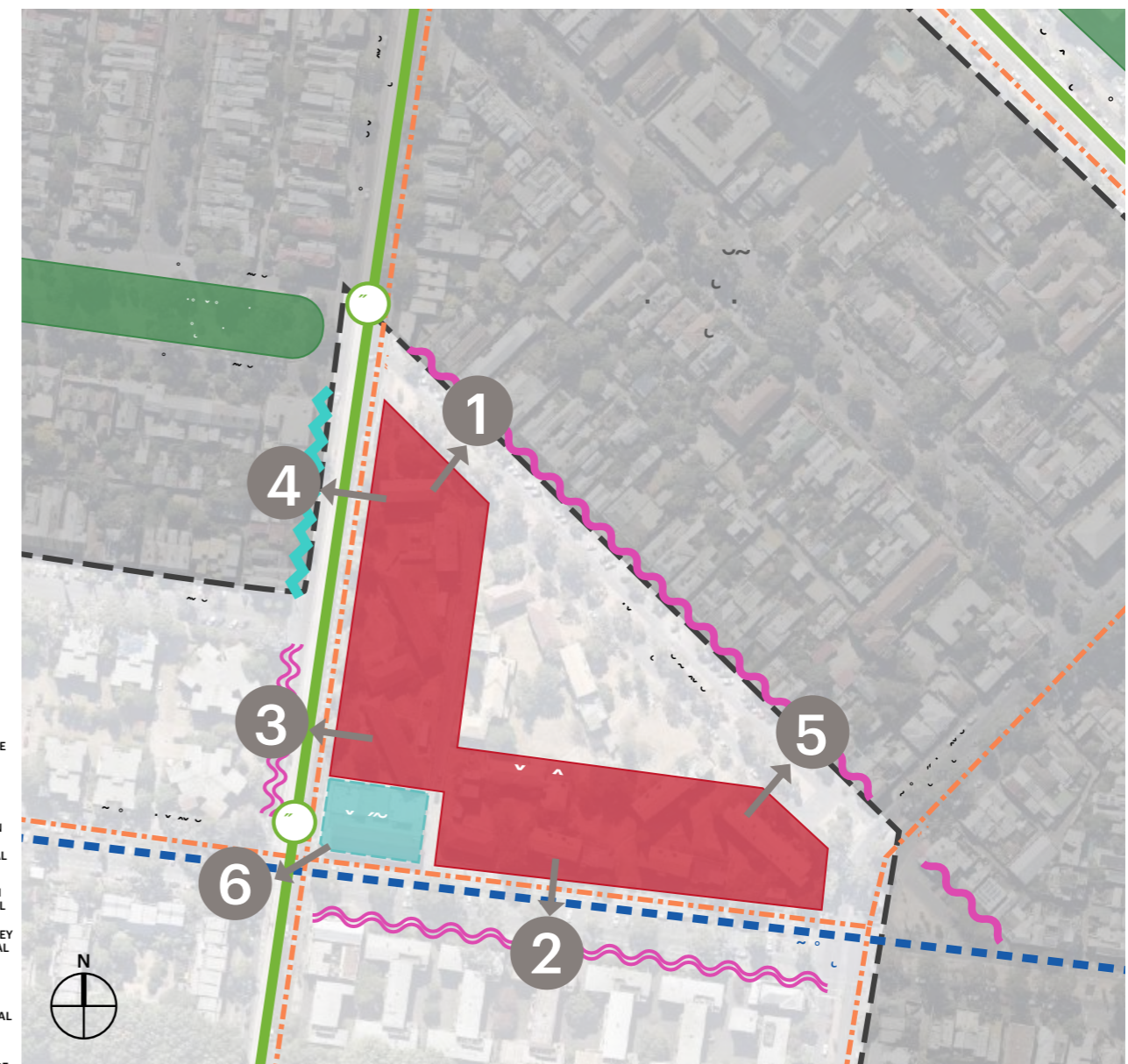
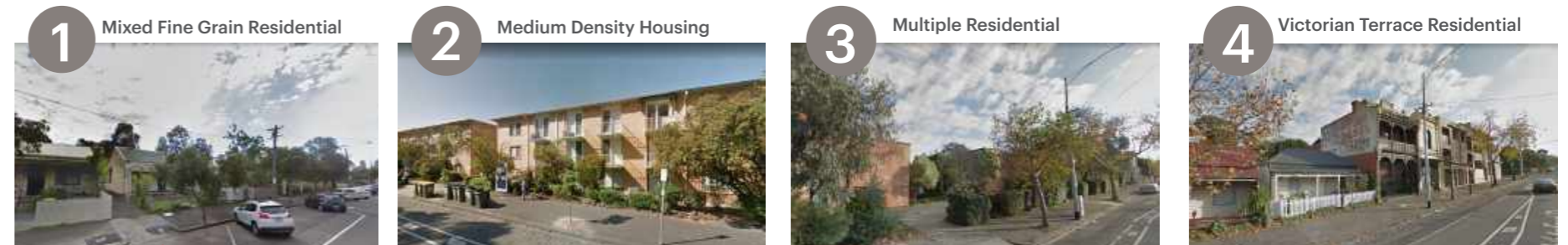
The neighbourhood character in North Melbourne is dynamic and complex, with a mix of established and new residential developments. There are also commercial, industrial, retail and community amenities clustered throughout the neighbourhood.

Haines street to the south of the site is dominated by medium density modernist housing complexes, sitting proud along the street frontage and orientated towards the subject site. The street is wide with matured central street trees integrated with car parking, dedicated bicycle paths and on-street car parking running on both sides of the street.

Molesworth Street to the north of the site contains primarily traditional terrace housing of 1 and 2 storeys with a wide central medium which consists of mature canopy plantings creating a landscape buffer to the site.

To the west, Abbotsford Street presents a small and established commercial area with local business and retail. The housing found on Abbotsford Street is diverse in architectural character and scale including single storey cottages and two to three storey terraces.

To the south of the site is series of 3 storey public housing walkups with central courtyards and layouts that address the street. On the corner of Haines and Abbotsford Street, on a separate allotment is a commercial property with small local service retail outlets.



- LEGEND**
- BUS ROUTE
 - TRAM ROUTE
 - TRAM STOP
 - BIKE PATH
 - VICTORIAN TERRACE RESIDENTIAL
 - MIXED FINE GRAIN RESIDENTIAL
 - MULTI STOREY RESIDENTIAL
 - SUBJECT SITE
 - COMMERCIAL ZONE
 - PUBLIC OPEN SPACE
 - HERITAGE OVERLAY

Figure 11 - Subject Site and adjacent interfaces

4.0 Master Plan

4.1 Vision

The proposal for Molesworth Place delivers a project that will encourage the establishment of an integrated local community and a high quality urban design outcome. The community will live within new medium density built form with a level of internal amenity that exceeds market expectations and is tenure blind to the public realm.

The key characteristics of the proposal are:

- An increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more dwellings;
- 'Integration' with the surrounding area by responding to existing and preferred neighbourhood character;
- Innovative architectural forms and languages that respond to their immediate site contexts;
- A pedestrian friendly inner urban precinct with high quality public spaces including new streets and landscaped public open spaces;
- Open spaces and connections that prioritise pedestrian and bicycle access within and external to the site;
- The establishment of two tree lined pedestrian dominated streets, with a streetscape reinforced by carefully considered architecture and urban furniture;
- A generous network of courtyard and public spaces that improve the amenity of the precinct and experience of the future residents;
- A proposal with visual permeability, clear wayfinding and clear and engaging apartment entrances;
- High quality low maintenance materials and solutions throughout;
- High quality landscape design with durable hardscapes and robust plantings; and
- Delivery of adaptable buildings and spaces.

Molesworth Place endeavors to create housing with high amenity that is distinct and diverse in nature and meets current Victorian Government policies . The housing initiative also aspires to create an inner urban precinct that is safe, accessible, that is both unique and engaging.

Molesworth Place proposes to integrate high quality residential amenities including both public and private facilities. The ground floor interface on Abbotsford Street and Haines Street delivers exceptional livability for residents and the wider community. The 20 metre wide pedestrian link from Woods Street into the subject site provides opportunities for active and mix uses. The design also includes active street frontages along the western boundary of Precinct 2. The nominated active commercial area anticipates moments for community engagement and vibrancy.

Along the Haines Street interface, a 3 metre landscape setback has been allocated for Precincts 3 and 4. The soft interface mitigates between the Haines Street passageway and proposed dwellings. There is a 6 metre wide pedestrian link enhancing connectivity from Haines Street to the potential future school site. Passive surveillance has been integrated into the pedestrian links to ensure high quality safety and comfort.

Provisions for secured bicycle parking and facilities on the ground floor have been incorporated in the design for throughout all 4 precincts.

Appropriate architectural treatments will be undertaken to minimise the length of ground floor frontages to the service areas, garbage storage areas, car parking and co-located or continuous garage doors. This will also encourage articulation and interest in the street elevations on the proposal's boundaries.

Another intent of Molesworth Place is to provide residents with views from the site to Melbourne's Central Business District (South) and Dandenong Ranges (East) whilst protecting and enhancing the outlooks of the existing buildings within the neighbourhood.

The Development Plan contemplates the demolition of existing buildings on the subject site.

4.0 Master Plan

4.2 Master Plan Concept

Molesworth Place responds to the building heights of each precinct, with DPO12 outlining a 5 storey building height in each precinct. Around the perimeter of the site, the DPO contemplates various interface treatments to include street setbacks, variable street wall heights of 3 to 5 storeys, and upper level setbacks.

Given the development plan contemplates individual dwelling entrances (where appropriate) to the respective street frontages, plus an alternate building typology (apartments and townhouses), this will allow the future development to achieve an appropriate grain that reflects the characteristics of the area and each individual interface.

Across each interface, any future development will include an articulated frontage to reduce visual bulk to the streetscape. This area of articulation will include the placement of balconies, sets of discontinuous forms and varied materials as contemplated within DPO12.

The design of the building footprint and the subsequent impact on any street trees will be resolved in conjunction with further arboricultural consideration.

Precinct 5 – Potential Future School Site

Precinct 5 does not form part of the Development Plan and is to be delivered by the Department of Education in the future.

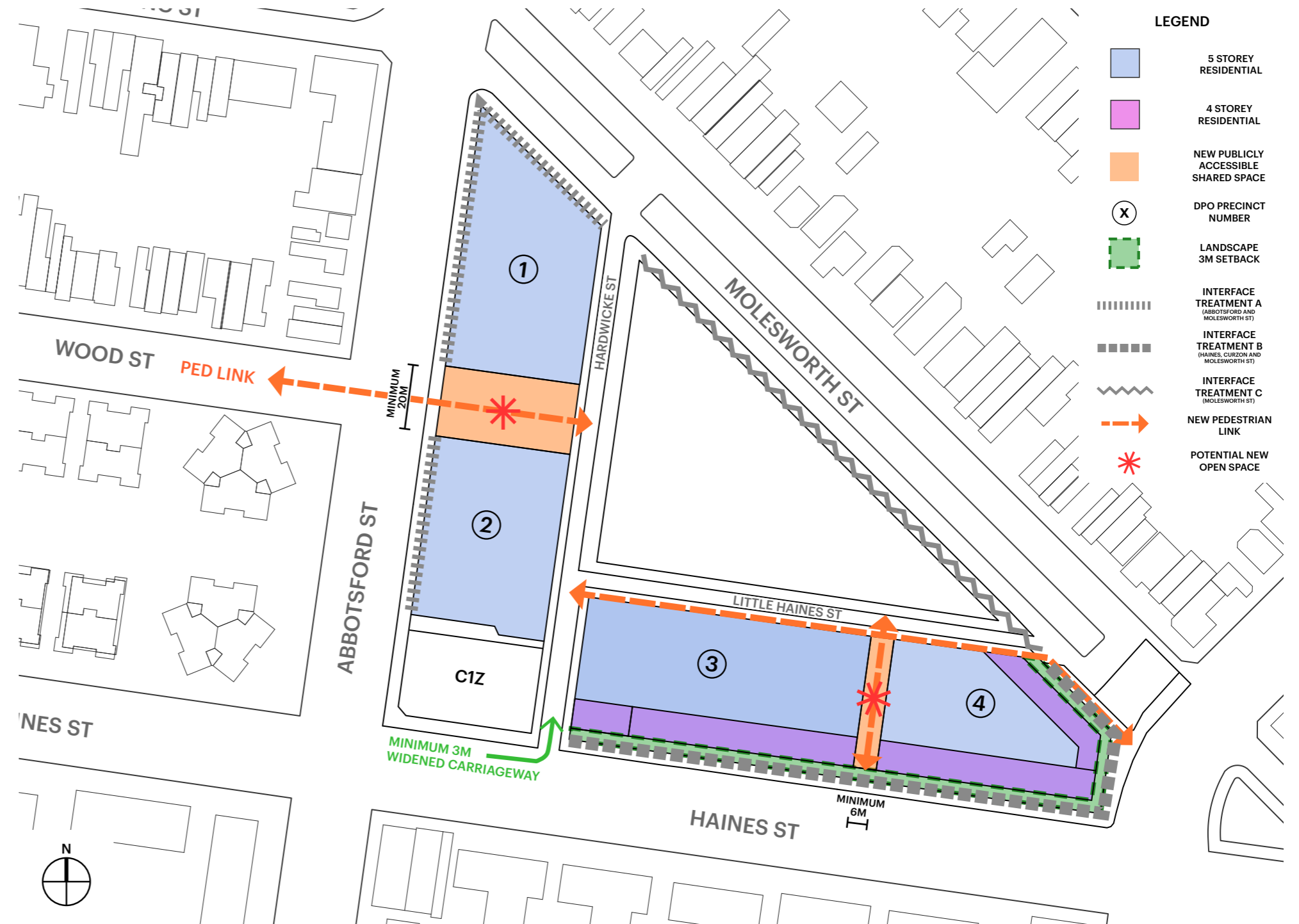


Figure 12 - Molesworth Place Precinct Plan

4.0 Master Plan

4.3 Key Features



Public Land Assets

- A perimeter housing proposal that responds to the street and neighbourhood conditions, reinstates and extends the street network and frames a potential future educational use in the heart of the site.
- Public, private and semi-public open space and opportunities for neighbourhood greening, general amenity and community socialisation.
- Permeable and accessible buildings and landscapes.
- Opportunities for commercial tenancies which are strategically located to activate street facades and public spaces.
- Underground car parking with discreet entrances on minor roads which cause minimum disruption to the public realm and street.
- A perimeter housing proposal that maximises the land use of the site without compromising residential and neighbourhood amenity.



Sustainable Developments

- Sustainable planning that optimises land use in accordance with DPO12,) whilst providing good access to natural light.
- High quality robust low maintenance materials that will age with grace.
- A proposal that meets high environmental benchmarks and is targeting the following:

A certified 5 Star Green Star Design & As Built rating for all public and private buildings, inclusive of a number of mandatory credits for the public housing portion of the development.

An average NatHERS rating of at least 7 stars for each building with no individual apartment dwelling achieving less than 6 Stars, except for SOHO dwellings which must achieve a minimum of 5.5 Stars.



Safe Places

- Community rooms, SOHO and commercial tenancies at the ground floor to increase activity and make a safer urban realm.
- Public open space and semi-private gardens that are designed as through block links to increase urban complexity interest and legibility and avoid public dead ends.
- Open spaces that are overlooked by a combination of individual housing and shared circulation and communal areas so as to increase safety through passive surveillance.
- High quality and durable landscapes that residents and community can enjoy - increasing activity, socialisation, safety and community building.



Social Integration

- Opportunities to engage with the local community through future community rooms.
- Podium and rooftop courtyards for passive enjoyment and recreation.
- Pathways connecting to carefully planned urban spaces encouraging social interaction.



Tenure Equity

- Responsive to its immediate context and seeks a diversity of expression to create interest and avoid urban monotony.
- High quality architectural responses for both social & private dwellings.
- Well integrated and visually indistinguishable private and social housing.

4.0 Master Plan

4.3 Key Features

Active Transport

- Provisions for the extensive and accessible bicycle parking as nominated by the DP including:
- One space per dwelling without a car space;
- One space per five dwellings with a car space and;
- One space per 10 dwellings for visitors.
- Providing access and connection to existing bicycle paths and infrastructure.
- Allocating bicycle facilities in highly visible, well-lit areas on the ground level for easy use, safety and access.
- Enhancing connectivity to existing public transportation networks and promoting use of shared pathways (vehicle and pedestrian) and vehicle traffic is excluded from the main public open space areas.
- Exploration of a Green Travel Plan (GTP) to encourage walking, cycling, public transport and car pooling.

Landscape Integration

- Creating opportunities for new landscaping, public and private open space including communal parks, boulevards and pocket gardens.
- Aesthetically pleasing landscapes that provide protection and visual interest.
- Landscapes that change and respond to various climatic conditions and seasons.
- Landscapes are designed to be viewed but also as active spaces that encourage social interaction and community building.

Legibility

- Urban environment that is highly legible with natural pedestrian pathways and a landscape design that further enhances legibility.

Residential Amenity

- A variety of well-designed apartments with functional layouts and high quality interiors.
- Exceptional architecture that is engaging and engenders a sense of personal ownership and civic pride.
- Opportunities for light and aspects to internal public corridors.
- Communal spaces disperse throughout the project that encourage interaction.
- Dwellings in accordance with the Better Apartment Design Standards (BADs).
- Social dwellings to be designed in accordance to the Livable Housing Design Guidelines (LHDG) Livable Housing Australia - gold level.
- Opportunities for flexible dwelling in the social housing to respond to the future needs of residents.
- Internal overlooking within the site will be managed through the appropriate siting and design of habitable room windows and secluded private open space areas.

Non-Residential Uses

- A variety of non-residential uses at key public interfaces. These will serve the local community and activate the ground plane. They include:
- Retail and Commercial tenancies
- SOHO apartments
- Community room

Accessibility

- Universally accessible ground plane and accessible apartments that are practical for people of all needs and ability and adaptable to respond to the future needs of residents.
- Provisions for DDA dwellings in the social housing.

Neighbourhood Contribution

The proposal is envisioned to achieve exceptional community outcomes by enhancing the existing public realm, networks and grain of development within the North Melbourne locality by offering new pedestrian links, public spaces and opportunities for direct dwelling entrances to connect with the existing urban fabric.

The neighbourhood contributions in the proposal includes:

- Multiple pedestrian links including a 20 metre wide extension of Wood Street and a 6 metre wide pedestrian link to Haines St into the site.
- Pleasant housing entry sequences through courtyard spaces or tree lined streets.
- Creation of unique local identity through diverse built form and housing.

4.0 Master Plan

4.4 Design Principles

Activation and Urbanism

This proposal utilises the ground level to optimise interest and street activation. The 20 metre wide pedestrian thoroughfare provides a pedestrian extension to Wood Street and access into the potential future school. The thoroughfare is designed to benefit from the existing commercial land uses to the south and opportunities for non-residential land uses along the Abbotsford Street frontage. The Woods Street pedestrian link through the plaza will be accessible to all abilities and integrate landscaping/deep planting zone.

The ground floor interface on Hardwicke Street will provide a mix of active frontages and services to enhance the urban quality of Molesworth Place. A new street, named Little Haines Street, has been designed to provide direct access from Molesworth Street to Hardwicke Street. Little Haines Street will include a shared vehicle zone that incorporates pedestrian links, landscaping and public use. The ground floor interface on Little Haines Street has been designed as a protected pedestrian connection within the building footprint which also provides access to the dwellings.

Passive surveillance for the new public open space areas is achieved from active areas to include dwelling entrances, habitable room windows and balconies. These areas have also been carefully designed through a landscape scheme to avoid any dark spaces and hidden corners.

Haines Street will also be activated through individual entrances and personalised gardens (within a 3 metre setback). This will enhance the existing streetscape and provide a vibrant urban experience for the neighbourhood.

Opportunities for apartment entrances and commercial tenancies along Abbotsford Street shall facilitate activate street frontages encouraging a diverse and dynamic streetscape.

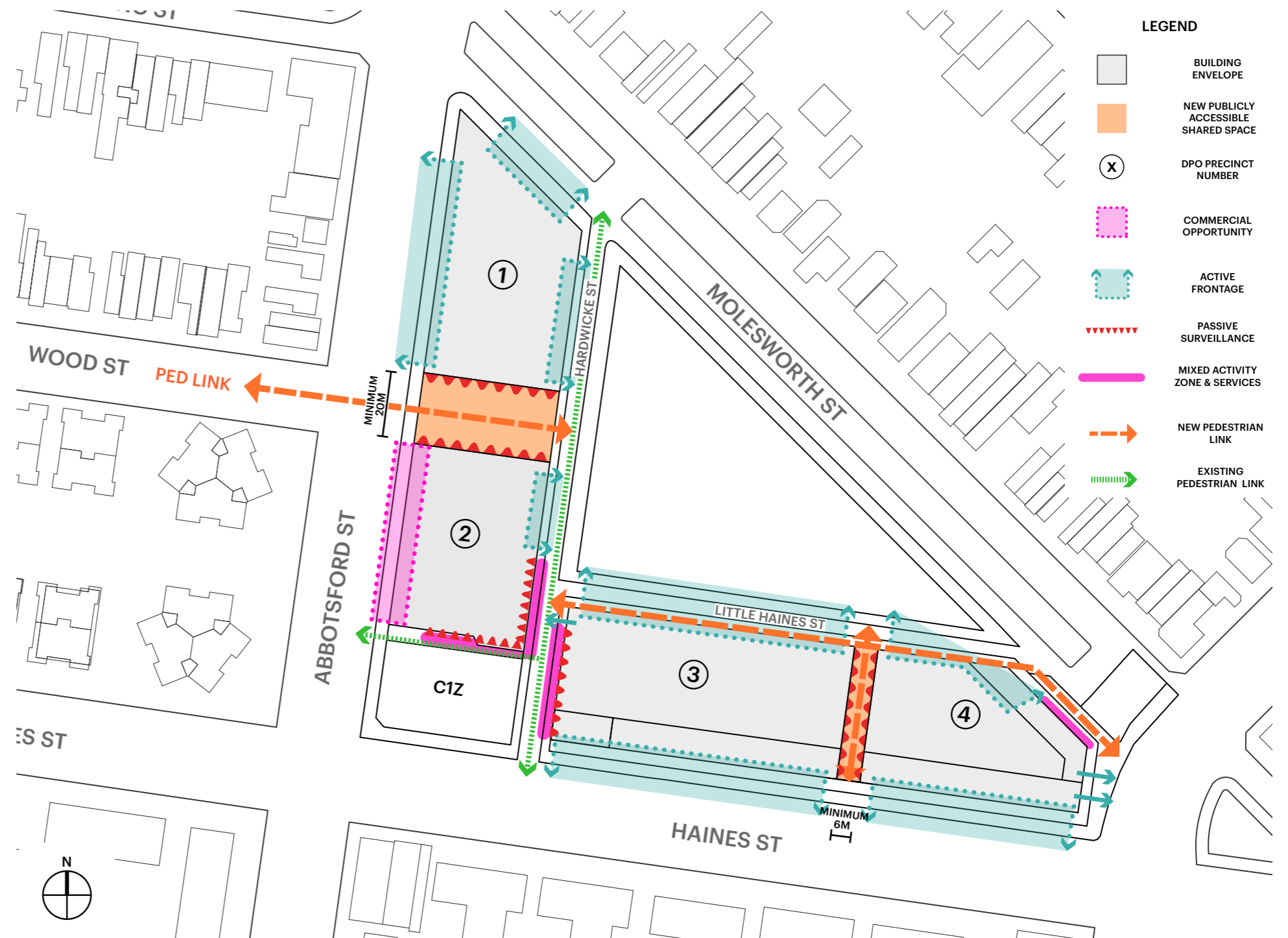


Figure 13 - Molesworth Place Activation Plan

4.0 Master Plan

4.4 Design Principles

Access and Connectivity

The site is conceived primarily as a pedestrian environment. Pedestrian, bike movement and public transport use is prioritised over vehicle traffic. Concealed car parking is contemplated throughout the site and will be located at various points within Precincts 2, 3 and 4.

Vehicle access to Hardwicke Street can only be achieved from Molesworth Street, and given that DPO12 contemplates an education precinct along the northern boundary of the site, a widened road reserve along Hardwicke Street is envisioned to allow for on-street car parking, footpaths and naturestrip plantings.

Secured bike storages with end of trip facilities are to be strategically located in proximity to primary frontages and provide ease of access to the existing bicycle network.

The proposal will facilitate well-connected bicycle and pedestrian links throughout all 4 Precincts and the potential future school site. The site has excellent pedestrian permeability, from Haines Street to Little Haines Street on the south and from Abbotsford Street to Hardwicke Street on the west. Opportunities for residential units to be access off Haines Street with individual front doors. Precinct 1 and 2 are primarily accessed by pedestrian links on the ground level and through the central courtyard from either Hardwicke or Abbotsford Streets.

Public access thoroughfares from Woods Street and Haines Street will enhance existing local amenities and provide greater opportunities for the local community.

Each non-residential (commercial) use in the proposal demonstrates articulation in their particular street frontages to distinguish thresholds such as entrances, clear glazed windows and openings. These areas of entry and access into non-residential (commercial) uses are covered for protection against weather occurrences.

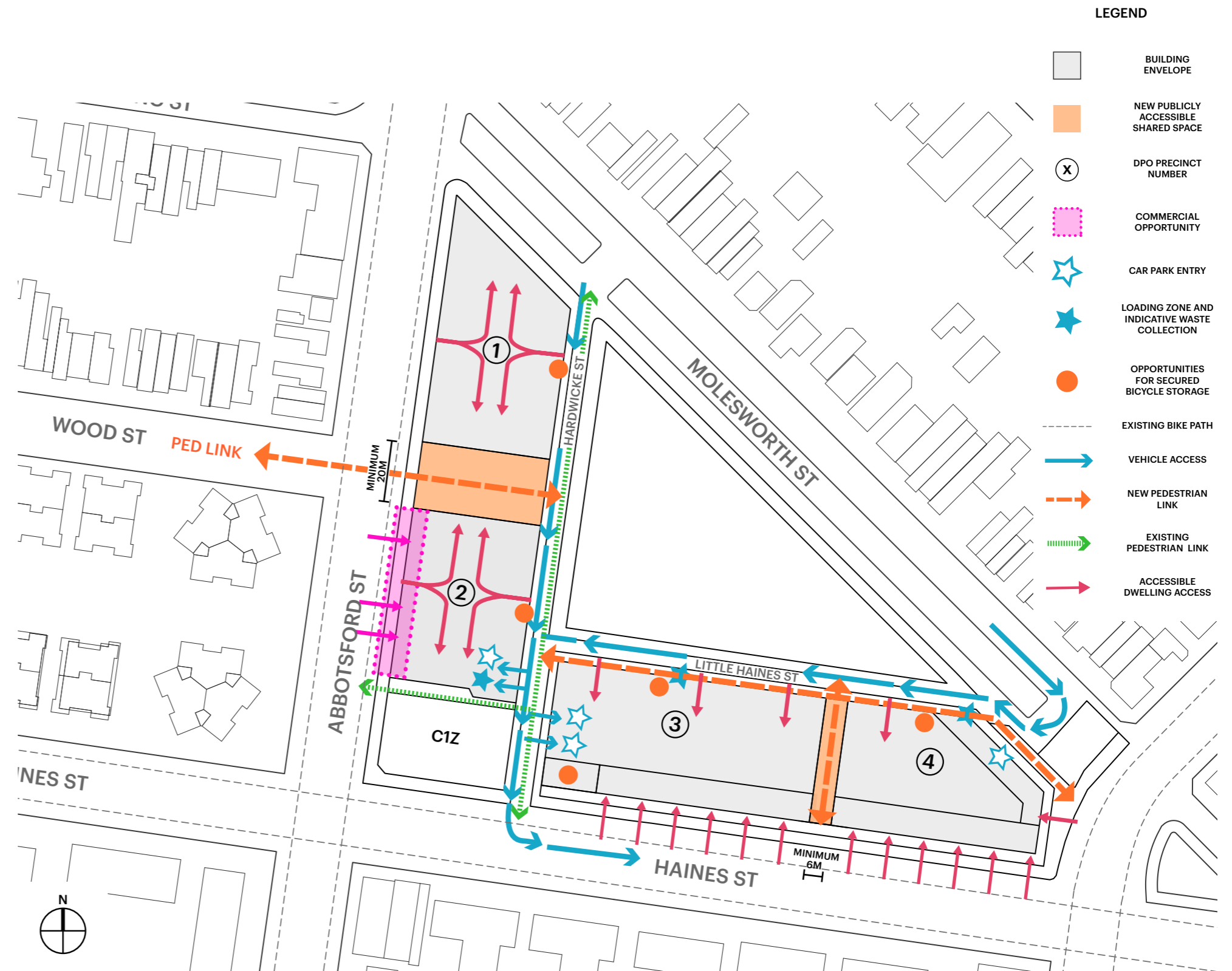


Figure 14 - Molesworth Place Access and Connectivity Plan

4.0 Master Plan

4.4 Design Principles

Visual Permeability and Outlook

Various level of visual permeability throughout the site will always be achieved owing to the siting and design of Hardwick Street in a north-south configuration. Notwithstanding, visual permeability will be enhanced throughout the site given what DP contemplates a 20 metre wide public thoroughfare along Abbotsford Street, a 6 metre wide contemplated along Haines Street and a new east-west connection parallel to Haines Street.

The implementation of these two thoroughfares and new east-west link will allow for visual permeability from their respective open spaces and also enhance pedestrian connectivity throughout the site.

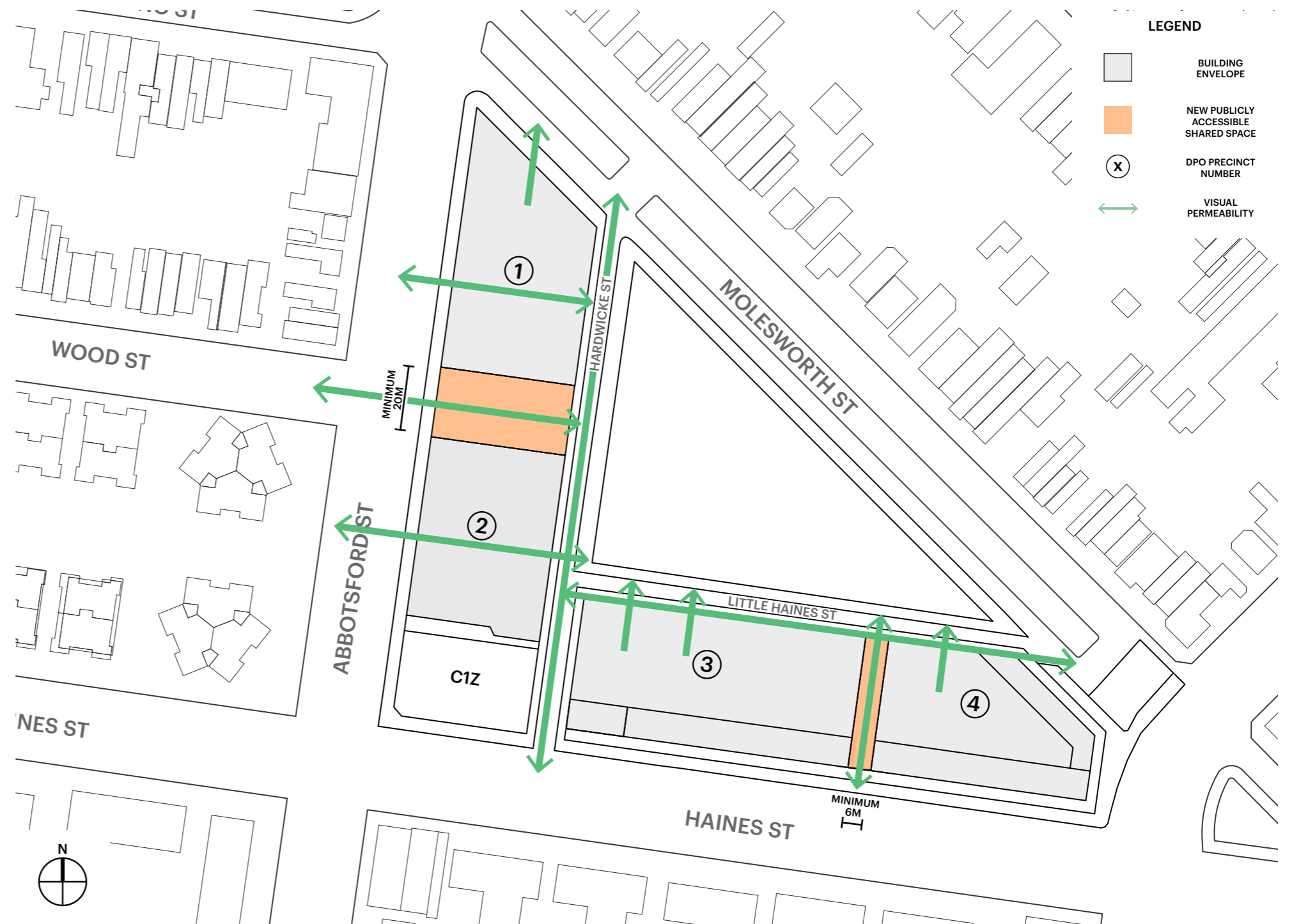


Figure 15 - Molesworth Place Visual Permeability Plan

4.0 Master Plan

4.4 Design Principles

Building Typology Plan

Molesworth Place proposes a variety of housing types including private housing and social housing. There is also the ability to accommodate non-residential (commercial) land uses at ground floor. The non-residential spaces are designed to align with the DPO requirements through the provision of minimum floor-ceiling heights, and are sited to ensure maximum activation and surveillance within and adjoining the site.

A pedestrian thoroughfare (Woods Street extension) is proposed between Precinct 1 and 2, which will enhance the pedestrian connectivity throughout the site and lead to the future educational facility. The pedestrian thoroughfare will include landscaping and communal seating areas. The pedestrian thoroughfare will be accessible to the public and be designed for people with limited mobility.

The commercial opportunities within the ground level on Precinct 2 facilitate potential for spillage towards the street and new public plaza. Activation and community engagement is also achieved by enhancing non-residential uses within the building envelope.



Figure 16 - Molesworth Place Building Typology Plan

4.0 Master Plan

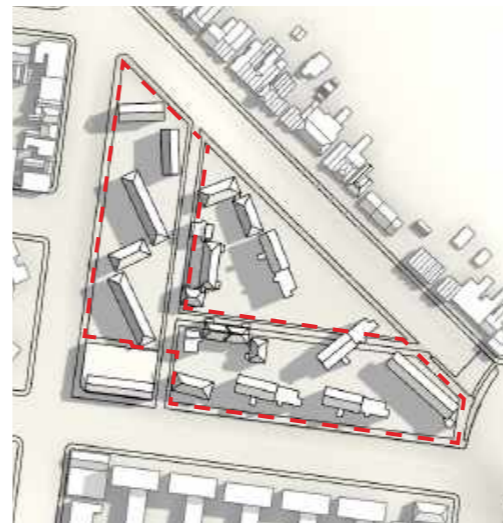
4.5 Sun and Shadow Study

September Equinox

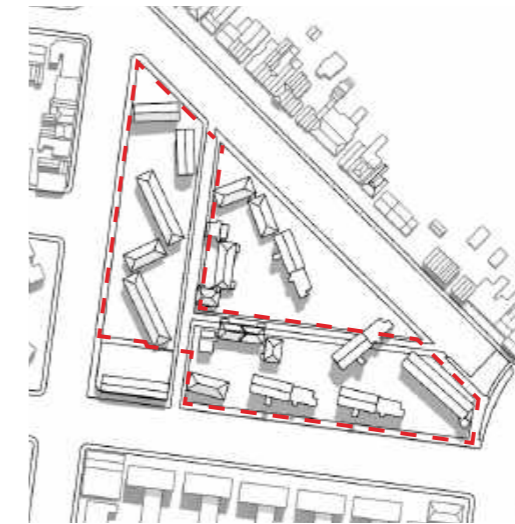
The overshadowing analysis for existing and proposed conditions at the September equinox demonstrates that the overshadowing impacts on the public realm and surrounding private open space areas, as a consequence of the proposed development, will not be unreasonably compromised.

The overshadowing analysis is designed in accordance with the built form controls (heights and setbacks) as contemplated by DPO12.

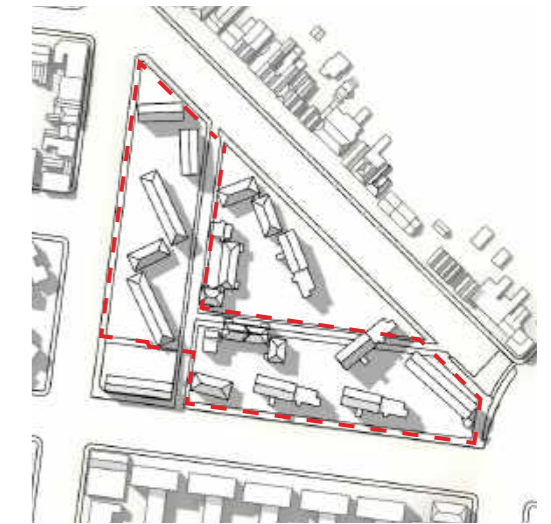
Existing Site



9am Sept 22

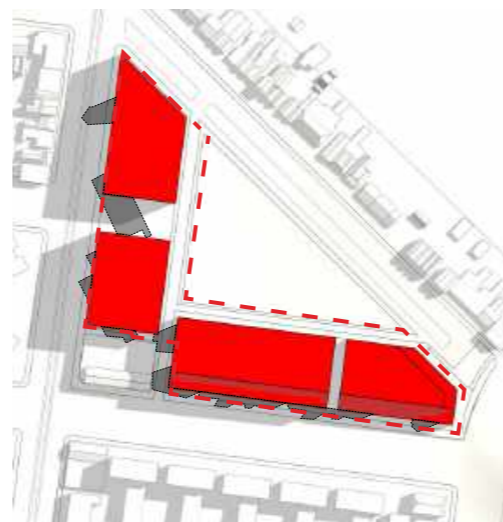


12pm Sept 22



3pm Sept 22

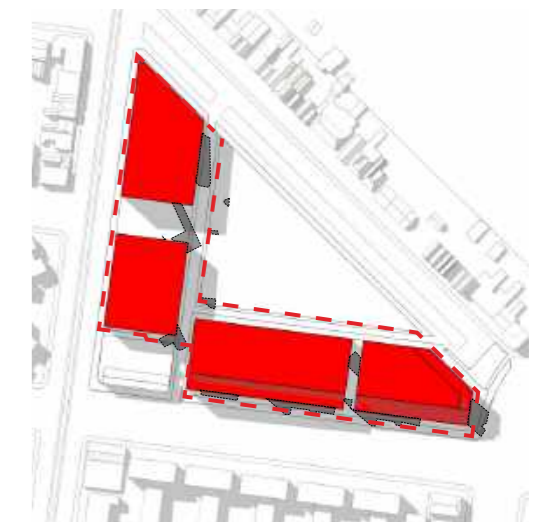
Proposed Concept



9am Sept 22





12pm Sept 22



3pm Sept 22

Figure 17 - Sun and Shadow Studies for September Equinox

 Subject Site

 Existing Building Shadow

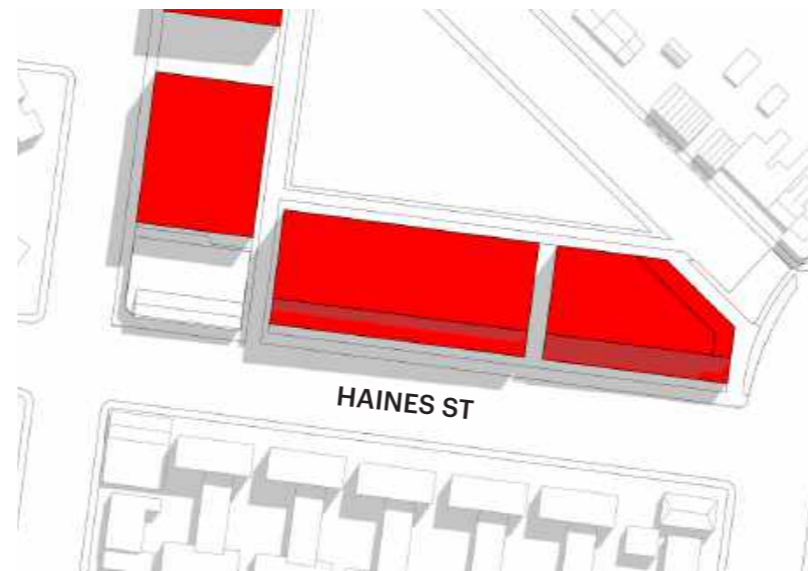
4.0 Master Plan

4.5 Sun and Shadow Study

Haines Street Proposed Concept



10am Sept 22



11am Sept 22



12pm Sept 22



1pm Sept 22



2pm Sept 22

Haines Street

The overshadowing analysis illustrates that no increased overshadowing of the footpath on the southern side of Haines Street between 10:00am and 2:00pm on the September equinox will occur, thereby ensuring that the pedestrian experience and public realm of the area will be maintained.

Figure 18 - Sun and Shadow Studies on Haines Street

4.0 Master Plan

4.6 Development Summary

Molesworth Place provides a mix of private and public housing dwellings which will create a diverse community with a wide array of dwelling typologies available to suit the needs of the demographic in Melbourne.

An increase number of social housing is targeted to improve dwelling diversity through a range of one, two and three bedrooms, with opportunities to create a four and additional three bedroom dwelling through flexible housing arrangement. This is to accommodate different family sizes and meet changing demands of the Victorian Housing Register.

Social Housing

Dwelling Typology	% Range	Approximate Dwelling Size	Approximate Number of Dwellings	Target Number of Dwellings
1 Bedroom	approx. 25-45%	45 - 65 sqm	35-60*	47*
2 Bedroom	approx. 50-70%	60 - 95 sqm	65-95*	80*
3 Bedroom	approx. 0-10%	85 - 110 sqm	0-15*	6*
4 Bedroom	approx. 0-10%	100 - 160 sqm	0-15*	0*
		Total No.	100 - 185*	133*

*May change due to flexible housing and or planning to accommodate different family sizes and meet changing demands of the Victorian Housing Register.

Private Housing

Dwelling Typology	% Range	Approximate Dwelling Size	Approximate Number of Dwellings
1 Bedroom	approx. 35-55%	45 - 65 sqm	approx. 40-70
2 Bedroom	approx. 35-65%	60 - 110 sqm	approx. 75-115
3 Bedroom (+)	approx. 5-15%	85 - 160 sqm	approx. 0-30
		Total No.	135 - 235



Figure 19 - Private Dwellings and Social Housing on the Subject Site

4.0 Master Plan

4.7 Staging

Molesworth Place is visualised over several stages, allowing for infrastructure and shared facilities to be progressively delivered in an orderly matter to minimise impacts on the neighbourhood, while providing future residents with access to amenities released in each stage.

Pending the issuing of any planning permit, any future development will commence and be completed in accordance with the timeframes outlined in any planning permit.

Site management implemented throughout each stage shall protect existing and new resident amenities, supervise vehicle access and parking, protect existing buildings and ensure infrastructure is delivered appropriately.

Staging for the commencement and completion of all works on site will be impingent on planning approvals and pre-sales timing. Notwithstanding, the anticipated commencement and completion of all works is from 2021 to 2025.

The specific commencement and completion dates of all stage will be subject to future planning permit approvals.

Stage A

- This stage proposes residential dwellings, parking, trees and vegetation, publicly accessible thoroughfares and infrastructure.
- New east west street road reserve connecting Molesworth Street and Hardwicke Street known as "Little Haines Street" and a publicly accessible thoroughfare providing a connection to Little Haines Street to Haines Street.

- Ground level parking with a partial single level basement planned on the western portion of the site.
- Portion of Hardwicke Street upgrade to align with the DPO12 and allow access to amenities when Stage B commences.

Stage B

- Envisages walk-up dwellings with street frontages to Haines Street and provisions for individual entry doors, landscaping and opportunities for activation.
- Interim activation strategies can include the provision temporary landscaping and/or perimeter hoarding with urban artwork or visual graphics to provide for an appropriate streetscape and pedestrian experience.

Stage C

- This stage proposes residential dwellings, parking, commercial and retail spaces, trees and vegetation, publicly accessible thoroughfare and deliver of infrastructure.
- A new public accessible thoroughfare located between Abbotsford Street and Hardwicke Street, providing a visual connection across to Wood Street.
- Portion of Hardwicke Street transform with upgrades providing a carriageway, footpaths, landscaping and indented car parking.
- Opportunities for walk-up dwellings with street frontages and individual entry doors, landscaping and activation.

Stage D (Not part of this development plan)

- This stage is not part of the development plan application and projected to be a potential future school facility.

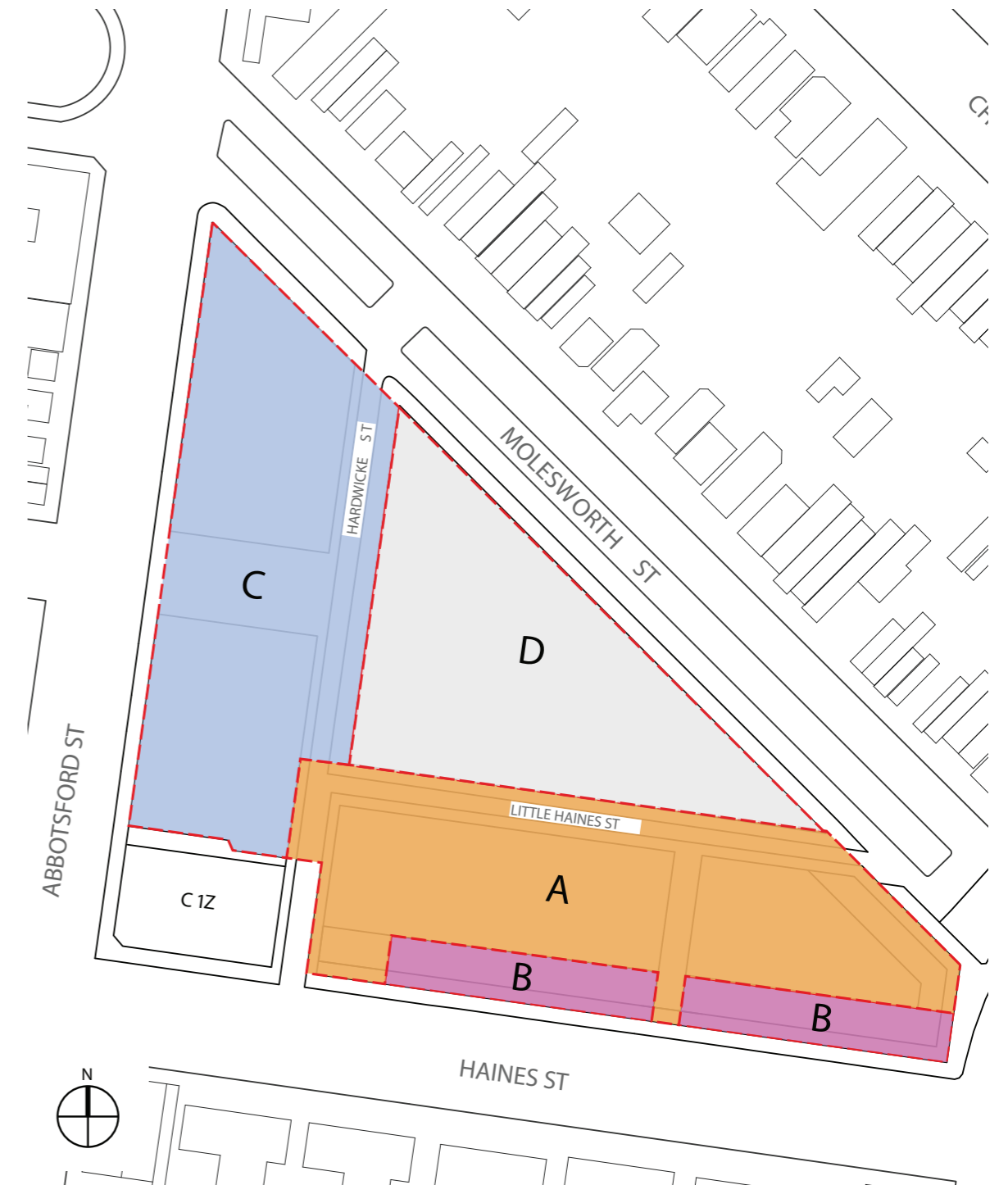


Figure 20 - Staging Diagram

4.0 Master Plan

4.8 Architectural Quality

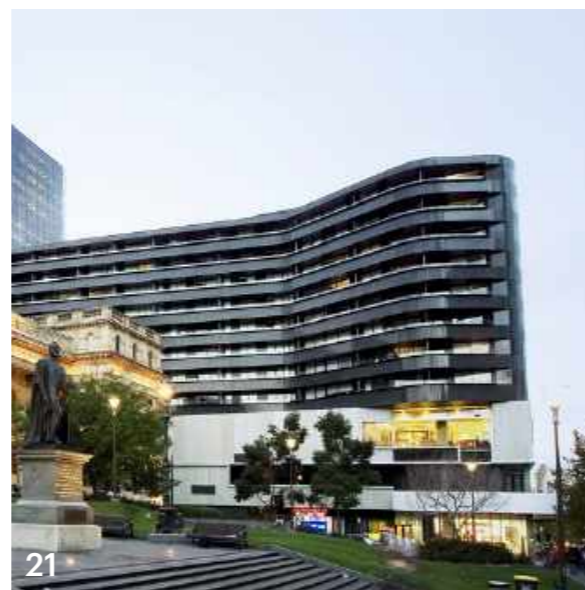
Surrounding the site are a variety of housing types and built form outcomes that range from multi-residential buildings (primarily in Abbotsford Street) to granular one and two storey traditional terrace houses (primarily in Molesworth Street) with the dominant building material being face brickwork.

Molesworth Place offers opportunities for two distinct five level buildings, one parallel to Abbotsford Street, the other to Haines Street. These buildings provide a distinct street presence; Abbotsford Street has a robust five level urban presence with opportunities for ground floor retail and commercial while on Haines Street the building form reduces to a 3 to 4 level terrace with small private gardens, a type of housing compatible with the tradition terrace housing of this inner Melbourne suburb. Both buildings provide high quality streetscapes to the north and east opposite the potential educational facility. On each of the frontages, a significant public accessible urban space will connect both Haines Street and Abbotsford Street with Hardwicke Street and the proposed street 'Little Haines Street' that flanks the new education facility.

Little Haines Street and Hardwicke Street are envisaged as pedestrian friendly streets with local traffic use and meticulously landscaped to encourage activity and life.

The architectural concept, visualise the buildings to be further broken into smaller forms with the inclusion of garden courtyard spaces. This reduces the visual bulk of the form and is more compatible with the scale of the street frontages of the surrounding existing buildings. This also has the potential benefit of reducing the building form into smaller more discrete and self-managing communities.

High quality and robust materials shall be selected for the development with the quality of the materials of the private and social housing be equivalent; they are complimentary and integrated. Brick and concrete is visualised and proposed for its compatibility with the surrounding context, long term durability and ability to age with grace.



21. QV2 Apartments, McBride Charles Ryan
 22. Monaco House, McBride Charles Ryan
 23. Whitlam Place, Freadman White
 24. Monash Logan Hall, McBride Charles Ryan

Site Specific Conditions

Urban edge and active corners

Molesworth Place is informed by the formal and ephemeral qualities of North Melbourne to create a proposal that is appropriate for the immediate urban context. The proposal responds to the existing public transport corridors including bus, tram and train links, bicycle paths and pedestrian routes. The unique urban and landscape edges present on Molesworth Street, Abbotsford Street and Haines Street have been addressed in the proposal through site specific articulation and material strategies that reflect the distinctive qualities of the site. The corners of the site provide opportunities to encourage and facilitate public engagement and people-orientated street frontages. Public activities and commercial programs are integrated into the urban corners and edges of the proposal to create a vibrant community precinct.

Porous and permeable forms

The proposal incorporates porous and permeable architectural gestures to soften and relieve the expansive site lengths on Haines Street and Abbotsford Street. The mix of materials, colours and finishes create articulation and interest along the site's boundaries and street elevations. The design encourages public activation across the edges of the site by integrating wide pedestrian links and community facilities across various intersections of the site. The addition of townhouses provides a direct relationship with the adjacent heritage streets as well as a formal contrast from the proposed apartment building blocks. Other architectural strategies of sculpting, penetrating, setting back and creating voids are carefully curated into Molesworth Place for an intriguing and site sensitive proposal.

Existing heritage fabric

Molesworth place responds to the heritage fabric woven into Abbotsford Street and Molesworth Street. In particular, the proposal has a sensitive dialogue with the new street interfaces and the uniquely significant Victorian townhouses adjacent to the site on Abbotsford Street and Molesworth Street. The choice of materials, building scale and proportion directly reflect the heritage compositions found within the existing site conditions of North Melbourne. Molesworth Place aims to celebrate the existing and significant urban fabric of the locality whilst providing high quality contemporary, novel and thoughtful public architecture.

4.0 Master Plan

4.8 Architectural Quality



Figure 25 - Little Haines Street Impression



Figure 26 - Abbotsford Street Impression (Above)
Figure 27 - Haines Street Impression (Below)

4.0 Master Plan

4.8 Architectural Quality

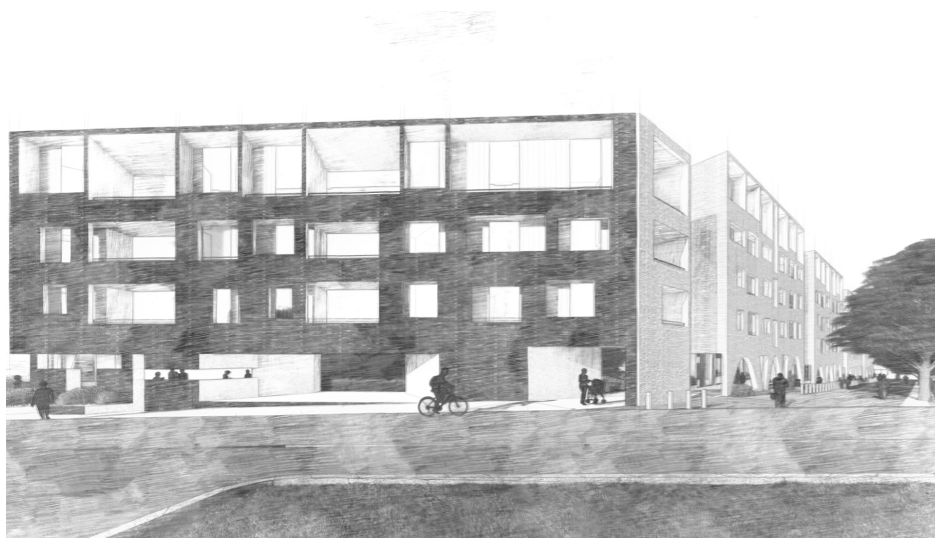


Figure 28 - Haines Street Impression (Left)
Figure 29 - Abbotsford Street Impression (Above)

4.0 Master Plan

4.9 Abbotsford Street + Haines Street Elevations

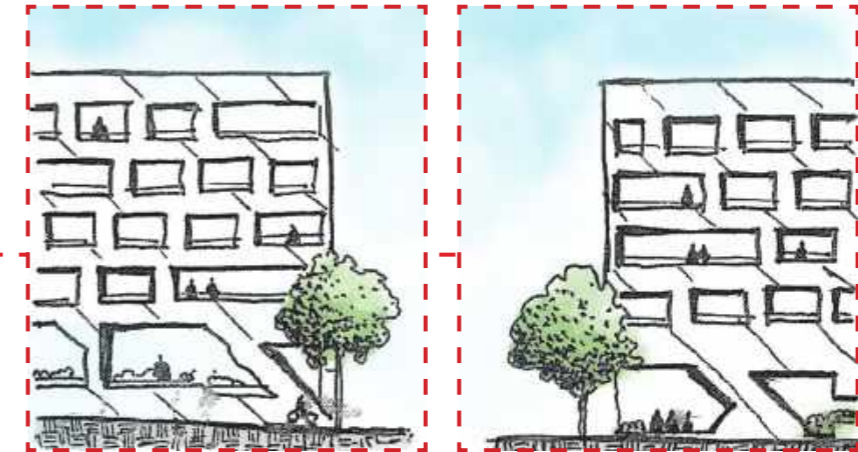
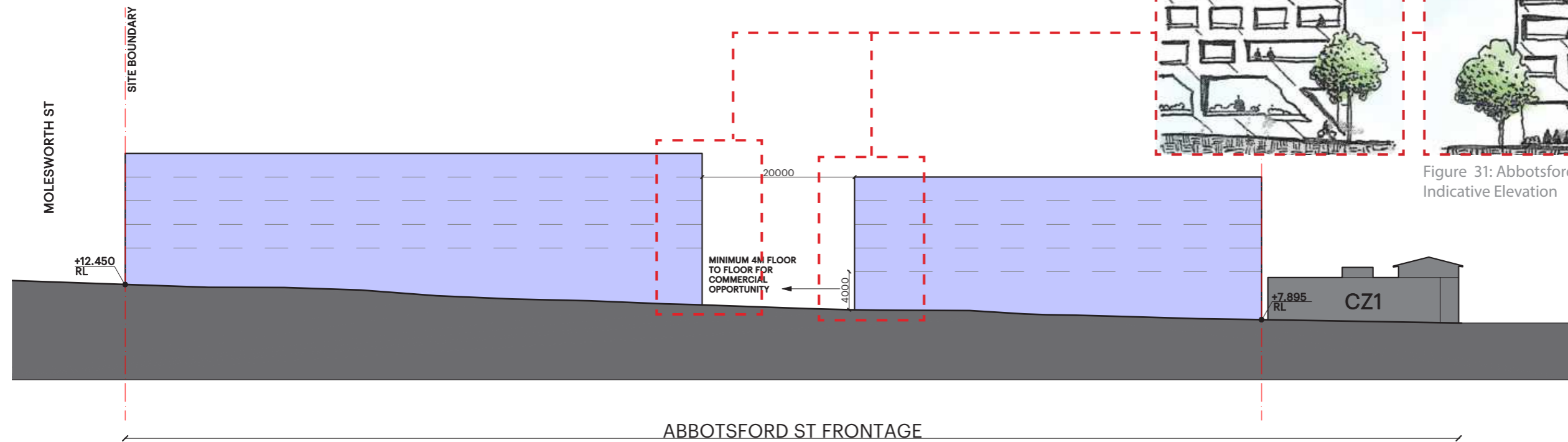


Figure 31: Abbotsford Street Indicative Elevation

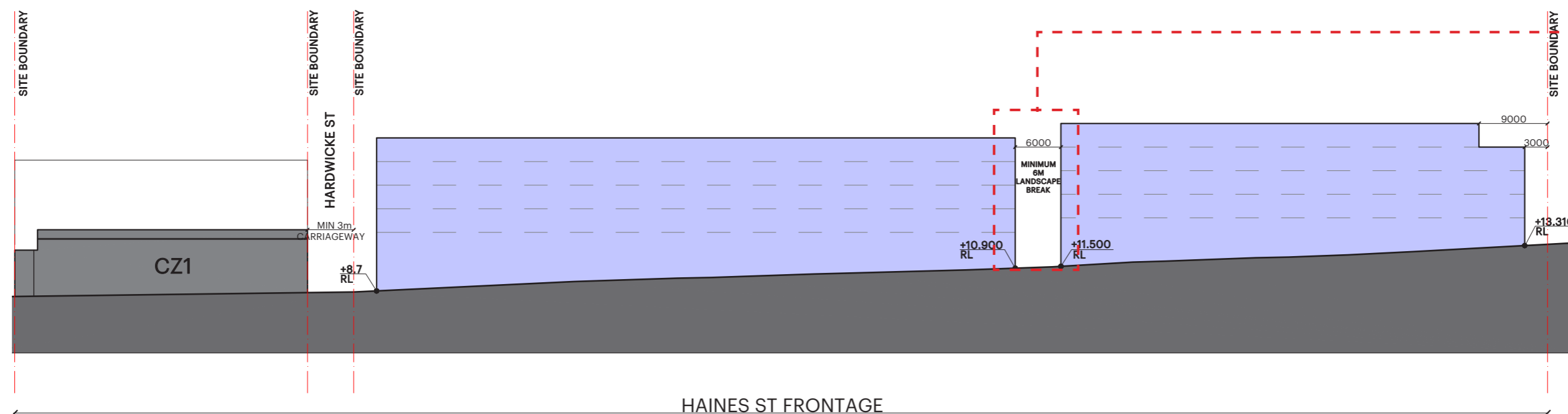
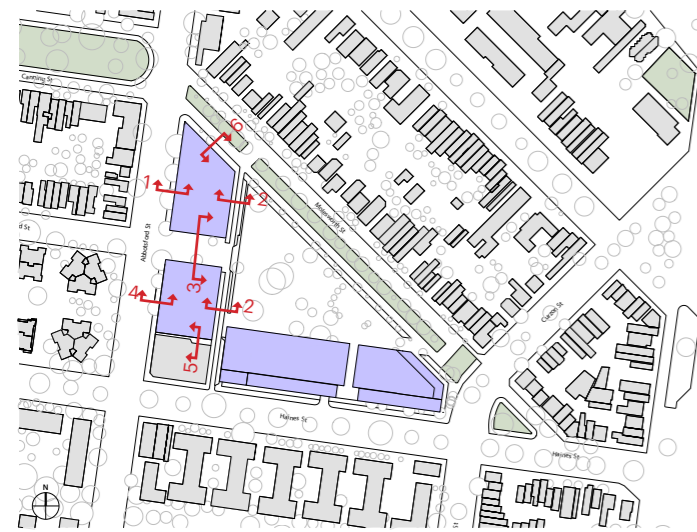


Figure 32: Haines Street Indicative Elevation

Figure 30 - Abbotsford Street (top) and Haines Street (bottom) street elevations

4.0 Master Plan

4.10 Abbotsford Street Interfaces



KEY PLAN (NOT TO SCALE)

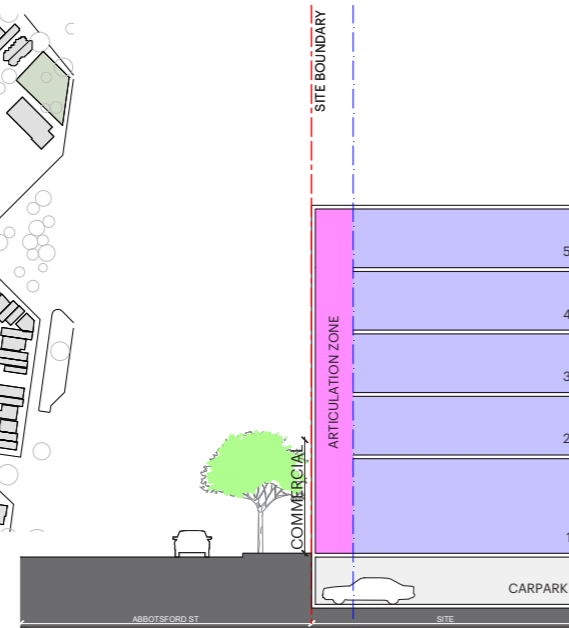
To reduce the visual bulk of proposed buildings, the articulation zone has been integrated towards the site boundary and provides opportunities for placement of balconies and use of discontinuous forms. The proposal also aims to explore articulated facades and varied materials to facilitate a quality architectural outcome.

The proposal also designates car parking to be concealed within the basement levels.

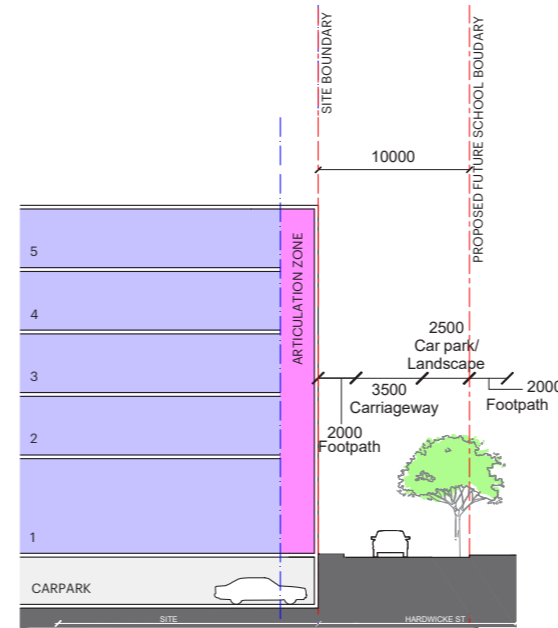
The final design and construction of the road reserve as it falls within the boundaries of the 'future school site' are subject to resolution with the City of Melbourne as part of any future application.

The design and construction of the Hardwicke Street road reserve as its falls outside the site boundaries of the subject site are not subject to this Development Plan.

Figure 33 - Abbotsford Street interfaces
Scale 1:400



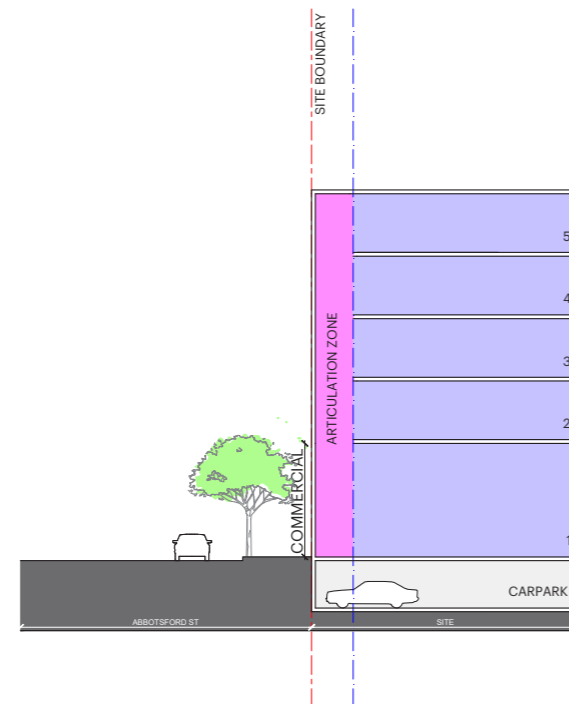
INTERFACE 1



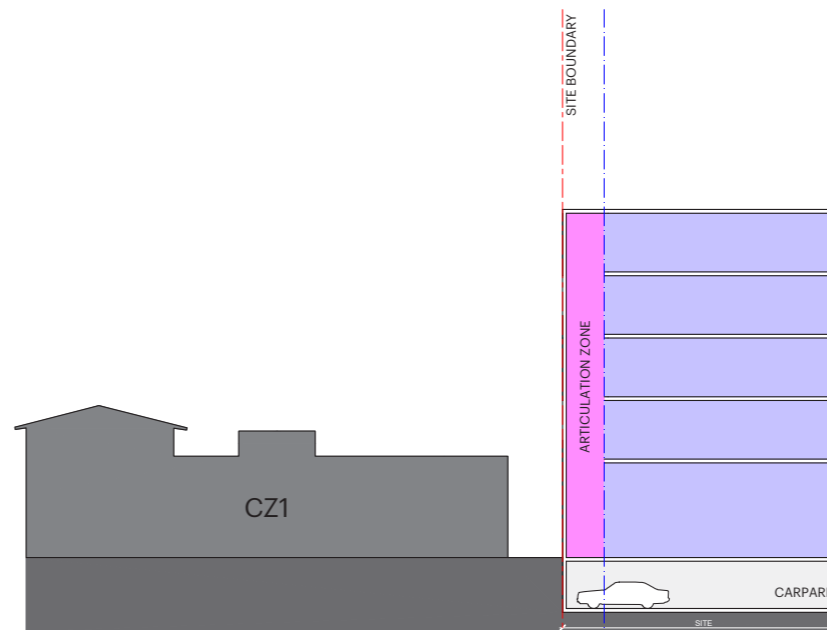
INTERFACE 2



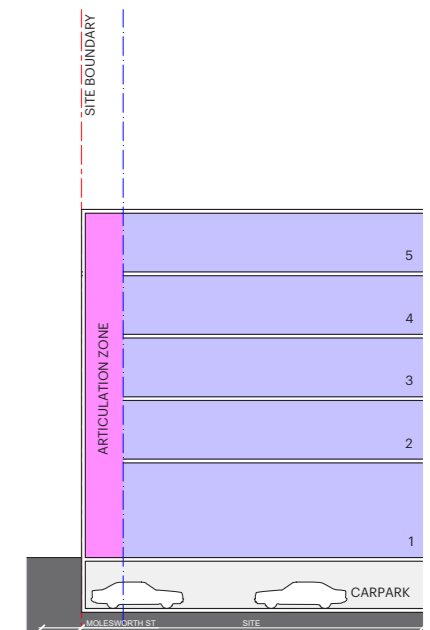
INTERFACE 3



INTERFACE 4



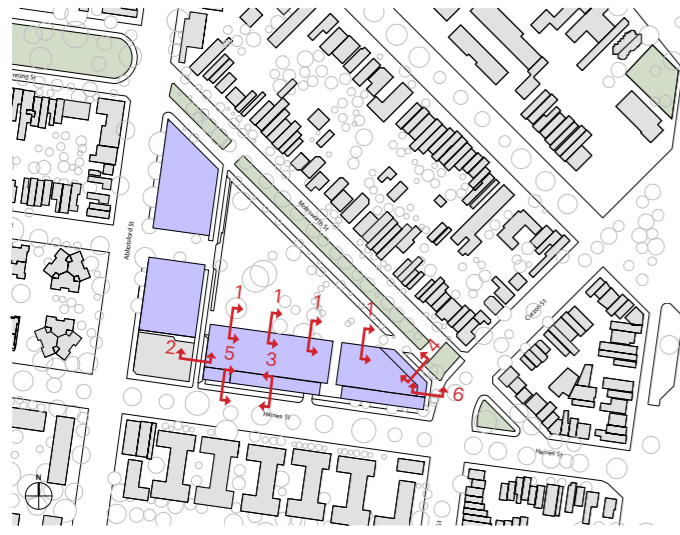
INTERFACE 5



INTERFACE 6

4.0 Master Plan

4.10 Haines Street Interfaces



KEY PLAN (NOT TO SCALE)

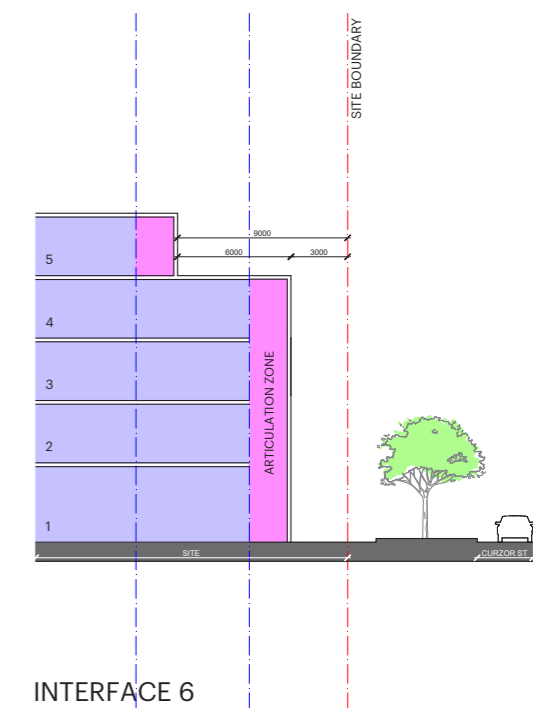
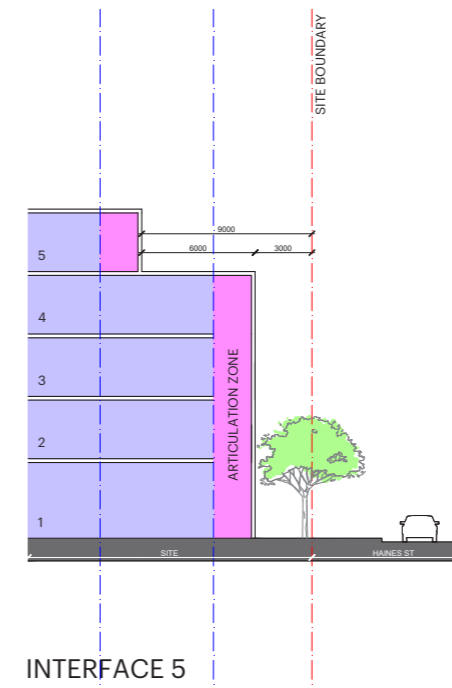
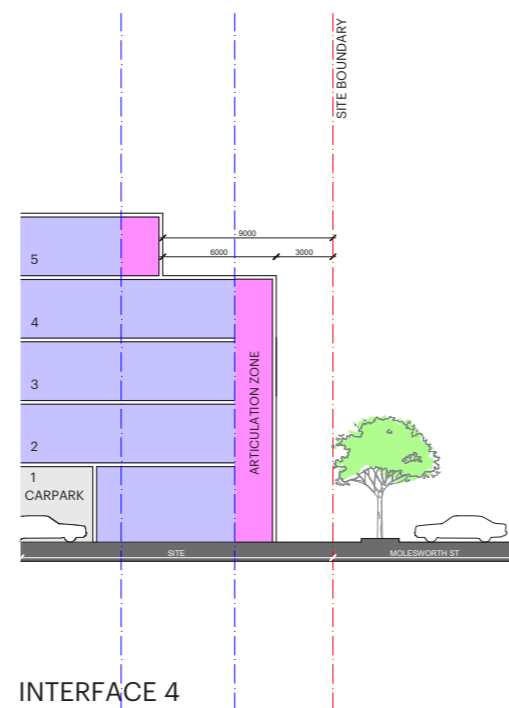
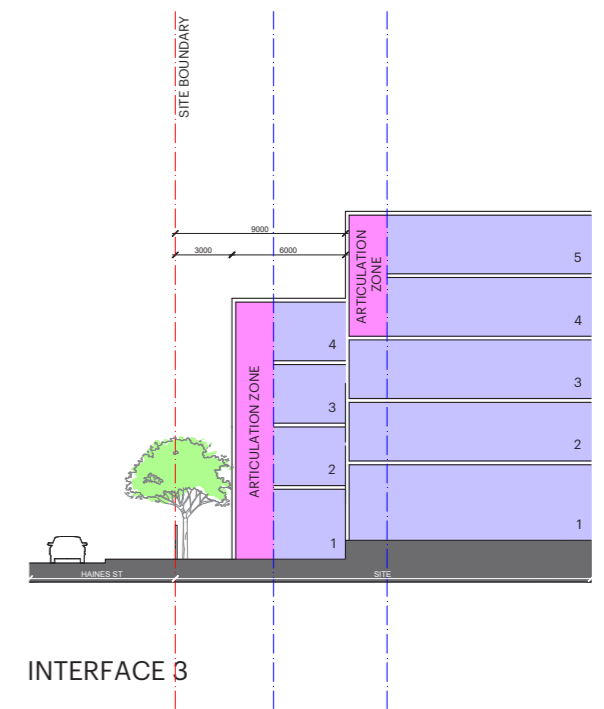
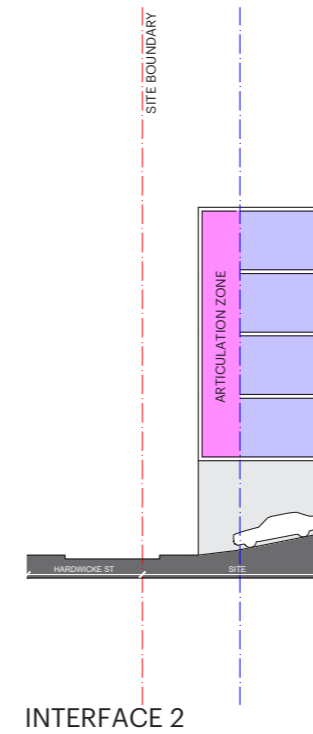
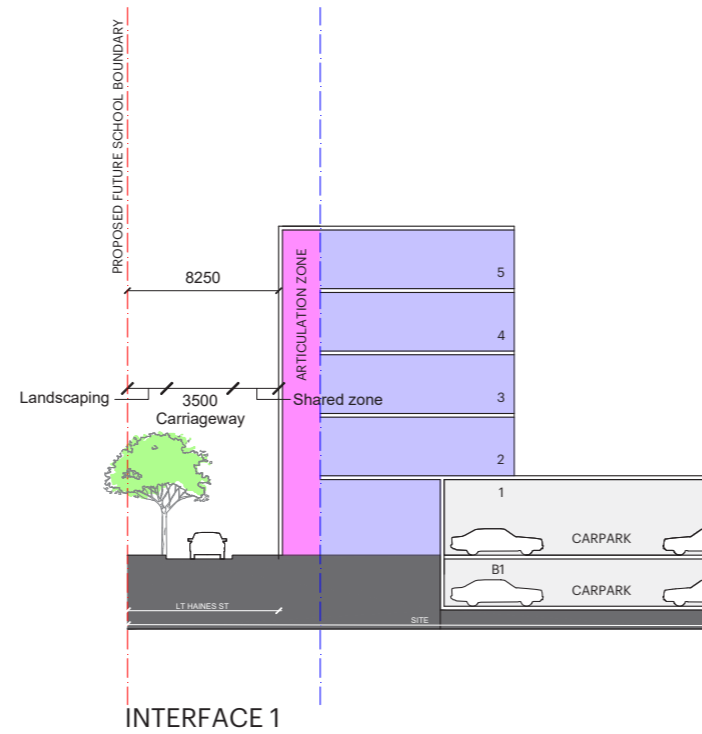


Figure 34 - Haines Street Interfaces
Scale 1:400 @ A3

4.0 Master Plan

4.11 Typical Apartment Types

A range of apartment layouts and typologies are proposed (including 1, 2 and 3 bedroom configurations) to provide for a diversity in housing stock. The social dwelling component shall allow for flexible dwelling typologies that can be interchange to meet the evolving needs of the community.

The Better Apartments Design Standards (BADS) have informed the apartment configurations to ensure comfortable and adequate housing. Residential Development Standards outlined in Clause 55 and 58 of the Victorian Planning Scheme will be incorporated into the apartment designs.

Apartments to provide comfortable living spaces enhanced with natural light and balcony arrangements that act as a light well for the internal spaces.

For Social Housing dwellings, the Livable Housing Guidelines will meet the Gold Standard and also include provisions for DDA dwellings.

BADS Standards Checklist

Better Apartments Design (BAD) Standards	Yes/No
Building setback	Yes
Functional layout	Yes
Room depth	Yes
Windows	Yes
Storage	Yes
Noise impacts	Yes
Energy efficiency	Yes
Solar access to communal open space	Yes
Natural ventilation	Yes
Private open space	Yes
Communal open space	Yes
Accessibility	Yes
Building entry and circulation	Yes
Waste and recycling	Yes





Clause 55 and Clause 58 Checklist

Clause 55 - Two or more Dwellings on a lot and Residential Buildings	Yes/No
55.01 - Neighbourhood and Site Description	Yes
55.02 - Neighbourhood Character and Infrastructure	Yes
55.03 - Site Layout and Building Massing	Yes
55.04 - Amenity Impacts	Yes
55.05 - On-Site Amenity and Facilities	Yes
55.06 - Detailed Design	Yes
55.07 - Apartment Developments	Yes
Clause 58 - Apartment Developments	Yes/No
58.01 Urban Context Report and Design Response	Yes
58.02 Urban Context	Yes
58.03 Site Layout	Yes
58.04 Amenity Impacts	Yes
58.05 On-Site Amenity and Facilities	Yes
58.06 Detailed Design	Yes
58.07 Internal Amenity	Yes

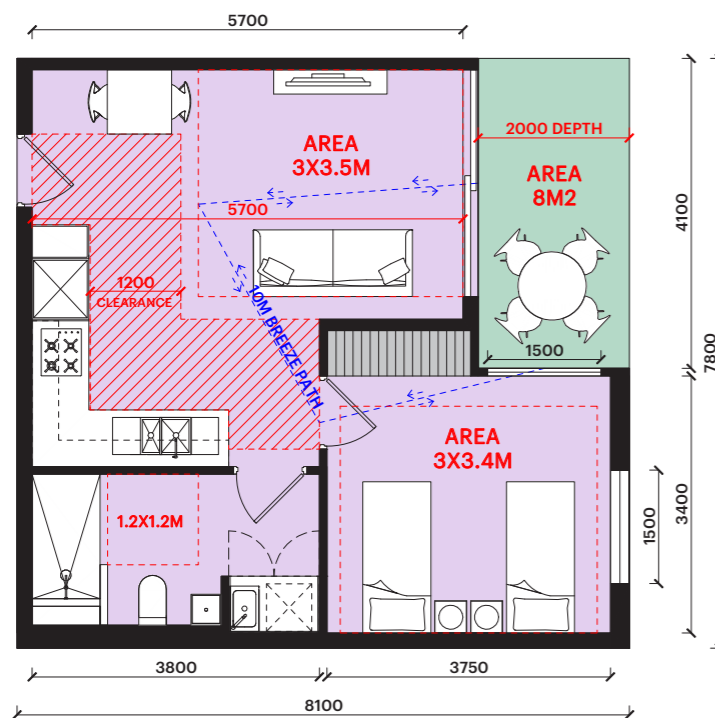
4.0 Master Plan

4.11 Typical Apartment Types

Legend

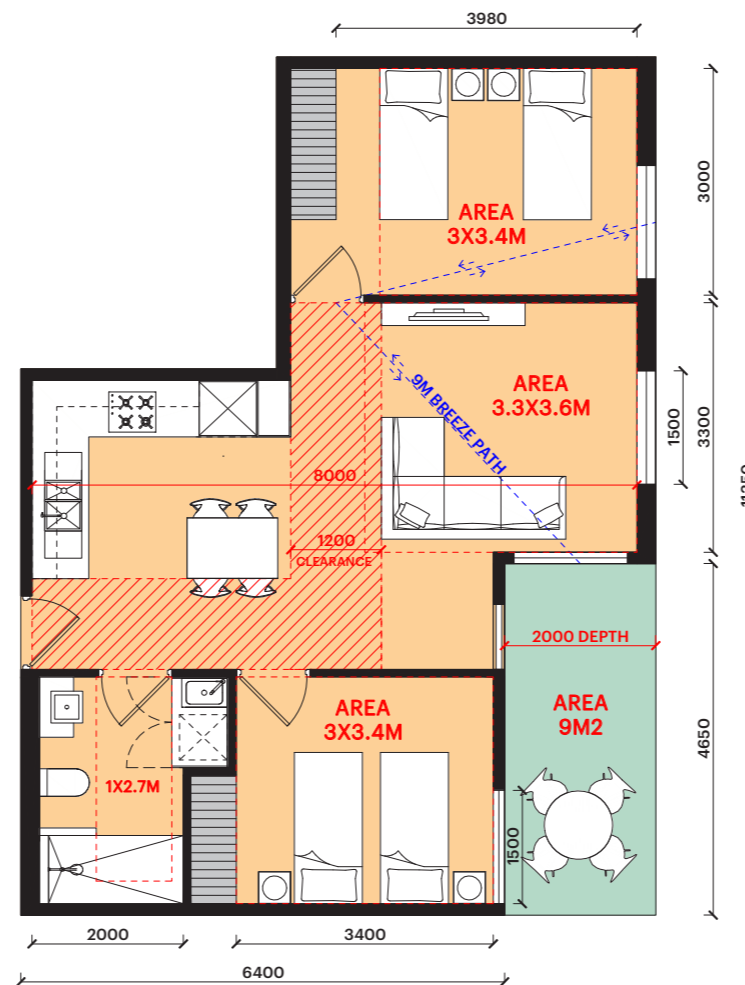
-  Minimum Room Dimensions
-  1.2m Access Clearance
-  Internal Storage
-  Natural Ventilation/Breeze Path

Note: Minimum 850mm doorway clearances is achieved in apartment layouts



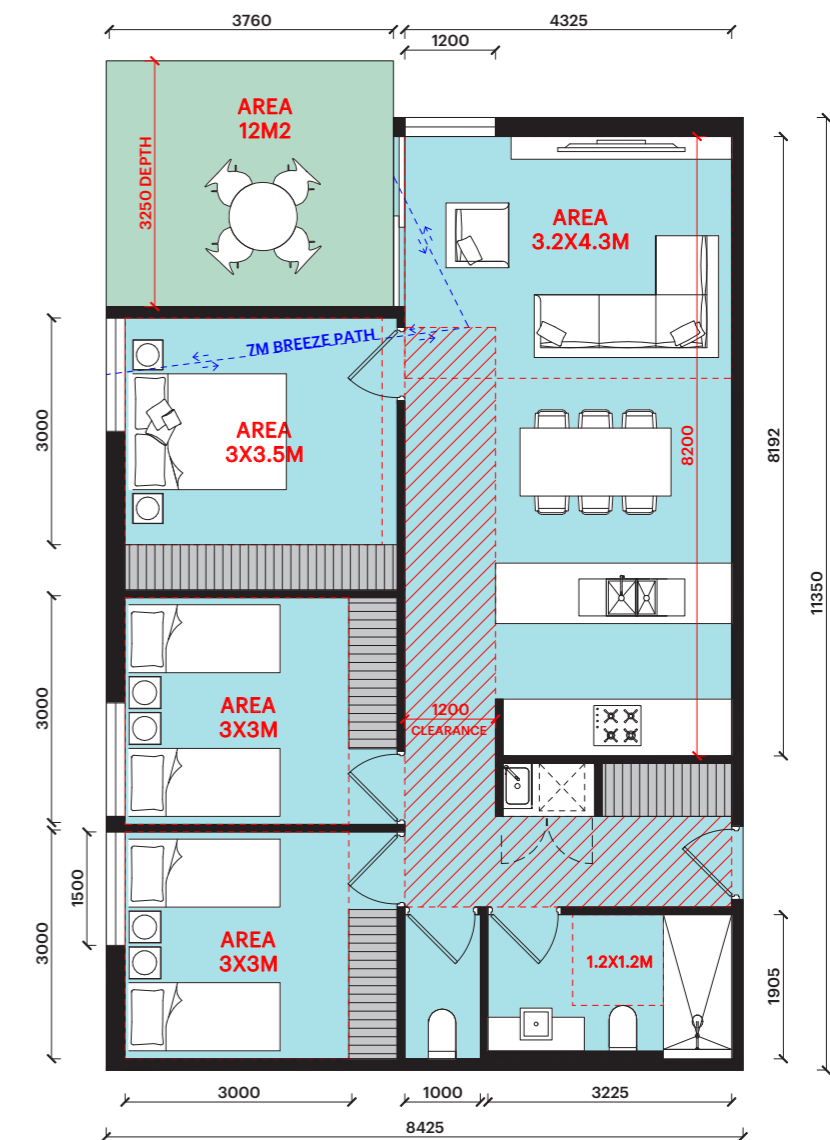
Type 1 - 1 Bed

6.2m³ storage volume within the dwelling



Type 2 - 2 Bed

9.0m³ storage volume within the dwelling



Type 3 - 3 Bed

19.7m³ storage volume within the dwelling

Scale 1:100 @ A3

5.0 Landscape + Public Realm Concept Plan

5.1 Landscape Ownership Plan - Ground

Ownership for new landscape assets are categorized under three ownership typologies - council, private, public accessible with private ownership, public accessible (ownership to be confirmed).

Council ownership includes Hardwicke Street and Little Haines Street. Little Haines Street is a proposed east west street connecting Hardwicke Street and Molesworth Street.

Private ownership to include a series of private open spaces to be retain for exclusive residential usage.

The private and publicly accessible landscape amenities are allocated to two areas - a publicly accessible shared space between Abbotsford Street and Hardwicke Street and a landscaped open space in Haines Street providing a pedestrian connection to Little Haines Street.

Maintenance responsibilities will be divided between a body corporate which will handle assets falling under private ownership while Council will manage maintenance responsibility for Council's assets.



Figure 35 - Molesworth Place Landscape Ownership

5.0 Landscape + Public Realm Concept Plan

5.2 Landscape Ownership Plan - Rooftop & Podium

Private rooftop gardens and podium courtyards are accessible to residents and shall form part of the communal open space.



Figure 36 - Molesworth Place Podium and Rooftop Courtyards

5.0 Landscape + Public Realm Concept Plan

5.3 Landscape Masterplan - Ground

Molesworth Place establishes a pedestrian focused environment with communal open spaces and permeability through the buildings via the courtyards and connections to the adjacent streets.

Publicly accessible spaces along Abbotsford Street and Haines with opportunities for new canopy trees, visual connections and public activation.

Opportunities for Hardwicke Street and Little Haines Street to be planted with trees and integrate water sensitive urban design where possible with landscape theme building on the existing character of North Melbourne while utilising key existing trees and vegetation.



Figure 37 - Molesworth Place GF Landscape Masterplan

5.0 Landscape + Public Realm Concept Plan

5.4 Landscape Masterplan - Rooftop & Podium

Rooftops and podiums may provide landscape opportunities to create areas of communal open spaces with potential for vegetated planters, community gardens and worm farms, which shall form parts of the green amenity for the community. These spaces will create areas for small informal community gatherings and facilitate social interactions.



Figure 38 - Molesworth Place Private Open Space

5.0 Landscape + Public Realm Concept Plan

5.5 Street Sections



Little Haines Street

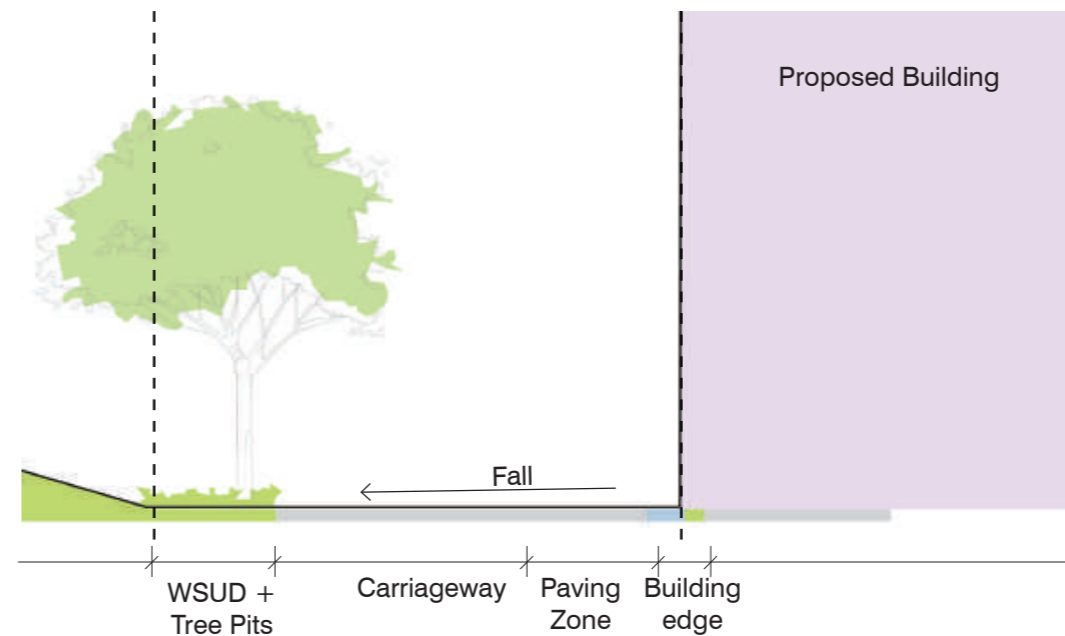
This new street for North Melbourne will provide an opportunity for trees incorporating water sensitive urban design for run off from the carriage way. The proposed building edge will create opportunities for area with pockets of planting and seating areas and a north facing pedestrian path adjacent to the building.

Hardwicke Street

The upgraded street will provide a designated pathway for pedestrians, and carriageway with parking interspersed between new tree plantings incorporating water sensitive urban design. A future path connection to the east side of Hardwicke Street from the delivery of the potential future education facility will enable optimal pedestrian movement through the street.

Material selection for the development will be part of the City of Melbourne standard suite of materials and meet Council requirements. Within the private open space, the materials will read as part of the City of Melbourne language while incorporating subtle variations to enhance the development's unique identity.

LITTLE HAINES STREET



HARDWICKE STREET

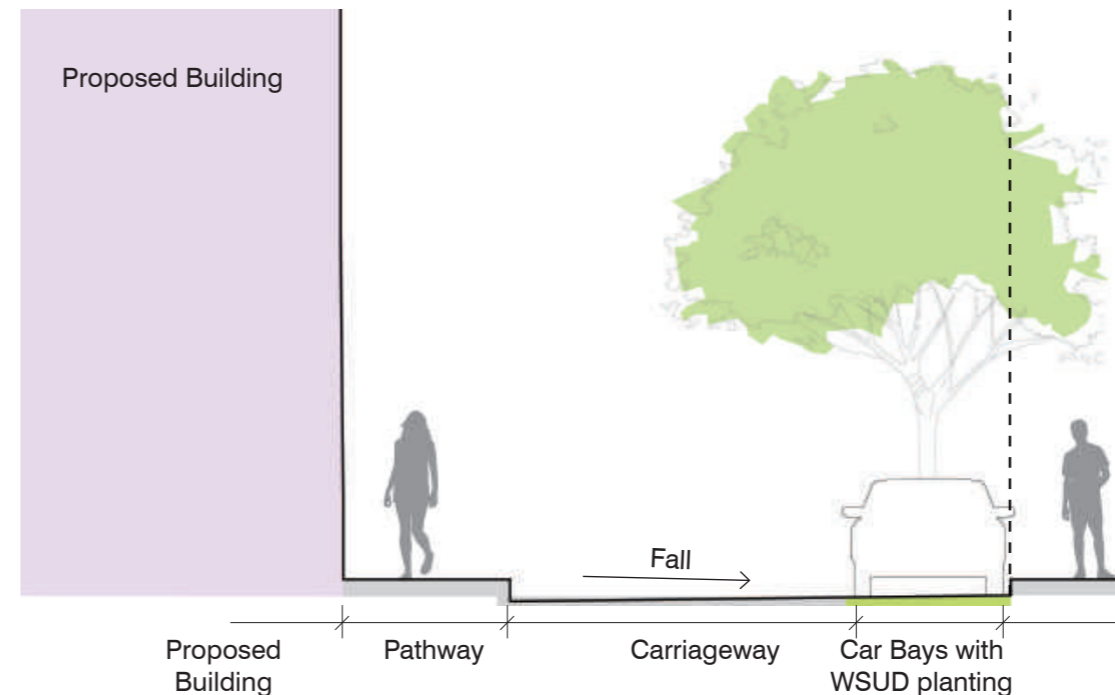


Figure 39 - Molesworth Place Street Sections

5.0 Landscape + Public Realm Concept Plan

5.6 Planting Character

The planting character will draw on the surrounding existing context and build on the established identity of the mature trees in the adjacent streets. It will develop a diverse planting theme of exotic and native plants to be punctuated by seasonal floral displays and contrasting foliage textures.

The planting selection will be comprised of a combination of Australian natives and exotics, they will be selected to accommodate hot summers, or low sun and shady environments depending on location. Key consideration for the soft landscaping treatment will be screening of private internal views while also fostering safe environments, this will be further developed during the planting design process.

Hard treatments to the landscape will be robust and durable materials, where appropriate these will be council standard materials and specifications.

The landscape where possible will integrated sustainability best practice principals to inform material selection. The development is an excellent opportunity to integrate water sensitive urban design measures throughout the precinct where appropriate.

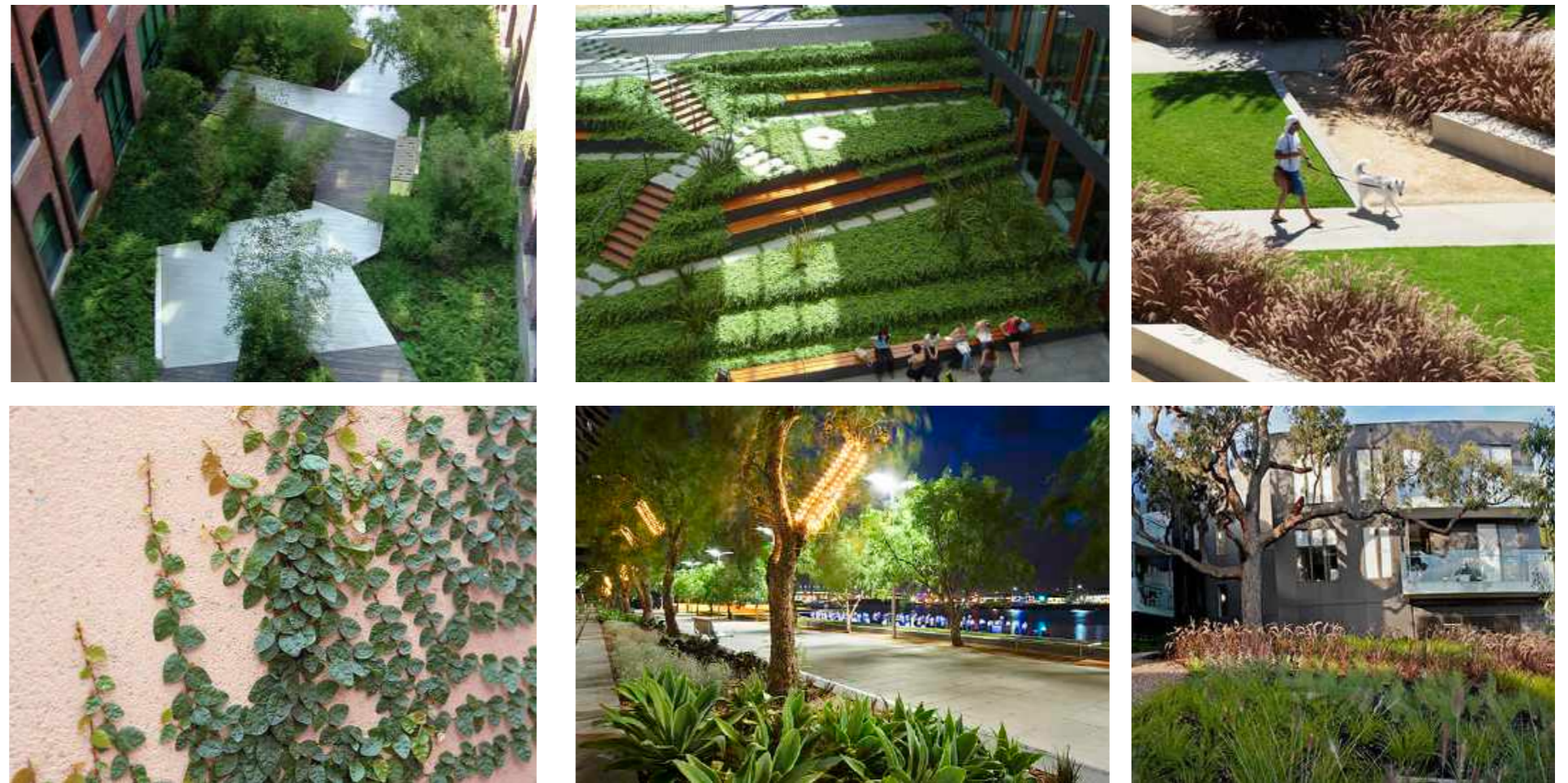


Figure 40 - Molesworth Place Planting Character

5.0 Landscape + Public Realm Concept Plan

5.7 Tree Replacement + Retention

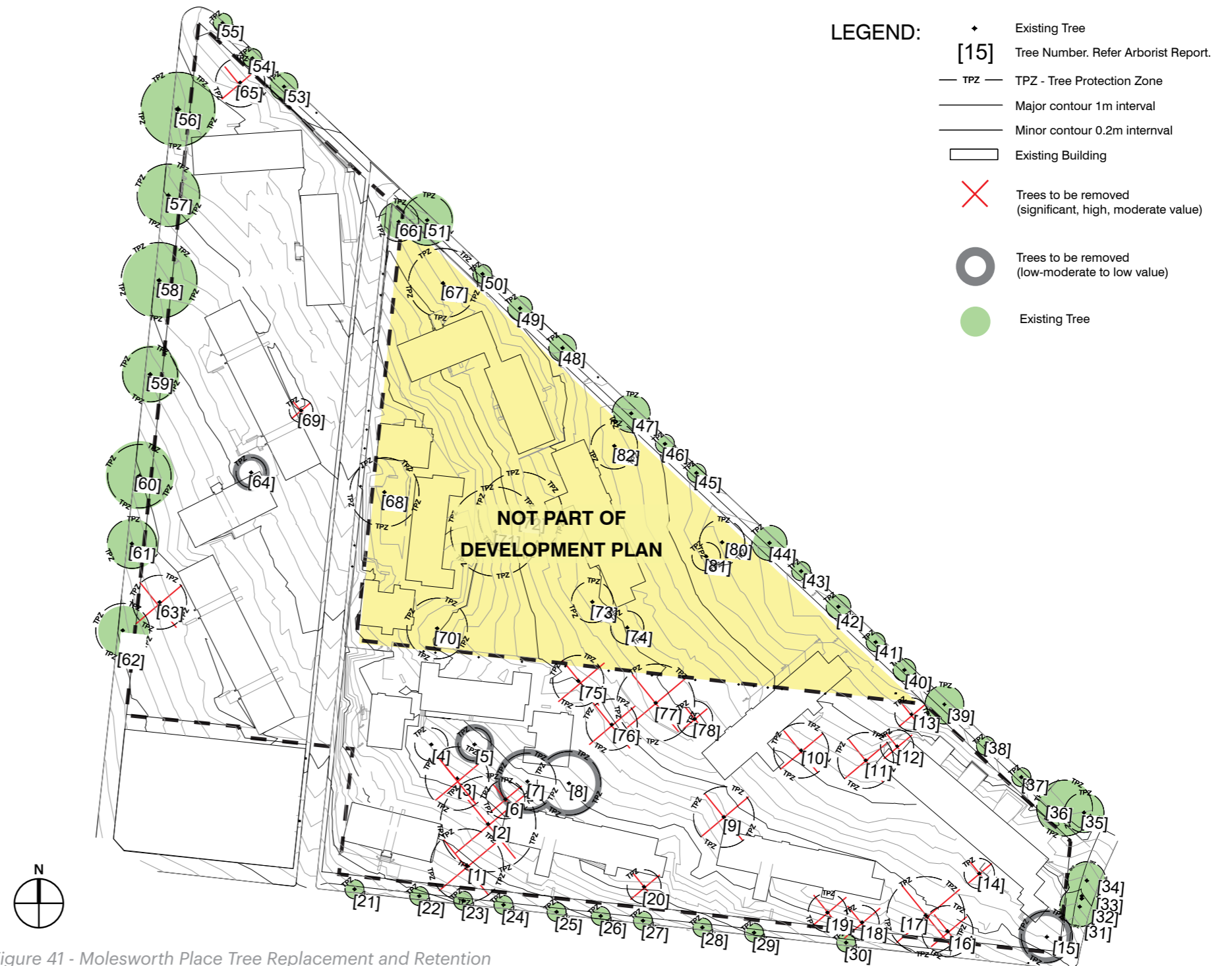
Of the 82 trees assessed, 28 trees are located within the site boundaries, 22 of which were identified as having 'High' to 'Moderate' arboricultural value. In accordance with DPO12, replacement planting will occur at a 2:1 ratio therefore providing for a minimum 44 replacement trees.

The design of the building footprint and the subsequent impact on any street trees will be resolved in conjunction with further arboricultural consideration.

The majority of these trees will be planted along Little Haines Street and Hardwicke Street with additional areas with deep planting zone opportunities.

The landscape design provides a multiplayer planting approach with a diversity of solution to respond to the requirements of the Better Apartment Design Standards. It incorporates deep planting zones where possible, podium planters and rooftop planting as an integrated solution.

Refer to the Arboricultural Report prepared by Glenn Waters for the recommended methodology for protection of existing trees identified for retention and protection.



6.0 Integrated Transport + Traffic Management

In 2018, the Victorian Government announced details around delivering 1,700 public housing properties as part of its “Homes for Victorians” package of initiatives. Three of the sites within the \$185 million public housing renewal program (PHRP) will see the Department of Health and Human Services (DHHS) partner with MAB Corporation to rebuild sites in North Melbourne, Northcote and Preston.

1. Molesworth Place is an existing public housing lot in North Melbourne which will be redeveloped to include a mixture of private and public dwellings as well as a retail component. The current proposal seeks to redevelop the site to provide in the order of 255 to 385 dwellings and approximately 300-500sqm of retail floor area.
2. The population of residents, employees, customers and visitors within the proposed development is estimated to be in the order of 630 people.
3. Reference should be made to the Development Plan covering report for staging considerations.
4. It is understood that car parking for each of the buildings will either be situated within basement levels or suitably concealed by appropriate building features such as active podium frontages or within buildings that display a high level of architectural resolution.
5. The provision of car parking will have regard to the accessibility to nearby public transport facilities and will be sufficient for the site and estimated population numbers. In addition, the provision of car parking will generally accord with the parking requirements set out within Schedule 12 to the Parking Overlay.

For those land uses which do not have a specified rate in Schedule 12 to the Parking Overlay, the number of car parking spaces that will be provided will be generally in accordance with the rate specified in Column B of Table 1 to Clause 52.06-5 (representing a minimum rate). Car parking for the retail component will be provided within the private building which will be situated within a basement level car park accessed along the southern end of Hardwicke Street and Molesworth Street.

Considering this, it is proposed to provide in the order of 210 to 270 car parking spaces.

6. Vehicle access to the on-site car parking is proposed via Haines Street, Hardwicke Street and Molesworth Street.
7. The indicative development plan is anticipated to generate up to 121 vehicle movements in the weekday AM and PM peak hours on a typical weekday, and up to 1,175 daily vehicle movements.
8. Intersection analysis and road network performance observations suggest that the surrounding intersections are expected to operate very well under post development conditions during the weekday AM and PM peak hours, with minimal increases to queues and delays on all approaches. On the basis of the analysis and investigation undertaken as part of this assessment it is considered that the traffic from the proposed development can comfortably be accommodated on the road network without compromising its function or safety and no mitigating works on the nearby road network are required as part of the proposed development. Additionally, the proposed development will not preclude the delivery of the potential future school site.
9. Measures that could be adopted to reduce private car usage by residents to the precinct could be contained in a Green Travel Plan (GTP), which could be required as a Condition on any permit issued for the proposed development. A GTP is a way to manage the transport needs of residents and visitors associated with new developments. The purpose of the GTP is to reduce the environmental impacts of travel to/from the site by encouraging more efficient use of motor vehicles as well as sustainable alternatives to their use.
10. In addition to the above list of strategies, the proposed development will look to promote and provide other sustainable transport measures through the encouragement of ridesharing, provision of on-site car share locations (i.e. Flexicar) and electric vehicle stations.
11. Bicycle parking for residents and employees will be located in a secure location (i.e. lockable) while bicycle parking for visitors and customers will be located in easily accessible locations (i.e. on the ground level near building entrances). Further details will

be provided as part of future Planning Permit applications.

12. Appropriate provision will be made for loading and unloading activity (i.e. waste collection) through a combination of on-site loading areas and suitable on-street facilities. Further details will be provided as part of future Planning Permit applications.
13. The proposed Development Plan indicates that Hardwicke Street will have a 10 metre wide road reservation, which will include 2 metre wide (minimum) footpaths on both sides with a 3.5 metre wide carriageway for through traffic, and 2.5 metre wide indented parking spaces with street trees on the east side. It will have a reduced width south of Little Haines Street as no car parking will be provided on the eastern side of the road in this location. In addition, an east-west connection is proposed to be provided between Hardwicke Street and Molesworth Street (to be known as Little Haines Street). These provisions generally satisfy the intent of the DPO and are considered acceptable from a transport engineering perspective.
14. The proposed pedestrian and bicycle network within the site will provide safe connections to the surrounding external road network.

7.0 Ecologically Sustainable Development Strategy

An Ecologically Sustainable Development Strategy Report has been prepared by Wood & Grieve Engineers (WGE) which provides an assessment of the ESD needs of the project.

This report has been prepared at the request of MAB Corporation Pty Ltd and is intended to provide an overview of the Ecologically Sustainable Design (ESD) Strategy in support of the development plan overlay application for the Abbotsford Street development in North Melbourne.

This Ecologically Sustainable Development Strategy has been prepared to inform DELWP of the proposed development's response to sustainability, as per Schedule 12 of the Development Plan Overlay of the Melbourne Planning Scheme.

The strategy considers areas of:

Energy efficiency, including reduction of energy demand through the design of an energy efficient building form and building fabric, design of energy efficient HVAC, lighting and domestic hot water systems, and selection of energy efficient appliances.

Water efficiency, including water efficient sanitary fixtures, landscape drip irrigation with moisture sensor override, collection and re-use of rainwater for toilet flushing and irrigation, and re-use of fire protection system test water.

Indoor environment quality, including provision of good access to natural ventilation and views out, appropriate mechanical ventilation and exhaust systems, an internal lighting design to provide uniformity of lighting and appropriate task lighting, an acoustic design to ensure adequate internal noise levels and acoustic separation between units, and selection of low VOC materials and low formaldehyde engineered wood products.

Stormwater management, including a stormwater strategy to ensure that the peak event discharge from the site will not exceed the pre-development peak event discharge and also to ensure that the quality of the stormwater discharged from the site will meet the appropriate pollution reduction targets. A Water Sensitive Urban Design (WSUD) strategy, inclusive of MUSIC modelling, will be developed to meet and exceed the Urban Stormwater Best Practice Environmental Management Guidelines required by the City of Melbourne.

Transport, including the implementation of initiatives which will reduce emissions, encourage physical activity, and reduce the reliance on vehicle travel, for example, provision of bicycle spacing and electric charging stations for EVs.

Waste Management, including diversion of construction and demolition waste from landfill and an operational waste management strategy which will consider separation of waste streams and implementation of appropriate dedicated & accessible waste storage.

Urban ecology, including implementation of a hazardous materials survey on the site, and landscaping design & building features to reduce the impact of heat island effect, for example roofing materials and shading of roofs & hard scaping by vegetation or solar panels.

Innovation, including ultra low VOC paints and a post occupancy evaluation at twelve months after practical completion.

The project is targeting:

- A certified 5 Star Green Star Design & As Built rating for all public and private buildings, inclusive of a number of mandatory credits for the public housing portion of the development.
- An average NatHERS rating of at least 7 stars for each building with no individual apartment dwelling achieving less than 6 Stars, except for SOHO dwellings which must achieve a minimum of 5.5 Stars. A minimum NatHERS rating of at least 6 Star for each townhouse.

8.0 Acoustic Report

An Acoustic Report has been prepared by Acoustic Logic which provides an assessment of the Acoustic needs of the project.

This report concludes:

This assessment addresses the acoustic requirements of Schedule 12 to Clause 43.04 Development Plan Overlay of the City of Melbourne Planning Scheme which requires the following to be provided as part of a development plan for the site:

An Acoustic Report that addresses, but is not limited to:

- Whether the proposed use and development of the Estate is likely to be affected by noise from nearby uses or abutting roads;
- The likely effect of non-residential uses on the site on the amenity of nearby residential uses
- Methods to address the issues identified

Traffic on Abbotsford Street and Curzon Street has been identified as the primary noise source potentially impacting the proposed use of the estate. Suitable internal noise criteria have been determined based on the requirements of Clause 58.04-3 of the City of Melbourne Planning Scheme and the recommendations of AS2107:2016.

Measurements of noise levels at the subject site have been conducted. Treatment to the façade of the buildings will be determined during the design stage of the development to ensure compliance with the nominated internal noise level criteria. Provided this treatment is implemented, a suitable level of amenity will be achieved for future residents within the proposed development.

It is noted that the specific uses of the non-residential uses on the site are yet to be determined. To ensure amenity for future residents within the development and nearby noise sensitive receivers is preserved, non-residential uses shall be designed and operated to ensure compliance with SEPP N-1 (and SEPP N-2 if applicable). Treatment and operational controls are to be determined during the detailed design phase of the project.

9.0 Housing Diversity Report

ASR Research was engaged by MAB Corporation to prepare the following Dwelling Diversity Report, a key planning requirement associated with the proposed development of the Abbotsford Street North Melbourne public housing estate. The proposed development is referred to as Molesworth Place, North Melbourne. The site is located within the City of Melbourne.

Report Objectives

As part of preparing a Development Plan for this site, DPO12 states that a Dwelling Diversity Report is required which must:

- Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site;
- Include the number and extent of one, two and three bedroom plus dwellings for social and private housing; and
- Provide for additional initiatives that actively encourage affordable housing and/or other alternate housing delivery models.

Proposed Development Masterplan

'Molesworth Place' seeks to create an inspiring, connected and diverse place with an exceptional recognition for quality housing and public amenities.

The vision of the project is to provide high quality social and private housing that integrates seamlessly into the existing fabric of the area and is tenure blind to the public realm. The architectural quality of the project borrows from the existing neighbourhood character elements, and seeks to deliver an innovative design to the locality.

Occupying two major street frontages – Abbotsford Street and Haines Street, the development is divided into two distinctive zones with an approximate land area of 1.2Ha which is zoned as a residential growth zone and is affected by a Development Plan Overlay (DPO12).

The proposed development will generate a potential dwelling yield ranging from 300-380 dwellings and consist of a mixture of private dwellings, social housing and community housing.

How Proposed Development Satisfies the Key Objectives of Dwelling Diversity Report

This report concludes that the proposed development satisfies the Dwelling Diversity objectives outlined in DPO12 in the following manner (following page).

9.0 Housing Diversity Report

DPO12 Dwelling Diversity Objectives	Proposed Development Response																																	
<p>Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site.</p>	<p>The proposed development anticipates a potential range of dwelling yield outcomes. Overall, the development will accommodate approximately between 300 to 380 dwellings consisting of both private dwellings (135 to 235 dwellings) and social housing (123 to 150 dwellings).</p> <p>The proposed development will achieve a high level of dwelling diversity by providing a variety of housing products ranging from 1,2 and 3-bedroom social housing apartments, 1, 2 and 3 bedroom (+) private apartments.</p> <p>As part of the Molesworth Place, North Melbourne development, it is proposed that HousingFirst, a Registered Housing Association, will manage all social housing dwellings. HousingFirst's roles at the North Melbourne site will include maintaining buildings, managing tenancies, creating a refreshed vibrant community, connecting support services and creating opportunities for social housing tenants.</p> <p>The proposed development is strongly consistent with and supportive of many key housing policies, strategies and plans reviewed as part of this report including Plan Melbourne, Homes for Victorians, City of Melbourne Homes for People and a number of housing specific Clauses contained within the Melbourne Planning Scheme.</p> <p>The proposed development will provide an important contribution towards achieving Goal 1 of the City of Melbourne Homes for People Housing Strategy 2014-2018 (to help provide at least 1,721 affordable homes for low and moderate income earners by 2024).</p>																																	
<p>Include the number and extent of one, two and three bedroom plus dwellings for social and private housing.</p>	<p>The proposed development will generate a potential dwelling yield ranging from 300-380 dwellings and consist of private housing, public housing and community housing. The target bedroom mix is provided in the table below and is subject to change.</p> <table border="1" data-bbox="477 1003 1620 1409"> <thead> <tr> <th>Dwelling Type</th> <th>Potential Dwelling Yield Range</th> <th>Potential Dwelling Yield Range %</th> </tr> </thead> <tbody> <tr> <td>Private Housing</td> <td>135-235</td> <td></td> </tr> <tr> <td>1 Bedroom</td> <td></td> <td>35% to 55%</td> </tr> <tr> <td>2 Bedrooms</td> <td></td> <td>35% to 65%</td> </tr> <tr> <td>3 Bedrooms (+)</td> <td></td> <td>5% to 15%</td> </tr> <tr> <td>Public Housing – DHHS</td> <td>123-150</td> <td></td> </tr> <tr> <td>1 Bedroom</td> <td></td> <td>25% to 45%</td> </tr> <tr> <td>2 Bedrooms</td> <td></td> <td>50% to 70%</td> </tr> <tr> <td>3 bedrooms</td> <td></td> <td>5% to 10%</td> </tr> <tr> <td>4 Bedrooms</td> <td></td> <td>0% to 10%</td> </tr> <tr> <td>Total Dwellings*</td> <td>255-385</td> <td></td> </tr> </tbody> </table> <p>* Ranges specified are indicative only. Yields and mix may change due to flexible housing and / or planning requirements to accommodate different family sizes and meet changing demands of the Victorian Housing Register.</p> <p>The target private housing dwelling mix responds directly to preliminary market demand analysis, and the target social housing mix responds directly to demand on the Victorian Housing Register. Dwelling sizes are likely to range as follows:</p> <ul style="list-style-type: none"> • 1-bedroom apartments: 45-65 square metres; • 2-bedroom apartments: 60-95 square metres; • 3-bedroom apartments & townhouses: 85-110 square metres; and • 4-bedroom townhouses: 100-160 square metres. 	Dwelling Type	Potential Dwelling Yield Range	Potential Dwelling Yield Range %	Private Housing	135-235		1 Bedroom		35% to 55%	2 Bedrooms		35% to 65%	3 Bedrooms (+)		5% to 15%	Public Housing – DHHS	123-150		1 Bedroom		25% to 45%	2 Bedrooms		50% to 70%	3 bedrooms		5% to 10%	4 Bedrooms		0% to 10%	Total Dwellings*	255-385	
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<p>Provide for additional initiatives that actively encourage affordable housing and/or other alternate housing delivery models.</p>	<p>MAB Corporation proposes to implement a range of additional initiatives that actively encourage affordable housing for first home buyers (FHBs).</p> <p>These include:</p> <ul style="list-style-type: none"> • Making 40% of private dwellings suitable for FHBs; and • Making 20% of dwellings at each site exclusively available to FHBs for six weeks. 																																	

10.0 Services + Infrastructure Report

Service and Infrastructure Reports have been prepared by Wood & Grieve Engineers (WGE) and Mordue Engineering which provides an assessment of the infrastructure needs of the project. This report concludes:

Existing Electrical Services

There are currently numerous separate CitiPower connections servicing power to a number of different property titles where the proposed new residential development is proposed to be build. These existing supplies will be abolished and services made redundant as a result of the demolition of the existing buildings generally within 1 metre of ground surface level will be stripped back to the source.

The existing authority assets will be removed from the site and the land will be cleared in preparation for a single point of supply for power and a new lead in conduit for NBN fibre service.

Proposed New Electrical Services

Electrical installation to comply with all relevant codes and standards.

The proposed residential development will be supplied power from a new dedicated substation located at the intersection of Abbotsford St and Haines St. The substation will be located within the property boundary, within an area of common property. From the substation, power is reticulated to a main switchboard, also located within common property. The main switchboard for the development will be compartmentalised with separate supplies for life safety services, body corporate common services, apartments and commercial tenancies services.

The arrangement of the main switchboard enables separate metering for the body corporate common services, each apartment and each commercial tenancy.

The main switchboard room will be located on ground floor next to Citipower substation. The main switchboard will be form 3B, freestanding and housed within a purpose built 2hr fire rated room.

From the main switch board, cabling to run to electrical risers and body corporate distribution boards. Tariff meters to be located in riser cupboards. Body corporate meters to be located adjacent to the main switchboard.

The electrical services for this development will be documented to adhere to the ESD objectives outlined in the DHHS development requirements.

Mechanical Services

The proposed new development located on the intersection of Abbotsford St and Haines St will be conditioned by a centralised refrigeration plant (VRV) located on the tower roofs. This plant will be powered from dedicated mechanical services switchboards also located on the tower roofs. Common area mechanical equipment can be separately metered from apartment areas.

A main difficulty with a VRV system serving multiple apartments is the electrical metering and distribution of costs. However, the VRV manufacturers can provide an energy measurement and billing system that measures power input into the condenser, measures the amount of refrigerant going to each indoor unit and then apportions the energy consumption out to each apartment owner. The body corporate will be responsible for system maintenance and the energy consumption management / billing.

The life safety systems and fans will be located on the tower roofs and powered from essential mechanical services switchboards. All essential mechanical services switchboards will require interface wiring to the Fire Detection Control and Indicating Equipment (FDCIE) and the associated fire fan control panel (FFCP) for control of motorised dampers and all fans required to operate in fire mode.

The mechanical services design for each site shall comply with the National Construction Code and all relevant Australian Standards and Occupational Health and Safety Laws. All systems shall comply with the relevant NCC Section J provisions. All systems shall comply with the DHHS ESD objectives and key project requirements as provided to the design team.

Where nominated, the mechanical equipment for air conditioning shall maintain 22 degrees internally based on AIRAH DA9 Comfort Conditions for Melbourne ambient temperatures. Heat rejection equipment shall be sized based on 40 degrees C. Heat loads calculations demonstrating equipment has been sized appropriately (including the inclusion of all relevant external gains and an allowance for all internal lighting, equipment and population loads) shall be completed by the mechanical contractor.

All ventilation equipment shall be sized in accordance with AS1668.2.

Apartment are expected to comply with the NCC Part F4 ventilation requirements through a natural ventilation pathway. External doors and windows shall be provided by the builder to maintain occupant access to outdoor air.

Where required, mechanical services shall be provided to meet the Deemed-to-Satisfy Smoke Management Systems including Stairwell Pressurisation to AS1668.1, unless agreed otherwise with the relevant Building Surveyor and Fire Engineer. All systems shall be provided with FFCP controls in accordance with AS1668.1.

10.0 Services + Infrastructure Report

Hydraulic Services

Each of the proposed two titles is supplied with water from a dual authority water meter interconnected. This is then reticulated throughout the buildings to individual apartments, common area and tenancies via authority sub meters or check meters.

The hot water plants (one for each "tower") feed a recirculating hot water ring main in each building that branches off to individual apartments and common area complete with a hot water meter.

A rainwater harvesting system will be incorporated where roof water will be treated and pumped for re-use within each title (exact re-use strategy is yet to be confirmed by the sustainability consultant).

Gas supply from the authority gas meters will be reticulated to hot water plant and tenancies individually. Gas provision to site is currently under discussion and an all electric option is being considered.

Sewer stacks throughout the building will be common into sewer drain (one for each of the two titles) and will discharge out to the authority sewer. Existing sewer connection to site will need to be demolished.

Stormwater drainage from the building will be discharged to the legal point of discharge via an onsite detention tank (one for each of the two titles).

Fire Protection Services

The proposed building is supplied its fire water from the dual supply tapping provided by the hydraulic contractor. The fire contractor will make connection for the feed hydrants, the towns mains feed sprinkler portion and the combined sprinkler & hydrant system from each of the tappings. There shall also be provision of sprinkler gauge lines to the sprinkler control valves.

The electrical contractor shall provide a dedicated supply to both the fire control centre for the Fire Detection Control and Indicating Equipment (FDCIE) / Emergency Warning Control and Indicating Equipment (EWCIE) and the Fire Pump room to provide power to the electric fire pump. A single supply is also required the sprinkler control valve for the jacking pump.

The electrical contractor is also required to provide a dedicated phone line fire connection for fire alarm monitoring.

All essential services mechanical switchboards will require interface wiring to the FDCIE and the associated fire fan control panel (FFCP) for control of motorised dampers and all fans required to operate in fire mode.

A high-level interface is required between the lift control centre and the FDCIE for fire mode operation.

Each level will be indicated individually by detection zoning and sprinkler zoning. The car park will be on separate sprinkler and detection zones as well. Each tenancy will also have a separate sprinkler zone for indication and maintenance purposes.

Additional operational requirements may be required for fire mode operation pending Fire Engineering Report Finalisation.

DHHS has additional requirements relating to fire services for their building, summarised below:

- Residential type sprinkler system is required (light hazard not to be used)
- Individual sprinkler flow switch & isolation valve per level
- Separate buildings must not share the same fire pump (this will be subject to MFB approval).
- Independent Alarm Signaling Equipment (ASE) for DHHS.
- Fire Hose Reels in lieu of fire extinguishers (will require Fire Engineered Alternate Solution)
- Manual Call Points (MCP's) to fire panel only (for testing purposes)
- Brooks smoke alarms to be used to Sole Occupancy Units (SOU's)
- Multi-criteria smoke/thermal detectors to be used to common areas

- All building Fire Alarms are to be monitored.
- All main doors (sliding & locked security doors) are to release/disengage on General Fire Alarm (GFA).

Stormwater

- The existing site is drained to the Melbourne City Council drainage network through an internal network of underground pipework. We do not believe any detention volume is currently being utilised within the existing development.
- For the construction of the new development, all existing underground stormwater pipework will be abandoned and removed from the site.
- A new legal point of discharge has been sought from Melbourne City Council (Engineering services) department as shown in Appendix 1, which nominates the new LPOD as the existing 450dia (Abbotsford) and 600dia (Haines) Council drain.
- The connection to the LPOD is subject to Melbourne City Council requirements, which are outlined in the City of Melbourne Stormwater Drainage Design Guidelines adopted in 2019.
- The development guidelines outline detention requirement and water quality objectives to reduce flood risk and ensure the health of the stormwater drainage assets, the extract below is taken from the development guidelines;

In order to achieve the design objectives nominated in the Development Guidelines the stormwater infrastructure will be designed with the parameters outlined below;

- The site discharge is to be limited to pre development flows by way of detention tanks located within the new development.
- The site stormwater is to be treated before being discharged to the LPOD to achieve CSIRO best practice reduction in pollutants. The assessment of this runoff will be carried out using a MUSIC analysis.

11.0 Social Infrastructure Assessment

ASR Research was engaged by MAB Corporation to prepare the following Social Infrastructure Assessment, a planning requirement associated with the proposed development of the Abbotsford Street, North Melbourne public housing estate, a key social housing renewal site. The proposed development is referred to as Molesworth Place, North Melbourne. The site is located within the City of Melbourne.

The site currently accommodates social housing tenants in 112 dwellings located within a number of walk up blocks. The housing profile consists of a majority of 2-bedroom dwellings and a number of 3 bedroom dwellings.

In partnership with the Victorian Government – MAB Corporation and community housing provider, HousingFirst – propose to completely rebuild the North Melbourne site (along with two other public housing renewal estates in Northcote and West Preston), and deliver more social housing to better meet demand. The homes that were built in the 1950s no longer meet the needs of today's Victorians and MAB proposes to deliver integrated communities with social, affordable and private housing options to meet those needs.

Report Objectives

As part of preparing a Development Plan for the site, DPO12 states that a Social Infrastructure Report must be prepared to the satisfaction to the Responsible Authority. By definition, social infrastructure encompasses all the facilities, services, and networks that help families, groups and communities to meet their social, health, education, cultural and community needs .

As described by the Responsible Authority in DPO12 the purpose this report is "to inform potential community facilities, programs and services that may be delivered on site". In order to assess this requirement, this report will:

- Discuss and analyse the existing amenity and social infrastructure on the proposed site and surrounding areas.
- Identify opportunities and potential social infrastructure that could be delivered with the proposed development plan.

Proposed Development Masterplan

The development masterplan propose to deliver a mixture of private and social dwellings with a potential dwelling yield between 300-380 dwellings to regenerate and revitalises previously under-utilised social housing sites into vibrant, attractive, energised, and interesting precincts, which deliver a wide range of building typologies and amenities to the local precinct.

Some of the community benefits and social infrastructure that could be incorporated within the development includes:

- A diverse mix of housing options to suit the current and future needs of individuals, couples and families;
- A generous network of courtyard and public spaces that improve the amenity of the precinct and experience of the future residents;
- Significant new supply of dwellings eligible for First Home Buyers Grant by providing approximately 40% of private dwellings suitable for First Home Buyers;
- Cycle and pedestrian connections and prioritization through the precinct and surrounds encouraging healthy lifestyles;
- New publicly assessable facilities and open spaces to be shared amongst the community.

How Proposed Development Satisfies the Key Objectives of Social Infrastructure Assessment

This report concludes that the proposed development satisfies the Social Infrastructure objectives outlined in DPO12 in the following manner.

11.0 Social Infrastructure Assessment

DPO12 Social Infrastructure Assessment Objectives	Proposed Development Response
<p>Discuss and analyse the existing amenity and social infrastructure on the proposed site and surrounding areas.</p>	<p>Community Facility</p> <p>The 1.5-kilometre catchment around the site contains various community facilities offering a wide diversity of meeting spaces to the general community and organisations. Existing facilities offering meeting spaces for hire include:</p> <ul style="list-style-type: none"> • North Melbourne Community Centre; • North Melbourne MCH Centre; • North Melbourne Recreation Centre; • North Melbourne Pool; • North Melbourne Library; and • Meat Market. <p>Although the catchment area is served by a diverse range of existing community facilities offering. Potential community facilities at this site would provide benefits by providing opportunities for future and current residents to intermingle and facilitate community building with the social and private residents.</p> <p>Indoor and Outdoor Recreation Facilities</p> <p>The 1.5-kilometre catchment area contains two key municipal indoor recreation facilities: The North Melbourne Recreation Centre to the west of the subject site, and the State Netball & Hockey Centre to the west. A \$60 million masterplan by Victoria's State Netball and Hockey Centre was submitted to the Victorian State Government to address a lack of inner-city recreational facilities and indicates demand for these facilities. Opportunities for recreational facilities should be explored in the site separate from this development plan but set aside for educational facilities.</p> <p>Open Spaces</p> <p>The catchment area around the site contains the following open spaces including anticipation of further open spaces to be delivered as part of The City of Melbourne Open Space Strategy (2012). The Strategy anticipates substantial urban renewal and seeks to incorporate natural features as a contrast to higher urban densities, providing green spaces for the community to enjoy.</p> <ul style="list-style-type: none"> • North Melbourne Recreation Reserve; • Debneys Park; • Manning Reserve Royal Park; • State Netball & Hockey Centre; • Other Royal Park playing fields; • Princess Park; and • Flagstaff Gardens; <p>Demand for open spaces particularly in inner city precincts are desirable and in demand. Opportunities for open spaces at this site would provide substantial benefits through neighbourhood greening, providing protection, visual interest and encourage active spaces through social interactions.</p> <p>Educational Facilities</p> <p>The 1.5-kilometre catchment area contains the following seven schools:</p> <ul style="list-style-type: none"> • North Melbourne Primary School (Government Primary School); • University High School (Government Secondary School); • St Michael's School (Catholic Primary School); • St Aloysius College (Catholic Secondary College); • St Joseph's Flexible Learning Centre (Special Catholic Secondary College); • Simonds Catholic College (Catholic Secondary College); and • Royal Children's Hospital Education Institute (Special School for hospital patients), <p>The Victorian Government announced the Inner Melbourne New Schools Package, which identifies the potential for new schools to be delivered to service the growing populations across West and North Melbourne. Two sites are being evaluated to respond to demand in the area, including a future educational facility designated within the subject site.</p>

11.0 Social Infrastructure Assessment

DPO12 Social Infrastructure Assessment Objectives	Proposed Development Response
Identify opportunities and potential social infrastructure that could be delivered with the proposed development plan.	<p>Public Open Space: Passive and Active</p> <p>Opportunities for passive and active open spaces includes the 20 metre minimum wide landscape thoroughfare located along Abbotsford Street, referred to as the Wood Street extension and the 6 metre minimum wide north south landscape thoroughfare connecting Haines Street to the newly proposed street known as Little Haines Street.</p> <p>The thoroughfare located on Abbotsford Street provides a natural pedestrian extension connecting to Wood Street and the future educational facility site and be designed to benefit from the existing commercial land uses to the south and connect to future non-residential land uses along the Abbotsford Street frontage.</p> <p>The quality of both these spaces includes potential for outdoor seating, shading and protection from the elements and hard and soft landscaping with durable quality finishes and materials to encourage and promote social interactions within the community.</p> <p>Flexible Community Room</p> <p>The flexible community room, approximately 80 – 120 square metres in size, is envisage to be accessible to all demographics with spaces to accommodate wide variety of local and community outreach programs that cater to the needs of the community. Facilities that may be included in the space but not limit to may be flexible meeting spaces, kitchenette, studios, outdoor furniture and community gardens.</p> <p>These programs to be activated by HousingFirst aims to:</p> <ul style="list-style-type: none"> • Offer a focal point for community interaction • Be a place where people can foster relationship and a community identity • Be a place where residents can come together and carry out activities • Be a place that strengthen the bond between community • Be a place where the community can access a range of activities, programs and services <p>Community Programs</p> <p>For many new social housing residents, contending with a new environment, new neighbours and a change in access to service providers can be daunting. Research shows that access to education and employment, the quality of opportunities to connect to others, and having access to food, health and wellbeing services are the fundamental building blocks to improving quality of life and breaking long-term cycles of disadvantage. Furthermore, it is essential that the Housing Associations are committed to providing programs that:</p> <ul style="list-style-type: none"> • Facilitate and increase access and participation to a wide range of social, recreational and community activities • Cater for a diverse range of people; and • Meet the changing needs of the community through flexible and responsive use arrangements <p>Some examples of programs that could be successful in the Molesworth Place are listed below, however, it is also important to note the programs provided by HousingFirst will need to cater to the needs of the residents of Molesworth Place.</p> <p>Produce Program</p> <p>Produce program is a fresh fruit and vegetable program that provides a convenient, sustainable and reliable source of fresh produce to tenants living within Social Housing, that is also low cost but still of high quality. A program that may run fortnightly can help to connect tenants with each other and creates a community feel within the development.</p> <p>Social Meals</p> <p>The Social Meals program provides nutritious meal to selected residents. Tenants are encouraged to participate in the preparation and cooking of the meal and can talk with their Housing Officer and local service providers about any personal or health-related concerns they may have.</p>

11.0 Social Infrastructure Assessment

DPO12 Social Infrastructure Assessment Objectives	Proposed Development Response
Identify opportunities and potential social infrastructure that could be delivered with the proposed development plan.	<p>Men's Mental Health Program</p> <p>This program is designed to connect socially isolated men living in Social Housing with other men living in the area. The program helps to provide local men with the opportunity to create a social network and develop friendships within a supportive environment.</p> <p>Art Program</p> <p>The programs promotes creativity of artists living in Social Housing and delivers a range of creative and professional workshops to build artist's skills.</p> <p>Non-Residential Uses</p> <p>A variety of non-residential uses at key public interfaces. These will serve the local community and activate the ground plane around the development. They include:</p> <ul style="list-style-type: none"> • Retail and Commercial tenancies • SOHO (Small Office Home Office) apartments • Flexible community room <p>Bike and pedestrian links</p> <p>The site encourages a friendly environment for healthy movement with pedestrian, bike movement and public transport use privileged over vehicle traffic. Concealed car parking is contemplated throughout the site and will be located at various points within precincts 2, 3 and 4.</p> <p>The proposal will facilitate well-connected bicycle and pedestrian links throughout all 4 Precincts. The site has excellent pedestrian permeability, from Haines Street to Little Haines Street on the south and from Abbotsford Street to Hardwicke Street on the west. Precinct 1 and 2 are primarily accessed by pedestrian links on the ground level.</p> <p>Secured bike storages with provisions for end of bicycle trip facilities and designed in proximity to primary frontages are to be strategically located.</p> <p>Potential Future Educational Facility</p> <p>Adjacent to the proposed development, a potential future educational facility has been identified by the Victorian State Government to accommodate projected enrollment growth in the North Melbourne area surrounding communities. In the short-term, North Melbourne Primary School will use the site to expand and upgrade its learning facilities to meet increased student demand. Ahead of 2020, consultation with the broader community and educators will occur to develop the long-term vision for the education facility, which will also include a performing arts Centre².</p>

12.0 Community Engagement

Community Engagement Reports have been prepared by MAB Corporation which summarise all engagement activities, feedback received and how this feedback was responded to in relation to the redevelopment as part of the Public Housing Renewal Program (PHRP), Package 2.

The consultation activities were established through the development of a Stakeholder Communications and Community Engagement Plan (SCCEP) that was prepared in March 2019.

This Community Engagement Report outlines the consultation which has occurred since the development of the SCCEP to inform the preparation of the Development Plan, including but not limited to the following stakeholders:

- Melbourne City Council
- Office of the Victorian Government Architect
- Department of Education and Training and the Victorian School Building Authority
- Transport for Victoria (including Public Transport Victoria and VicRoads)
- Estate Tenants
- Community Groups
- Neighbouring owners and occupiers

Since the development of the SCCEP, the project team has engaged with identified stakeholders, authorities, and members of the Community Consultative Committee (CCC) through a variety of face to face meetings and presentations. In August 2019, a dedicated drop-in session was held for members of the CCC and the relocated tenants from the site. 16 people attended this session with seven of them being tenants. A second drop-in session was held for the general public and those that couldn't make the earlier session. This session was attended by 40 people.

Additional methods of feedback included an online survey (which was completed by 17 people).

Below is a summary of the engagement activities undertaken to date with key stakeholders that have helped inform the preparation of the Development Plan:

Date	Stakeholder	Engagement Method and Material
10th May 2019	Department of Health and Human Services (DHHS) Office of the Victorian Government Architect (OVGA) Director of Housing (DoH)	Face to face meeting and presentation of Development Plan designs
18th May 2019	City of Melbourne (CoM) Department of Health and Human Services (DHHS)	Face to face meeting and presentation of Development Plan designs
18th June 2019	Department of Health and Human Services (DHHS) Office of the Victorian Government Architect (OVGA) Director of Housing (DoH)	Face to face meeting and presentation of updated Development Plan designs
25th June 2019	Community Consultative Committee (CCC)	Presentation and Q&A about the Development Plan proposal
3rd July 2019	Department of Health and Human Services (DHHS) Victorian School Building Authority / Department of Education and Training	Face to face meeting
11th July 2019	City of Melbourne (CoM) Department of Health and Human Services (DHHS)	Face to face meeting and presentation of updated Development Plan designs
23rd July 2019	Department of Health and Human Services (DHHS) AMK O/C + Owners (Neighbouring Owners and Occupiers)	Face to face meeting
6th Aug 2019	Community Consultative Committee (CCC) Estate Residents Community Groups Neighbouring Owners and Occupiers	Drop-in Sessions and seeking Community Feedback Online Survey
20th Aug 2019	VicRoads / Transport for Victoria and Public Transport Victoria	Face to face meeting and presentation of updated Development Plan designs
3rd Sept 2019	City of Melbourne (CoM) – Economic Development Unit	Face to face meeting and presentation of updated Development Plan designs
10th Sept 2019	CCC Estate Residents	Feedback on survey responses and development adjustments

Overall, the engagement process has been a success with many engaged stakeholders eager to influence the design and process where applicable. Much of this feedback has been taken on board and is now being included or considered for inclusion. The drop-in session was particularly well received by both tenants, neighbours and the general public who attended with many positively commenting on the fact that they could speak directly with so many members of the project team.

13.0 Environmental Site Assessment

Environmental Site Assessment Report have been prepared by AGS Environmental Services Pty Ltd which provides an environmental site assessment of the project. This report concludes:

AGS was engaged by Molesworth Place Pty Ltd and the Department of Health and Human Services to undertake a Preliminary Site Investigation (PSI) at the Department of Human Services Housing property located on Abbotsford Street, North Melbourne.

An historical site investigation undertaken as part of a previous Preliminary Environmental Site Assessment undertaken by Edge (2016) found that the site was initially utilised for a number of various residential, retail and hospitality activities such as grocers, plumbers and hotels. These land uses were cleared from the site in the early 1950s in order to make way for the current government housing estate.

No contaminating activities were identified, however, any contamination at the site was considered likely to be sourced from imported filling, with isolated fragments of asbestos containing (AC) cement sheet observed in a number of garden beds adjacent to buildings.

AGS undertook a soil sampling program concurrently with geotechnical investigations, with a shallow, and deeper, soil sample obtained from each drilling location. The soil profile was generally consistent across the site and comprised of a loose, dry, silty topsoil and/or filling of variable depths, beneath which lay a very stiff, dry, tan brown silty clay. This soil profile is typical of siltstone derived lithologies. Deeper filling present in the south-eastern area of the site could be due to former residential basements across the site.

No stained or odorous soils indicative of gross chemical contamination were identified during the investigation works. The previously undertaken PSI (Edge 2016) identified fragments of ACM in garden beds adjacent to a number of buildings. AGS can confirm the presence of such material, however no ACM debris was observed within the soil samples obtained away from these garden beds, or in the soil profiles, during this assessment.

At present, the filling at the site would be provisionally classified as Category C, potentially with asbestos, unless it can be proved that this material is ACM free.

A single groundwater monitoring well (GMW) was able to be sampled. Groundwater was observed to be a depth of 8.32m below the top of the well casing. Groundwater was sampled via low flow methodology with no odours or sheen observed within the water column.

Laboratory analysis of the groundwater reported concentrations of boron, copper and selenium in excess of one, or more, of the adopted assessment criteria. AGS does not believe that these analyses are site derived and are likely to be a function of the normal background geochemical properties.

Based on the findings of the DSI, AGS recommends the following:

- AGS considers the site suitable for the proposed land use, however should large scale bulk excavation works be required for future basement construction, that additional soil samples be obtained in order to satisfy the sampling density outlined in EPA IWRG702;
- As only a single monitoring well was able to be sampled, that further groundwater investigations be undertaken following site demolition to determine groundwater gradient and other groundwater conditions elsewhere beneath the site; and
- Given the reported concentrations of Benzo(a)pyrene and lead in the shallow soils, AGS recommends the implementation of a Soil Management Plan (SMP) that would aim to mitigate health and environmental risk associated with exposure to these soils. This will also encompass dealing with unexpected finds such as asbestos debris or other contaminated soils, in particular during the site development phase of works.

14.0 Arboricultural Assessment Report

An Arboriculture Assessment Report has been prepared by Glenn Waters which provides an assessment of the existing trees and property.

Glenn Waters has been engaged to undertake an inspection and report for the trees and property at Molesworth Place, North Melbourne.

This report will provide comment on the individual site, neighbouring property and street trees in question and provide advice regarding the species, condition and suitability for retention of the existing site trees, provide advice regarding the future management of the trees and also provide recommendations of tree species to replace existing trees identified with either a moderate or high retention value.

An assessment for the trees within the future educational facilities is provided, however note those trees are not part of this development plan and no assessment has been made for the retention or removal of these trees.

Objectives

- To inspect the site and existing trees located within site at Molesworth Place, North Melbourne including trees that may be impacted by the proposed development of the subject site;
- To collect data on the individual site and neighbouring property trees and provide a tree number plan that correspond to the report tree data;
- To provide an arboricultural report that provides advice and solutions for the future management of the site, neighbouring property and street trees (as required);
- To provide recommendations of tree species which shall provide equivalent amenity to existing trees with moderate or high retention value.

Executive Summary

Assessment of trees on or adjacent to the site, including retention value

The site inspection and assessment captured data on eighty-two (82) individual trees. The tree numbers used in previous assessments were used to avoid confusion.

There are a range of differing value trees located across the site and these individual values are highlighted in the tree data table attached as an appendix to this report.

- Recommendations for the protection of trees to be retained to conform to Australian Standard AS 4970-2009 Protection of Trees on Development Sites to ensure long-term health, including designation of tree protection zones (for roots and canopy) and structural root zones

The Australian Standard AS 4970-2009 Protection of trees on development sites has been used to calculate the TPZs for the retained trees. The method provides a TPZ that addresses both the stability and growing requirements of a tree. TPZ distances are measured as a radius from the centre of the trunk at (or near) ground level.

Appendix 1 attached to this report lists the standard tree protection works that should be considered as part of the management of trees to be retained during development and these works should be seen as a minimum standard to apply.

- Recommendations for trees to replace the removal of any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity value to the residents and the public realm.

Of the 82 trees assessed, 28 trees are located within the site boundaries, 22 of which were identified as having 'High', 'Moderate-High' or 'Moderate' arboricultural/retention value and the removal of these trees will be compensated by their replacement with a range of trees selected to fulfil a similar amenity values as the removed trees.

15.0 Tree Management Plan

A Tree Management Plan has been prepared by Glenn Waters which provides an assessment of the existing trees and advice regarding the retention or removal of the trees and recommendations for the future management of trees to be retained.

Introduction

The Tree Management Plan (TMP) will provide comment on the individual site trees in question and provide advice regarding the retention or removal of the individual trees and provide recommendations regarding the future management of the trees listed for retention.

An assessment for the trees within the future educational facilities is provided, however note those trees are not part of this development plan and no assessment has been made for the retention or removal of these trees.

Objectives

- To inspect the site trees in question located within site at Molesworth Place, North Melbourne;
- To provide a Tree Management Plan that provides advice and solutions for the future management of the site trees (as required).

Executive Summary

- Assessment of trees on or adjacent to the site, including arboricultural value

The site inspection and assessment captured data on eighty-two (82) individual trees. The tree numbers used in previous assessments were used to avoid confusion.

There are a range of differing value trees located across the site and these individual values are highlighted in the tree data table attached as an Appendix to this report.

- Recommendations for the protection of trees to be retained to conform to Australian Standard AS 4970—2009 Protection of Trees on Development Sites to ensure long-term health, including designation of tree protection zones (for roots and canopy) and structural root zones. Appendix 1 attached to this report lists the standard tree protection works that should be considered as part of the management of trees to be retained during development and these works should be seen as a minimum standard to apply.
- Recommendations for trees to replace the removal of any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity value to the residents and the public realm.

Of the eighty-two (82) trees assessed, twenty-eight (28) trees were located within the site boundary with twenty-two (22) trees identified as having 'High' to 'Moderate' arboricultural value and the removal of these trees will be compensated by their replacement with a range of trees selected to fulfil a similar amenity value as the removed trees.

DELEGATE REPORT

MINISTERIAL PLANNING REFERRAL

Council Application Number:	TPM-2019-31
DELWP Application Number:	DP1900735
Applicant:	MAB c/- Contour Consultants
Owner:	Director of Housing / Department of Health and Human Services (DHHS)
Architect:	McBride Charles Ryan Architects (MCR)
Address:	1-49 Molesworth Street, North Melbourne
Proposal:	Application for Development Plan approval (Public Housing Renewal – Abbotsford Street, North Melbourne)
Cost of Works:	Not Applicable
Date Received by CoM:	13 December 2019
Responsible Officer:	Richard Cherry
Report Date:	25 September 2020

1. SUBJECT SITE AND SURROUNDS

The application site is located on the south-west side of Molesworth Street, North Melbourne. It is bound by Abbotsford Street to the west, Haines Street to the south and Curzon Street to the east. Hardwicke Street, which is a Council minor road, runs in a north-south direction through the site.

The western portion of the site has an area of approximately 5,108m² and is currently developed with five x two and three storey Government Housing buildings. The land is owned by the Department of Health and Human Services (DHHS).

The eastern portion of the site has an area of approximately 13,020m² and is developed with nine x two and three storey Government Housing buildings. The land is owned by the Director of Housing.

A description of the site's interfaces is as follows:

- The adjoining land at the south-west corner, known as 38-48 Haines Street, is developed with a row of two storey brick shops and residential buildings.
- The north-east side of Molesworth Street is largely developed with single and two storey dwellings.
- The west side of Abbotsford Street is developed with a mix of single, two and three storey dwellings and three storey apartment buildings. Tram Route 57 runs along this section of Abbotsford Street.
- The south side of Haines Street is developed with a mix of three storey apartment buildings and two storey commercial buildings.

The site is surrounded by several parks and recreation facilities including Royal Park to the north-east, Gardiner Reserve and North Melbourne Recreation Centre to the south-west.

The Arden Metro Station (currently under construction) is located approximately 700m to the south-west.



Figure 1: Map of subject site and surrounds



Figure 2: Aerial of subject site and surrounds (NearMap 17 February 2020)



Figure 3: 3D of subject site and surrounds (Google)



Figure 4: Subject site at corner of Molesworth Street and Abbotsford Street viewed south (Google 2019)



Figure 5: Subject site from Molesworth Street viewed south down Hardwicke Street (Google 2019)



Figure 6: Subject site at corner of Haines Street and Curzon Street viewed west (Google 2019)



Figure 7: Subject site from Haines Street viewed north down Hardwicke Street (Google 2019)



Figure 8: Subject site from Abbotsford Street viewed east (Google 2019)

2. BACKGROUND

2.1 Pre-Application Discussions

A pre-application request was lodged with Council on 27 May 2019 to discuss the proposed Development Plan. Two workshop meetings were held internally with key stakeholders and technical referrals. The first workshop was held with Council's Waste Services, Open Space Planning and Urban Forest and Ecology departments; and the second workshop was held with Council's City Design, Traffic, Engineering and Assets departments. Urban Design was present at both workshops. A

summary of the pre-application feedback provided by Council to the applicant is as follows:

- “Little Haines Street” should be a public street to be vested in City of Melbourne and would require the street section to be designed befitting of City of Melbourne standard specifications. The street typology would be a Shared Zone (subject to VicRoads support) with the following features:
 - One way vehicle traffic;
 - A continuous paved surface of rationalised sawn bluestone pavers;
 - A 1.5m minimum offset to bollards from the building line and the boundary with the future school;
 - Tree planting integrated within the line of the bollards to define a maximum 3.5m wide vehicle zone;
 - Loading / waste collection / pick up / set down to be integrated within the bollard spaces against the building line;
 - Integration of a linear rain garden 1.5m offset from the future school boundary to integrate low level landscaping, water management and control pedestrian crossing points across the shared space;
 - Public lighting to the streetscape as well as private building lighting within the colonnade;
 - Exploration of what drainage solution is required for water coming off the school site;
 - Exploration of whether specific traffic calming measures are required to deter speeding along the shared zone (only if required);
- Examples of similar City of Melbourne shared zones include Village Street and Yarra’s Edge (South Wharf Road).
- Council would not take on ownership of green spaces on-site due to:
 - The presence of private structures under the open space;
 - The shadow impacts from adjacent built form;
 - The limited utility and long term flexibility of the open spaces resulting from the slope management, ramps and adjacent building interfaces.
- Council would expect these spaces are publicly accessible private spaces and establish a S173 agreement to ensure 24 hour access. This also provides enhanced design flexibility for the Landscape Architects as City of Melbourne specifications are not required to be met.
- Council’s Urban Sustainability team are comfortable with a single row of trees to the school side of both streetscapes. However the lack of trees against the building line should be compensated for through façade-integrated greenery, including planter boxes or vertical creepers.
- The car park basement has a significant potential to fatally impact street tree roots.

The majority of these comments will need to be considered by the applicant at the future planning application stage. The potential street tree impacts are discussed in detail throughout this report.

2.2 Planning Scheme Amendment C306

Planning Scheme Amendment C306 facilitates the renewal and redevelopment of the Abbotsford Street Public Housing Estate in North Melbourne. Specifically, the amendment:

- Rezoned the site from General Residential Zone – Schedule 1 to a Residential Growth Zone – Schedule 2;
- Applied a new Development Plan Overlay – Schedule 12;
- Applied Parking Overlay – Schedule 12; and
- Made the Minister for Planning the responsible authority for the land in the Schedule to Clause 61.01 (Administration and enforcement of this scheme).

The amendment was required to allow the redevelopment of the site to provide improved social and private housing through the Public Housing Renewal Program.

Rezoning the land to a Residential Growth Zone (RGZ) supports the preferred housing density and resultant built environment in this highly suitable location.

The application of the Development Plan Overlay (DPO) provides a framework to guide the future residential development of the site. The DPO Schedule outlines design responses expected to achieve the preferred future outcome for the site. The application of the DPO provides assurance to government agencies, Council and the local community about future development outcomes on the land.

The application of the Parking Overlay (PO) facilitates an appropriate provision of car parking spaces for residential uses within the site.

The Amendment was made at the request of the Minister for Housing, Disability and Ageing and was gazetted on 29 March 2018.



Figure 9: Land affected by Amendment C306 (Explanatory Report)

2.3 Development Plan Application Background

An application to approve a development plan is distinct from an application for a planning permit.

This is an important distinction, as the statutory process and level of detail and information required to approve a development plan is substantially different from the requirements bearing on an application for a planning permit.

Application TPM-2019-31 seeks approval of the proposed Development Plan for the site under Schedule 12 of the Development Plan Overlay (DPO12) at Clause 43.04 of the Melbourne Planning Scheme.

Application TPM-2019-31 does not seek a planning permit for the future use and development of the land under the planning controls affecting 1-49 Molesworth Street, North Melbourne.

While DPO12 allows a permit to be granted before a development plan has been approved to use or subdivide land, construct a building or construct or carry out works to the satisfaction of the Responsible Authority, the applicant seeks approval of a Development Plan prior to a planning permit in this instance.

2.4 Development Plan Application Material

The following table identifies the extent of material Council has been provided (by DELWP and the applicant) throughout the Development Plan application process:

Material	Date Received by CoM
Original application material, including: <ul style="list-style-type: none"> • Development Plan; • Acoustic Report; • Arboricultural Assessment Report; • Tree Management Plan; • Community Engagement Report; • Housing Diversity Report; • Social Infrastructure Report; • Environmental Site Assessment; • Ecologically Sustainable Development Report; • Services Infrastructure Report; • Traffic Report. 	16 December 2019
RFI response, including: <ul style="list-style-type: none"> • Cover letter; • Development Plan (updated); • Acoustic Report (updated); • Arboricultural Assessment Report (updated); • Tree Management Plan (updated); • Housing Diversity Report (updated); • Traffic Report (updated); • Planning Report. 	3 July 2020
Response to Council's initial referral comments, including: <ul style="list-style-type: none"> • Cover letter; • Title re-establishment, feature and land survey; • Traffic advice (memorandum); • Architectural renders. 	17 July 2020
Response to Council's preliminary comments, including: <ul style="list-style-type: none"> • Cover letter; • Development Plan (updated); • Arboricultural Assessment Report (updated); • Tree Management Plan (updated); • Dwelling Diversity Report (updated); • Traffic Report (updated). 	16 September 2020

3. THE PROPOSAL

Schedule 12 to the Development Plan Overlay seeks to introduce broad parameters for future development of the subject land as part of any future planning permit application. While specific details of future development are not considered as part of this assessment, broadly, the proposed Development Plan seeks approval for the following:

- Construction of five buildings over the entire site of a maximum five storeys in height plus some with basement levels.
- Use of the buildings for a mix of social and private housing with opportunities for commercial premises and community facilities spread throughout the site.
- Land set aside on the Molesworth Street frontage for a future education use/development.
- A mix of four and five storey street walls and upper level setbacks.
- Internal pedestrian connections / landscaped open space between Abbotsford Street (east-west) and Hardwicke Street; and off Haines Street (north-south).
- A new shared (vehicle and pedestrian) east-west connection between Molesworth Street and Hardwicke Street, informally called Little Haines Street.
- Staged development across the site, of which Precinct 5 (the future education purpose precinct) is excluded from this Development Plan proposal.
- According to the most recent Development Plan (submitted 16.09.2020), the proposed number and size of dwellings are as follows:

Social Housing

Dwelling Typology	% Range	Approximate Dwelling Size	Approximate Number of Dwellings	Target Number of Dwellings
1 Bedroom	approx. 25-45%	45 – 65 sqm	35-60*	47*
2 Bedroom	approx. 50-70%	60 – 95 sqm	65-95*	80*
3 Bedroom	approx. 0-10%	85 – 110 sqm	0-15*	6*
4 Bedroom	approx. 0-10%	100 – 160 sqm	0-15*	0*
		Total No.	100 – 185*	133*

*May change due to flexible housing and or planning to accommodate different family sizes and meet changing demands of the Victorian Housing Register.

Private Housing

Dwelling Typology	% Range	Approximate Dwelling Size	Approximate Number of Dwellings
1 Bedroom	approx. 35-55%	45 – 65 sqm	approx. 40-70
2 Bedroom	approx. 35-65%	60 – 110 sqm	approx. 75-115
3 Bedroom (+)	approx. 5-15%	85 – 160 sqm	approx. 0-30
		Total No.	135 - 235

- Between 210 and 270 car parking spaces located at basement and ground level.
- Vehicle access to on-site car parking located off Molesworth Street, Hardwicke Street and the newly created east-west connection.
- Associated widening of Hardwicke Street.
- Provision for bicycle parking spaces – proposed numbers not provided.



Figure 10: Proposed Development Plan: Master Plan



Figure 11: Proposed Development Plan: Landscape Master Plan

4. PLANNING SCHEME PROVISIONS

Section	Policy
Planning Policy Framework	Clause 9 – Plan Melbourne Clause 10 – Operation of the State Planning Policy Framework Clause 11 - Settlement Clause 15 – Built Environment and Heritage Clause 16 – Housing Clause 17 – Economic Development Clause 18 – Transport
Local Planning Policy Framework	Clause 21.01 – Municipal Profile Clause 21.02 – Vision Clause 21.04 - Settlement Clause 21.06 – Built Environment Clause 21.07 – Housing Clause 21.16 – Other Local Areas Clause 22.17 – Urban Design outside the Capital City Zone Clause 22.19 – Energy, Water and Waste Efficiency Clause 22.23 – Stormwater Management (WSUD)

Statutory Controls													
Clause 32.07 Residential Growth Zone 2	<p>The site is located in a Residential Growth Zone – Schedule 2.</p> <p>Pursuant to Clause 32.07-2, the land use proposed (dwellings) would be as-of-right under any planning application. Depending on the commercial and community uses proposed at the planning application stage, a permit may be required.</p> <p>Pursuant to Clause 32.07-5, a permit would be required to construct two or more dwellings on a lot under any planning application.</p> <p>Pursuant to Clause 32.07-8, depending on the commercial and community uses proposed at the planning application stage a permit may be required to construct a building or construct or carry works for a use in Section 2 of Clause 32.07-2.</p>												
Clause 43.02 Design and Development Overlay 66	<p>The site is affected by Design and Development Overlay Schedule 66.</p> <p>Pursuant to Clause 43.02-2, a permit would not be required to construct a building or to construct or carry out works that would result in the height of the building or works being less than the referral height specified in Table 1 (Royal Melbourne Hospital):</p> <table border="1"> <thead> <tr> <th>Helicopter landing site</th> <th>Helipad Height (AHD)</th> <th>Referral Height (AHD)</th> </tr> </thead> <tbody> <tr> <td>Alfred Hospital</td> <td>15.7 metres</td> <td>25.7 metres</td> </tr> <tr> <td>Royal Childrens Hospital</td> <td>62.4 metres</td> <td>72.4 metres</td> </tr> <tr> <td>Royal Melbourne Hospital</td> <td>67.3 metres</td> <td>77.3 metres</td> </tr> </tbody> </table>	Helicopter landing site	Helipad Height (AHD)	Referral Height (AHD)	Alfred Hospital	15.7 metres	25.7 metres	Royal Childrens Hospital	62.4 metres	72.4 metres	Royal Melbourne Hospital	67.3 metres	77.3 metres
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Alfred Hospital	15.7 metres	25.7 metres											
Royal Childrens Hospital	62.4 metres	72.4 metres											
Royal Melbourne Hospital	67.3 metres	77.3 metres											
Clause 43.04 Development Plan Overlay 12	<p>Pursuant to Clause 43.04-2, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the Responsible Authority.</p> <p>This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority.</p> <p>While Schedule 12 to the Development Plan Overlay (DPO12) states</p>												

	<p>that a permit may be granted before a development plan has been approved to use or subdivide land, construct a building or construct or carry out works to the satisfaction of the Responsible Authority, an application to approve a Development Plan has been submitted in this instance.</p> <p>Schedule 12 of the Development Plan Overlay sets out the requirements against which the responsible authority must assess the Development Plan for the land at the subject site, before determining whether it has been prepared to its satisfaction. Compliance with the requirements of DPO12 represents the key test for Application TPM-2019-31.</p>
Clause 45.09 Parking Overlay 12	Pursuant to Schedule 12 of Clause 45.09, a permit is required to provide car parking spaces in excess of one space to each dwelling.

Particular Provisions	
Clause 52.06 Car Parking	Clause 52.06 will apply to any future planning application if a land use other than dwellings is proposed on-site.
Clause 52.34 Bicycle Facilities	Clause 52.34 will apply to any future planning application.
Clause 53.01 Public Open Space Contribution and Subdivision	Clause 53.01 will apply to any future application to subdivide the land, where relevant.
Clause 53.18 Stormwater Management in Urban Development	Clause 53.18 will apply to any future planning application.
Clause 55 ResCode	Clause 55 will apply to any future planning application for dwellings within a building of four storeys or less.
Clause 58 Apartment Developments	Clause 58 will apply to any future planning application for dwellings within a building of five or more storeys.

Operational Provisions	
Clause 72.01 Responsible Authority for this Planning Scheme	<p>Pursuant to the Schedule to Clause 72.01, the Minister for Planning is the Responsible Authority for land comprising Abbotsford Street, North Melbourne, as shown in the following figure:</p> <p>Figure 5 – Public Housing Renewal – Abbotsford Street, North Melbourne</p>

5. PUBLIC NOTIFICATION

The Department of Environment, Land, Water and Planning (DELWP) has referred the application to the City of Melbourne for comment and advice.

6. REFERRALS

The original application material was referred internally to relevant Council departments. The comments received were subsequently provided to the applicant. As detailed at Section 2.3 of this report, Council was provided with the applicant's response to DELWP's RFI letter and their response to the initial referral comments – in the form of written commentary and accompanying material. The applicant's responses were re-referred to relevant Council departments.

Both the original and re-referred comments received from Council departments are provided below, as well as a Council Officer response.

6.1 Urban Design

Comments in response to original request for advice

A. Advice outline

Overall the Development Plan appears to be largely in accordance with the Concept Plan provided in DPO12, however, the package offers very limited information regarding built form outcomes and from what is provided we hold issue with the commitment to dwelling diversity, internal street and neighbouring boundary heights and setbacks and overshadowing impacts to proposed open space areas. These are discussed in further detail below.

B. Discussion

1. Sufficiency of Documentation

1.1 *Firstly, it is noted that the submitted documents provide partial address of the Development Plan following requirements as outlined in DPO12 which has consequently constrained our review:*

- *Preliminary Architectural Plans that show the design of built form, including conceptual elevations and sections. The submitted Development Plan includes building envelopes only and small, single view, rough sketches of the architecture.*
- *No building (envelope) depth dimensions are provided.*
- *Shadow studies: Proposed private open space areas are omitted from these studies so the amenity impacts on these key spaces is unknown.*
- *No indication at this stage of where social and private housing will be located so how the development will realise an integrated mix throughout is still to be confirmed.*

2. Building program

2.1 Dwelling diversity

DPO12 states the development must demonstrate dwelling diversity with a range of 1, 2, 3 and larger sized dwellings. The predominance of 1 and 2 bed apartments has also been identified as a current housing challenge in the area that needs to be addressed. The Development Plan, however, doesn't commit to a range of 3+ bed dwellings, providing estimates of 0-15% for private housing and 0-10% public housing. We believe the minimum percentage for 3 bed dwellings should not be zero but 5% given that the existing on site accommodation is 20% of 3 bed dwellings. Furthermore, we are not convinced

about the adaptability potential of converting two smaller dwellings into 3+ bed accommodation as the living areas would not also be proportionately larger, so would insufficiently accommodate families.

2.2 Retail / Community activation

The Development Plan does make provision for non-residential uses in Precinct 2. It is assumed this zone will provide active frontages (though diagram doesn't indicate). Ideally a portion of active frontage would also wrap around to both proposed public walk through spaces, particularly Abbotsford Street, to ensure safer public zones.

3. Massing

3.1 Street heights and upper level setbacks

Height and main street setbacks are in line with the DPO. However internal street and neighbouring boundary setbacks should be increased in locations where necessary to protect residential amenity and liveability. Specifically Abbotsford Street 'interface 2' to Hardwicke Street should be setback above 2/3 storeys given the 6m scale of this street and the potential for precinct 5 to also be developed to the eastern boundary. Similarly Abbotsford 'interface 5' that adjoins the private commercial zone corner lot needs to transition down to this lower scale neighbour. This accords with DPO12 requirements to deliver 'good neighbour' outcomes. Furthermore the proposed 5 storey interface ('interface 1' and 'interface 2') to Little Haines and Hardwicke Street is too imposing given the intimate scale of these internal streets. A modulation of this mass with upper level storeys setback is needed to improve these conditions.

3.2 Overshadowing

DPO12 states building envelopes must have regard to the amenity of dwellings within the site, including sunlight access to private open spaces on the September equinox. As mentioned previously, private open space areas are not included on the submitted shadow analysis so these impacts are not known. Public open space areas, however, do appear to be heavily encumbered by shadows. The shared space off Abbotsford Street experiences notable overshadowing across more than half the space at all critical daytime hours. The new mid-block open space in Haines Street is also typically in shadow. An increased separation between buildings, perhaps in the form of greater upper level setbacks is recommended. This could also assist with providing an increased sunlight to the northern side footpath which is otherwise always overshadowed as well.

4. Public interfaces

4.1 Visual bulk

The sketch impressions and precedent images of proposed building forms indicate expansive facades of uniform treatment. This North Melbourne context requires a more granular response, with visual bulk reduced. This aligns with DPO12 statement for buildings to achieve a grain of development that reflects the characteristics of the area. The lack of trees against the Haines Street building line should also be compensated for with façade integrated greenery, including planter boxes or vertical creepers.

4.2 Contextual design response

DPO12 aspires to provide high quality housing that integrates seamlessly into the existing fabric of the area. The proposed building sketches indicate a sculptural type form that pleats in and out to Abbotsford Street and the other streetscape views show rectangular forms. The level of detail offered and absence of conceptual architectural elevations / sections offers limited scope for

feedback, but we hope the future proposal offers greater reference to the surrounding context through material choice and facade depth, relief and rhythm that takes cues from surrounding forms.

4.3 Weather protection

As a minor note Abbotsford Street 'interface 4' should indicate weather protection for the commercial portion of the street frontage, as per DPO12 requirements.

4.4 Staging

The staging diagram proposes the street-front portion of development to Haines Street be completed at a later stage (C) to the main building. The interim street presentation is not discussed, however given this is a critical main street interface, further details regarding this should be provided or suggest stage C is swapped as Stage B.

C. Recommendations

Broadly, we find this Development Plan accords with the Concept Plan in DPO12 however, there are several urban design issues we believe still need be resolved. In brief summary these are as follows:

- *Solid commitment to dwelling diversity in relation to 3+ bed dwellings.*
- *Active frontage to wrap around to the proposed public spaces.*
- *Amend massing arrangements to internal streets and existing neighbours to protect residential amenity and achieve good neighbourhood outcomes. Specifically this concerns Abbotsford Street interfaces 2 and 5, Haines Street interfaces 1 and 2.*
- *Provide visibility of shadow impacts to private open space and increase building separation along Haines Street to improve private open space impacts.*
- *Reduce visual bulk of extended façades.*
- *Indicate weather protection to Abbotsford Street interface 4.*
- *Clarify how staging ensures appropriate street presentation to Haines Street between stages.*

Comments in response to further material submitted by applicant

As per earlier comments, the Development Plan appears to be largely in accordance with the Concept Plan provided in DPO12. We note some issues with the additional render impressions provided regarding uniformity, scale and bulk of buildings along Abbotsford Street, however further refinement of the architectural response can be addressed through the planning application process. However, the following previously raised items were still not addressed in this further iteration, yet we believe are key issues for resolution at this stage:

- ***Dwelling diversity***

Commit to a minimum allowance for 3+ bed dwellings, for instance 5% (currently 0-15% for private housing and 0-10% public housing).

- ***Massing - upper level setbacks***

To ensure good neighbour outcomes are established from the outset, upper level setbacks should be indicated to Hardwicke and Little Haines Streets and the southern interface that adjoins the private commercial zone corner lot. The renders currently depict precinct 5 as open space which is misleading as this area will be populated by buildings creating a very different spatial experience.

- **Shadow analysis**

Shadow impacts to private open space areas have been deferred to planning application stage however the shared space off Abbotsford Street experiences notable overshadowing at all critical daytime hours. At this building envelope stage, at least the public open space impacts should be reduced / considered further.

- **Staging**

The staging diagram proposes the street-front portion of development to Haines Street be completed at a later stage (C) to the main building. Given this is a main street interface, stages should be either swapped or further details regarding the interim street presentation provided.

Planner's Response

- Dwelling diversity is discussed at Section 6.9 of this report.
- Setbacks, general massing and associated impacts will be assessed in detail at the future planning application stage.
- The Development Plan shows massing generally in accordance with the requirements of Development Plan Overlay Schedule 12. More detailed massing and associated impacts such as overshadowing will be assessed at the future planning application stage.
- The most recent updated DP (16.09.2020) includes a note for Stage B that:

Interim activation strategies can include the provision (of) temporary landscaping and/or perimeter hoarding with urban artwork or visual graphics to provide for an appropriate streetscape and pedestrian experience.

For the purposes of the DP, this is considered satisfactory and further details will need to be provided and assessed at the future planning application stage.

6.2 Traffic Engineering

Comments in response to original request for advice

The proposal seeks to redevelop the site to provide 300 to 380 dwellings, which includes a mixture of private and public dwellings and retail component. It is anticipated approximately 630 people will live in the proposed development.

The plan prepared by GTA simply outlines the proposal. It is noted that Schedule 12 to the Development Plan Overlay identifies specific provisions that must be included.

Generally the plan seems to be reasonable, specific comments regarding each proposed development will be made when submissions are made.

Below are some comments which are obvious.

Bicycle parking provision

It is understood the bicycle parking for residents will be located in a secure location (i.e. lockable) while bicycle parking for visitors will be located in easily accessible locations (i.e. on the ground level near building entrances). It is understood further details will be provided as part of future Planning Permit applications.

Loading, Waste storage and collection

Waste comments to be sought from the Urban Services team.

Traffic generation and traffic impact

The development is expected to generate in the order of 114 vehicle movements in the weekday AM and PM peak hours. This equates to approximately two vehicle movements being generated on the road network every minute. This additional traffic will not be concentrated to one location, but rather will be spread across the multiple locations in the surrounding area.

It is accepted that traffic generated by the site will not have an unacceptable impact on the surrounding road network, noting that many of the surrounding roads are already at capacity at peak times.

Comments in response to further material submitted by applicant

The GTA Consultant report 'Integrated Transport and Traffic Management Plan' indicates that network performance should be able to accommodate the proposed traffic volumes generated from the development and this seems reasonable.

Access to the site is in line with existing access points.

It discusses bicycle facilities will be provided on site in a secure location and visitor spaces easily located.

There will be safe bicycle connections to the surrounding network.

The Development plan prepared by McBride Charles Ryan Architects (June 2020) suggests the following:

- *Hardwicke Street is to be retained as a north-south road two way road.*
- *Hardwicke Street is proposed to have a 10 metre wide road reservation, which will include 2 metre wide (minimum) footpaths on both sides with a 3.5 metre wide carriageway for through traffic, and 2.5 metre wide indented parking spaces with street trees on the east side.*

The aspect of the proposal above does meet the development plan overlay requirements for Hardwicke Street, which are as follows:

- *1.5m footpath west side, 3m carriageway for through traffic, 2.5m indented parking spaces east side, 2m for footpaths both sides.*

Also note the potential future school (Precinct 5) does not form part of the Development Plan. The proposed design of Hardwicke Street still complies with the requirement if a school were to proceed, which is as follows:

If the school proceeds, two metre minimum footpaths on both sides with 3.5 metre wide carriageway for through traffic, and 2.5 metre wide indented parking spaces with street trees on the east side.

- *Creation of a new east west street between Hardwicke Street and Molesworth Street with intersections and road cross sections to the satisfaction of Melbourne City Council.*

It is understood, the provision of car parking will generally accord with the parking requirements set out within Schedule 12 to the Parking Overlay.

Considering this, it is proposed to provide in the order of 210 to 270 car parking spaces. Precinct 1 and 2 will have access via Hardwicke and Molesworth Streets.

Bicycle parking for residents will be located in a secure location (i.e. lockable) while bicycle parking for visitors will be located in easily accessible locations (i.e. on the ground level near building entrances). Further details will be provided as part of future Planning Permit applications.

No detailed plans are shown and no mention regarding the proposed quantity of bicycle spaces proposed. Also no on-road bicycle facilities are shown proposed that will connect into the existing bicycle facilities in Haines Street and Abbotsford Street.

The anticipated traffic volumes generated from the development will be able to be accommodated into the network and surrounding local and arterial roads.

The GTA consultant report indicates further details regarding loading and unloading activity (waste collection), which will be provided as part of future Planning Permit applications. No details/plans regarding Waste or Loading are shown on the material that has been submitted so far.

The proposal will look to promote car share, however no details have been provided to that effect. It suggests car share spaces will be provided on-site.

Planner's Response

A detailed Traffic Impact Assessment will be required as part of any future planning application.

6.3 Civil Design

Comments in response to original request for advice

The proposed development includes the construction of a range of private housing and public housing buildings. It also includes construction of a new public road known as Little Haines Street.

Comments

Pursuant to the Road Management Act 2004 (the Act) any works within the road reserve of Harker Street and Curzon Street, arterial roads, require the written consent of VicRoads, the Coordinating Road Authority. Footpaths, nature strips and medians of such roads fall under the City of Melbourne's control. Subsequently, our conditions for works on footpaths, nature strips and medians of arterial and municipal roads are listed below.

A landscape plan shall be developed prior to the commencement of the development. The plan shall address the scope of street scape improvement works, show dimensions and finished surface materials for carriageways, footpaths, nature strips and vehicle crossings adjoining the site. The plan shall be developed in consultation with the responsible road authority.

A traffic functional layout plan shall be developed for the proposed vehicle access from Molesworth Street to Little Haines Street. The plan shall include modification to the median island and garden bed adjacent to the end of the street.

All projections over the street alignment must conform to Building Regulations 2018, Part 6, Sections 98 to 110 as appropriate. Reference can be made to the City of Melbourne's Road Encroachment Operational Guidelines with respect to projections impacting on street trees and clearances from face/back of kerb.

The proposed development requires the provision of DDA compliant footpaths. The existing kerb heights and footpath cross-falls provide limited opportunities for improving surface levels along the footpaths in Molesworth Street, Curzon Street, Abbotsford Street and Haines Street. To allow the provision of DDA compliant footpaths, the developer shall determine the finished floor levels of the buildings and footpaths in consultation with the City of Melbourne, prior to the commencement of the construction works on site.

The above ground fire hydrant adjacent to the subject site in Molesworth Street, Curzon Street, Abbotsford Street and Haines Street shall be replaced with an in-ground fire hydrant to the satisfaction of the responsible authority.

The building floor levels shall allow the provision of a DDA compliant cross-fall from the site to top of kerb in Curzon Street. There is an open stormwater drain between the footpath and nature strip due to the difference in surface levels. The drain shall be removed and footpath reconstructed with the continuous fall to road kerb.

The Landscape Masterplan shows planting of new trees within the subject land adjoining Haines Street. We do not recommend planting of trees along the edge of the footpath as shown on interfaces 3 and 5 of the Master Plan. The trees shall be planted with a sufficient setback from the property boundary to allow development of the trees in the future. A tree root barrier shall be provided along the property boundary to avoid damage to the road infrastructure.

The maximum permissible width of a vehicle crossover without a pedestrian refuge is 7.6 metres. Crossings wider than 7.6 metres should include pedestrian refuges a minimum of 2.0 metres in length at 7.6 metre maximum clear spacings.

Corner splays

The existing 2.0x2.0 metres wide corner splay shall be retained at the south-east corner of the site to provide adequate sightlines and accommodate increase in pedestrian activities at the intersection of Curzon Street and Haines Street.

The corner splays shall be provided within the subject land to provide adequate sightlines within the intersections of Molesworth Street with Hardwicke Street and Little Haines Street. The required dimensions of corner splays shall be determined in consultation with out Transport Engineering Team.

Prior to the occupation of the development, the corner splays shall be vested in favour of Melbourne City Council as a road, to the satisfaction of the City of Melbourne.

Hardwicke Street

The existing road reserve has various widths from 6.4m to 6.7m with narrow footpaths on both sides of the road. The proposed development includes reconstruction of the road, the provision of footpath, landscaping and indented car parking spaces. The road shall be widened to the east to accommodate the provision of a minimum of 2.7 metres wide footpath, 3.0 metres wide carriageway and 2.9 metres wide car parking spaces.

The amended design shall allow the provision of DDA compliant footpath with street lighting poles and 1.2x1.2 metres wide WSUD tree pits (the remaining pedestrian corridor is 1.2 metres). The footpath shall be located along the western side of the street to accommodate access to the existing pedestrian entrances at 3, 5, and 7 Hardwicke Street.

The Street Sections provided in the clause 5.5 of the planning application should be amended to allow the provision of a minimum of 8.6 metres wide road reserve. The provision of WSUD tree pits on the eastern side of the road is not feasible due to the significant road surface fall to the south-west.

The car parking spaces are generally 2.3 metres wide. An additional space of 600mm is required to allow car door opening next to the building line.

The carriageway surface is constructed in bluestone picher, which does not allow the provision of DDA compliant access to the properties adjacent to Little Haines Street or a potential school facility adjacent to Hardwicke Street. The road shall be widened and reconstructed in new bluestone picher with sawn surface finish, including the provision of footpath, drainage, public lighting and landscaping to the satisfaction of the City of Melbourne.

Little Haines Street

The road design should be reviewed to allow the provision of a minimum of 6.0 metres wide road reserve with a DDA complaint footpath, street lighting and drainage on the southern side of the street.

The road shall be constructed in accordance with the detailed engineering drawings, first approved by the City of Melbourne and include the provision of services, drainage, footpath, sawn bluestone kerb and channel, street lighting and landscaping.

The proposed WSUD tree pits shall be redesigned on the southern side of the street. The provision of WSUD tree pits on the northern side of the road is not feasible due to the significant surface fall to the south-west.

The vehicle access from Molesworth Street to Little Haines Street is located within an existing street tree. This matter should be referred to the Urban Forest and Ecology Team for comment.

The ownership of new public space between Little Haines Street and Haines Street should be determined prior to the issue of a town planning permit.

In addition to the above comments, conditions have been provided by Civil Design.

Comments in response to further material submitted by applicant

We have reviewed the updated town planning application and we would like to provide the following comments.

We request the applicant to provide further information showing dimensions of new roads, footpaths and garden beds in Hardwicke Street and Little Haines Street. The present plans show insufficient width of the road reserve and they should be amended in consultation with the City of Melbourne.

The Integrated Transport and Traffic Management Plan refers to widening of the street to 10m north of Little Haines Street and 7.5m south of Little Haines Street.

The Interface 2 on page 30 of the DP shows similar arrangements and different street widths with wrong dimension of the street (it shows 10m but the proposed street is only 8m wide), which does not include footpath width adjacent to the proposed future school boundary.

The plans shall be amended to show a 10m wide street between Haines Street to Molesworth Street. The road widening will allow the provision of continuous road alignment and safer environment for road users.

The Interface 1 on page 31 of the DP shows the provision of 8.25m wide road reserve in Little Haines Street, including 3.5m wide carriageway, shared zone and landscaping. The plans shall be amended to show the provision of 2.7m wide footpath on the southern side of the street and the remaining landscaping area on the northern side of the street.

The proposed pedestrian links shall remain the responsibilities of the land owner between Abbotsford Street and Hardwicke Street and Haines Street and Little Haines Street.

Hardwicke Street

The plans show a new school adjacent to Molesworth Street, Hardwicke Street and Little Haines Street. The new school will require the provision of footpath on the eastern side of Hardwicke Street between Haines Street and Molesworth Street. The street shall be redesigned with the continuous road alignment.

The continuous road alignment requires the provision of the street with the same width between Haines Street and Molesworth Street. It shall also include the provision of continuous pedestrian corridor (footpath) on both sides of the street.

Little Haines Street

We support creation of a new road between Hardwicke Street and Molesworth Street. The road reserve shall include public accessible space running along the southern side and garden bed on the northern side of the street. The garden bed includes new street trees and WSUD system.

Please request a 2.7m wide footpath on the southern side of the street between Hardwicke Street and Molesworth Street.

The required width of the garden bed shall be determined in consultation with Parks and City Greening Branch.

The proposed street name should be referred to our Land Survey team for comment.

Planner's Response

- In the updated DP (16.09.2020), Interface 2 shows Hardwicke Street as having a 2m footpath each side, a 3.5m carriageway and a 2.5m car park/landscape zone on one side – totalling 10m wide. This is consistent with Schedule 12 to the Development Plan Overlay.

However, the Interface 2 section diagram shows the 2m wide north side footpath encroaching over the future school site boundary and outside the nominated 10m wide road reserve. As the footpath is to form part of the road reserve, Interface 2 requires amending accordingly and this could form a recommendation to the Minister.

Furthermore, the supporting *Integrated Transport and Traffic Management Plan* refers (at Section 4.2) to a 10m wide Hardwicke Street road reserve north of "Little Haines Street", narrowing to 7.5m south of "Little Haines Street". To ensure the road widening will allow the provision of continuous road alignment and safer environment for road users, the *Integrated Transport and Traffic Management Plan* should be amended accordingly and this could form a recommendation to the Minister.

- In the updated DP, Interface 1 shows “Little Haines Street” as having a 3.5m carriageway and landscaping zones each side – totalling 8.25m wide. Schedule 12 to the Development Plan Overlay requires: *Creation of a new east west street between Hardwicke Street and Molesworth Street with intersections and road cross sections to the satisfaction of Melbourne City Council.* Civil Design requires the provision of a 2.7m wide footpath on the southern side, which should be reflected in the Interface 1 Section diagram. This nomination could form a recommendation to the Minister.
- The DP shows the Abbotsford Street east-west link as being in private ownership; however, it shows the Haines Street north-south link as “ownership to be confirmed”. It is therefore recommended that this nomination is amended to “private ownership”.
- The east-west link includes public accessible space running along the southern side and garden bed on the northern side of the street, as well as nominating WSUD and tree pits.
- A landscape plan would be required as part of any future planning application.
- The east-west link named “Little Haines Street” on the DP can be removed through a recommendation to the Minister.

6.4 Urban Forest and Ecology

Comments in response to original request for advice

General

These comments refer to the potential impacts of the proposal on public trees and are made in accordance with the Tree Retention and Removal Policy (the Policy).

Comments

A number of meetings and numerous discussions have taken place with the applicant and Arborist to discuss the impacts of the proposal on public trees. The main focus of discussion centred on the impacts of the proposed basement carpark and built form on public trees along the Abbotsford Street boundary. Requests to undertake non-destructive excavations to determine the extent of potential root loss that is likely to result given the location of the basement carpark, as well as canopy impacts based on the design interface, have not been met.

Whilst the Arboricultural Assessment by Glenn Waters, dated 24/10/19, has identified Tree Protection Zones and categorised trees based on retention criteria, only standard, non-site specific protection conditions, have been recommended and there is no evidence that high retention category trees have been considered in the design.

The Landscape Masterplan is a high level document that lacks specific details on species selection and critically, soil volumes, in areas identified for tree planting. It is also noted that the majority of proposed tree planting is within the area identified as ‘Not Part of Development Plan’.

Urban Forest and Ecology welcomes any further requests from the applicant to discuss the application.

Recommendations:

The applicant should:

- *Provide design plans that demonstrate reference to the Arboricultural Assessment.*

- Provide an Arboricultural Impact Assessment that will allow Council to fully determine the impacts of the proposal for public trees.
- Provide a landscape plan that gives details of species and planter soil volumes.

Comments in response to further material submitted by applicant

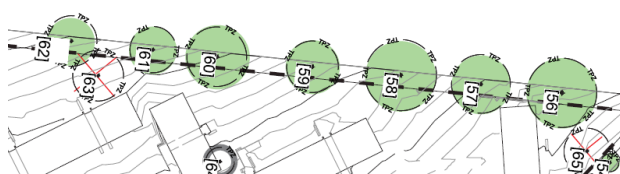
General

These comments refer to the RFI response dated 03/07/2020.

Comments

In relation to trees identified for retention, the TMP provides Tree Protection Zone (TPZ) calculations. All public trees adjacent to the Abbotsford Street boundary are assigned high retention values, which the City of Melbourne agrees with.

The TMP identifies the Tree TPZ of all trees adjacent to the Abbotsford Street boundary, as shown in the plan extract below.



The permitted encroachments to the TPZ referenced in the statement copied from the report (below), is not considered to be applicable to public trees surrounding the site given that the remaining areas of TPZ for most trees cannot be considered to offer compensatory rooting zones. The root zones of most public trees are predominantly covered by existing sealed surfaces, such as footpaths and roads.

Encroachment into the TPZ is permissible under certain circumstances though is dependent on both site conditions and tree characteristics. Minor encroachment, up to 10% of the TPZ, is generally permissible provided encroachment is compensated for by recruitment of an equal area contiguous with the TPZ.

The Arboricultural Assessment & Report – Version 6, by Glenn Waters, dated 23 April, identifies the proposal to construct a full length basement along the Abbotsford Street boundary (extract below).

The proposal here is to construct a basement along the full length of Abbotsford Street right at the subject site boundary. There will then be sectional buildings with their frontage almost directly on the subject site boundary and up to at least five storeys.

Despite identifying that the TPZ of trees extend within the Abbotsford Street site boundary, no assessment of the impact of the basement is provided.

Master Plan Street Interfaces

Unlike the interfaces provided for Haines Street, which shows the proposed basement carpark, no interface plan has been provided for the Abbotsford Street boundary. As such, both the Master Plan and Arboricultural Assessments are considered not to address the requirements of Schedule 12 (extract below).

Boundary setbacks as outlined in each relevant Interface Treatment or an increased setback in locations where necessary to protect existing trees to be retained or accommodate replacement canopy trees.

Further information Request

To ensure that that existing trees can be protected and retained, the applicant should be requested to provide the following:

- *Interface Plans for the Abbotsford Street boundary (identified in red on the plan extract below) with the overlay of TPZ data and canopy dimensions as provided in the TMP and Arboricultural Assessment Report.*

4.10 Abbotsford Street Interfaces



- *An Arboricultural assessment of the Abbotsford Street and Haines Street interface plans in relation to impacts on tree protection zones (roots and canopy), as well as detailing methodologies for protecting the subject trees. This assessment should be in accordance with section 5 and 6 of Schedule 12 to clause 43.04.*

Planner's Response

To summarise, the submitted Development Plan does not yet satisfy the requirements of DPO12 insofar as it has yet to be established through the submitted Arboricultural Assessment Report and Tree Management Plan whether increased building setbacks (above ground and at basement level) are required in locations where necessary to protect existing trees to be retained (roots and canopies) or accommodate replacement canopy trees. This is a specific requirement of DPO12 to be satisfied. Refer to Section 7 of this report for a detailed assessment of the Urban Forest & Ecology referral comments.

6.5 Green Infrastructure

Comments in response to original request for advice

Recommendations

Green Star Targets

The ESD strategy commits to a certified 5 Star Green Star Design and As Built v1.2 standard for all buildings for the site. Given the impending update to the Green Star framework it may be more appropriate to refer to a 5 Star rating under the most current Green Star tool at time of application.

Renewable Energy

The ESD Statement includes no consideration for renewable energy. Given the site is unconstrained with respect to solar access and the proposed building massing provides high exposure to the North and West, significant renewable energy generation target should be simple to accommodate. The ESD framework should require applications to undertake an analysis of the available solar resource and potential PV capacity that can be supported and implement that to the extent practicable.

Green Infrastructure in the Private Realm

The development plan shows conceptual built forms with green infrastructure elements at ground level both private and publically accessible, as well as elevated planting elements in the private realm such as on structure planters and rooftop gardens.

The landscape response should also be amended to include discussion and put forward strategies for how the private realm greening will provide ecosystem services (i.e. maximising biodiversity, connectivity, deep soil planting, urban heat island prevention etc.) and social benefit such as user amenity, aesthetics etc. These varied benefits of green infrastructure are achieved by a broad range of green infrastructure interventions, and the conceptual response must be formulated to guide the future building projects.

It is suggested that the development plan could incorporate benchmarking of the buildings' green infrastructure quality by voluntary use of the City of Melbourne's Green Factor tool.

Stormwater Management

The Stormwater Management response in the ESD strategy commits to achieving best practice stormwater quality as per the below:

- *The site discharge is to be limited to pre development flows by way of detention tanks located within the new development.*
- *The site stormwater is to be treated before being discharged to the LPOD to achieve CSIRO best practice reduction in pollutants. The assessment of this runoff will be carried out using a MUSIC analysis.*

This approach is appropriate for the scale of development covered by the development plan.

Planner's Response

Council's ESD officer has also advised that the original response was sufficient to address the minimum requirements of DPO12, but noted that the project registration with the Green Building Council of Australia could not be found and the registration details should be provided. This information could be required at the future planning application stage.

6.6 Open Space Planning

Comments in response to further material submitted by applicant

Open Space Planning will have further comments to make at the town planning application and subdivision stages regarding the open space contribution. I suggest the applicant review Melbourne Planning Scheme Clause 22.26-5 criteria for public open space in advance of future discussions regarding the ownership and contribution status of the north-south pedestrian link between Haines and Little Haines Streets.

Planner's Response

The DP identifies the north-south publicly accessible pedestrian link off Haines Street as "ownership to be confirmed". It is recommended that this nomination is amended to "private ownership" in accordance with Civil Design requirements.

6.7 City Design

Comments in response to original request for advice

At this stage proposals are highly diagrammatic and in our view appear generally appropriate to a high level site planning document. We hope to be able to assist with comments on submissions of more detailed schematic plans that should include preliminary open space and street designs, planting and fixture materials and road pavement WSUD systems.

We note the intent to remove selected existing trees and that minimum tree replacement ratio is specified by DPO12. It is assumed that Parks and City Greening will provide preferred tree species consistent with the North and West Melbourne Urban Forest Precinct Plan and with local experience of street tree planting. This Precinct Plan also includes a 'biodiversity corridor' along Molesworth Street and there may be opportunity to reflect this in the planting of the site.

Comments in response to further material submitted by applicant

We have no comments at this stage but would be pleased to provide further advice to assist with future submissions as needed.

Planner's Response

A full landscape concept would be required as part of any future planning application and would be referred to City Design for comment.

6.8 Land Survey

Comments in response to original request for advice

Consolidation

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 Responsible Authority.

Vesting of Roads

East west access way.

The east west access way which links Hardwicke Street and Molesworth Street and shown on the drawings as "Little Haines Street" are proposed to become Council Roads. Please refer the application to Engineering Services for further comment. Should Engineering accept the proposal, please place the following condition on the permit:

- *Prior to occupation of the development the east west access way which links Hardwicke Street and Molesworth street, must be vested in Council as a Road, limited in height and depth, on the Plan of Subdivision.*
- *Prior to the occupation of the development a S173 agreement must be entered into for the support of any structure that is proposed under the ROAD etc.*

Proposed Widening of Hardwicke Street

It is not clear from the plans if the proposal seeks a widening of Hardwicke Street. Please refer the application to Engineering Services for further comment. Should Engineering accept the proposal, please place the following condition on the permit:

- *Prior to occupation of the development the widening of Hardwicke Street must be vested in Council as a Road, limited in height and depth, on the Plan of Subdivision.*
- *Prior to the occupation of the development a S173 agreement must be entered into for the support of any structure that is proposed under the ROAD etc.*

Naming

The proposed development shows Little Haines Street as a Road which will be vested in Council. Little Haines Street is not an approved lane and reference to Little Haines should be deleted from the plans as it is non compliant as it is a duplicate name. For street addressing purposes, prior to occupation of development the east west laneway which connects Hardwicke Street and Molesworth street must be named. This will require a condition along the following lines to be included on the permit:

- *Prior to occupation, the east west access way which links Hardwicke Street and Molesworth Street must be named in accordance with the Geographic Place Names Act 1998 to provide appropriate street addressing for the retail tenancies.*
- *Any proposed road name must comply with the Guidelines for Geographic Names 2010, and the Geographic Place Names Act 1998.*

Pedestrian Link

To ensure that the pedestrian link remains open at all times and open to the public 24 hours per day and 7 days a week unless otherwise required, the applicant must be required to enter into a S173 Agreement to this effect.

Communal Open Space

...the communal open space provided on the subject land is not in lieu of a Public Open Space Contribution pursuant to Clause 53.01 of the Melbourne Planning Scheme.

Planner's Response

- Site consolidation could be required, as necessary, at the future planning application stage.
- Vesting conditions could be introduced, as necessary, at the future planning application stage.
- The name of the east-west link "Little Haines Street" on the DP could be removed through a recommendation to the Minister.
- Legal agreements relating to publicly accessible open space would be addressed at the future planning application stage.
- Public open space contributions would be reviewed, as necessary, at the subdivision stage.

6.9 Strategic Planning

The Dwelling Diversity report was referred to Council's Strategic Planning department for review. The key issues raised are summarised below, along with a Planning officer's response.

- Discrepancy between the number of dwellings proposed in the application material and on other platforms.

There are discrepancies in the number of dwellings proposed as specified in the various DP application material and on other platforms. For example, the most recently updated DP (16.09.2020) identifies on page 24 a range of 0-10% three and

four bedroom social housing dwellings; whereas on page 45 it identifies a range of 5-10% three bedroom dwellings. Furthermore, in the most recently updated Dwelling Diversity Report, it identifies a range of 0-10% three and four bedroom dwellings.

These discrepancies should be corrected and this could be included as a recommendation to the Minister.

- Lack of meaningful commitment to three or more bedroom dwellings and a lack of detail around the priority of existing tenants returning to the new development and how this will be managed i.e. there appears to be more existing three or more bedroom dwellings than proposed.

DPO12 requires an increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing. The existing development has approximately 21% three bedroom dwellings (approximately 23 dwellings). It is therefore recommended that these should be replaced at a minimum.

The Dwelling Diversity Report states that the redevelopment will prioritise allocation of new housing to the existing Abbotsford Street tenants; however, this is not considered genuine or possible with the removal of the three bedroom units.

Council has undertaken a housing needs analysis as part of its housing strategy background work. The analysis looked at household types who need affordable housing. There is a significant existing need for affordable housing for couples with children and singles with children and group households.

Further analysis has identified that 50% of families with children in the City of Melbourne in need of affordable housing have more than one child and 50% of other family and group households in need for affordable housing require dwellings with more than two bedrooms. In summary, between 15% and 19% of City of Melbourne's demand for affordable housing is for three or more bedroom dwellings and this is expected to remain relatively stable to 2036 at 16%.

Based on the above, a recommendation would be made to increase the range of three or more bedroom dwellings for the social housing component to a minimum 15%.

- Failure to include social and affordable housing definitions in accordance with the Planning & Environment Act; and definitions of very low, low and moderate income ranges in accordance with the most recent Victoria Government Gazette (30 June 2020).

A recommendation would be made to include the social and affordable housing definitions in accordance with the *Planning and Environment Act 1987* in the Dwelling Diversity Report; as well as definitions of very low, low and moderate income ranges in accordance with the most recent Victoria Government Gazette (30 June 2020).

- Failure to commit to BADS compliance; instead referring to 'likely' dwelling sizes (m²).

A recommendation would be made to delete the nomination of likely dwelling sizes in the Dwelling Diversity Report as the more applicable assessment will be BADS (Clause 58); or Clause 55 for any buildings not more than four storeys in height.

- Failure to adequately respond to additional initiatives that actively encourage affordable housing.

DPO12 requires additional initiatives to be provided that actively encourage affordable housing and /or other alternate housing delivery models. The Dwelling Diversity Report identifies the following initiatives that “actively encourage affordable housing for first home buyers”:

- Making 40% of private dwellings suitable for first home buyers; and
- Making 20% of dwellings at each site exclusively available to first home buyers for six weeks.

Council disagrees with these initiatives. First home buyers are not automatically affordable home buyers. E.g. a couple can buy their first home for \$1 million and still be classified as first home buyer, but \$1 million is not affordable. Furthermore, making dwellings available for first home buyers for six weeks does not make it affordable. The price point is what makes a dwelling affordable and as such, the report should specify what price they intend to sell these at if they are to be considered affordable.

A recommendation would be made to remove these initiatives from the Dwelling Diversity Report and more appropriate initiatives explored.

- Failure to commit to true tenure blind outcomes.

The DP states that the vision of the project is to provide high quality social and private housing that integrates seamlessly into the existing fabric of the area and is tenure blind to the public realm.

To ensure true tenure blind outcomes are achieved, there should be a commitment to “salt and pepper” the social and private dwellings throughout the development. This could be included as a recommendation.

- Potential BADS compliance implications by referencing adaptable/flexible dwellings.

The Dwelling Diversity Report refers to one and two bedroom dwellings able to be adapted and consolidated into three or four bedroom dwellings. This raises the following concerns:

- It would likely result in substandard accommodation and overcrowding;
- It raises potential BADS implications (non-compliance with Standards);
- The example configurations in the Dwelling Diversity Report are not consistent with the typical apartment types included in the DP;
- Any changes sought to endorsed dwelling layouts would need to be amended through an amendment planning application.

A recommendation would be made to delete the adaptable dwellings section within the Dwelling Diversity Report.

- Failure to reference Council’s Draft Affordable Housing Strategy, endorsed by Council in March 2020.

The Dwelling Diversity Report fails to include Council’s Draft Affordable Housing Strategy in the appendices section. While it is not expressly required, the details of this strategy should be considered as part of any future planning application.

ASSESSMENT

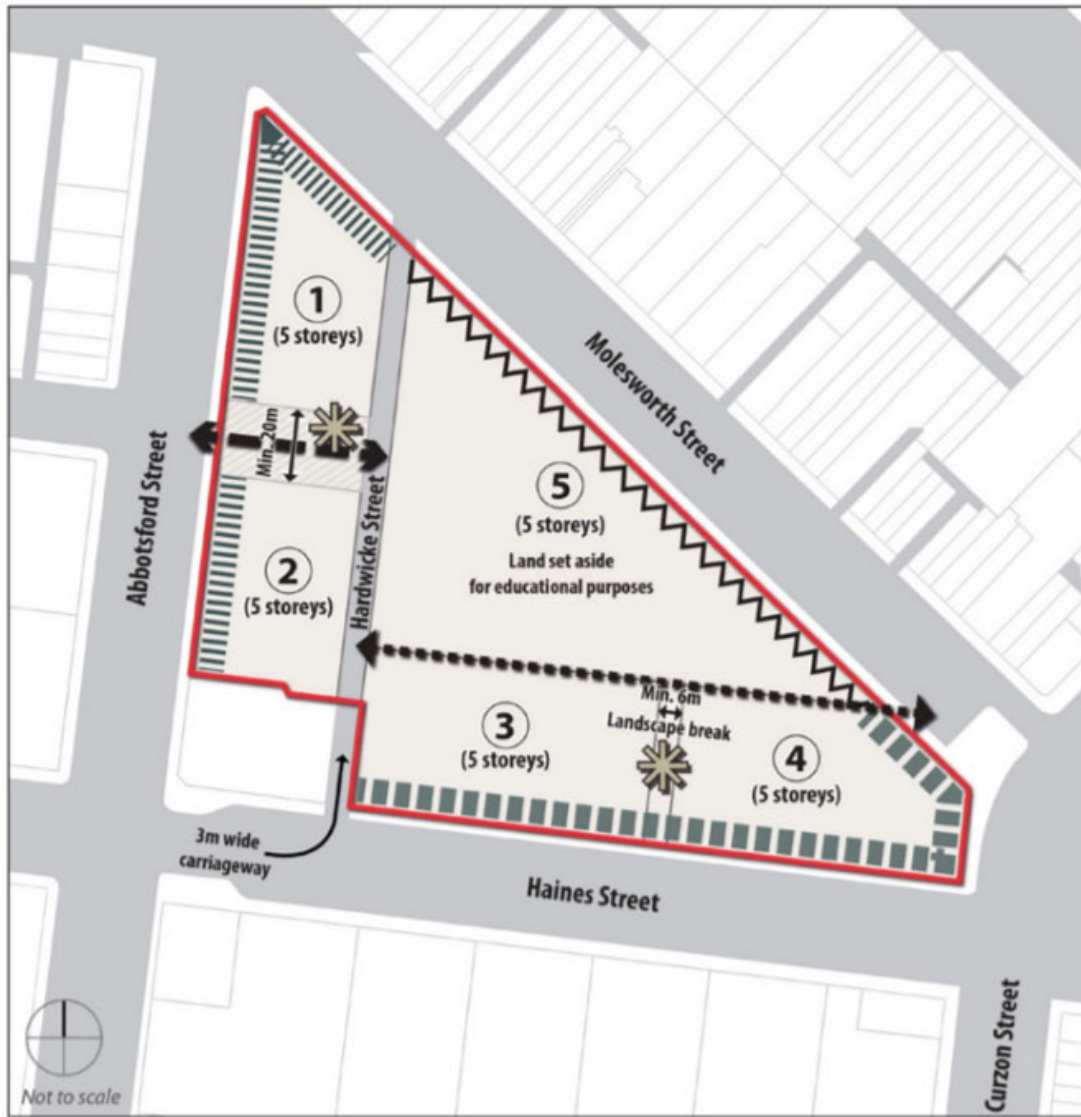
7.1 Requirements for Development Plan

A development plan must include the following requirements:







General	
<p>The Development Plan must be prepared to the satisfaction of the Responsible Authority in consultation with Melbourne City Council.</p> <p>The Development Plan must demonstrate the following:</p>	
<p>High quality integrated social and private housing that is socially, economically and environmentally sustainable that delivers high levels of residential amenity and liveability.</p>	<p>Achieved</p> <p>The Development Plan (DP) has been prepared with a vision to provide high quality social and private housing that integrates seamlessly into the existing fabric of the area and improve the public realm experience. Of relevance, the DP identifies:</p> <ul style="list-style-type: none"> • A range of dwelling types; • Tenure-blind, integrated social housing; • Incorporation of ESD initiatives including certified 5 star Green Star Design, minimum 7 star NatHERS rating; • Commercial opportunities on-site; and • Coexistence of social and private residents as well as local community. <p>The detailed delivery of these positive aspects of the future development will be further considered and delivered at the planning application stage, noting that recommendations will be made in relation to dot points one and two.</p>
<p>An increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings, balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable integration of Precinct 5 that is set aside for education purposes with the balance of the site through landscaping, open space and built form.</p>	<p>Achieved in Part</p> <p>DPO12 requires a range of one, two and three bedroom dwellings to be provided across the site, for the social housing component. It is therefore expected that some three or more bedroom dwellings are provided on-site.</p> <p>Section 9.0 of the most recent DP submitted (16.09.2020) identifies a range of 5-10% of three bedroom dwellings and 0-10% of four bedroom dwellings will be provided in any future planning application submitted.</p> <p>However, Section 4.6 of the DP and the most recent Dwelling Diversity Report continue to identify the following social housing range:</p> <p>1 bedroom – 25-45%;</p> <p>2 bedrooms – 50-70%;</p> <p>3 bedrooms – 0-10%;</p> <p>4 bedrooms – 0-10%.</p> <p>Notwithstanding the inconsistencies within the material submitted, the range of three or more bedroom dwellings is considered inadequate and fails to respond to the requirement of DPO12.</p> <p>Refer to Section 6.9 of this report for a detailed discussion.</p>
<p>Integration with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering 'good</p>	<p>Achieved</p> <p>The proposed DP identifies the following visions and key principles:</p>

neighbour' outcomes.	<ul style="list-style-type: none"> • Development integration with the neighbourhood character by responding to preferred height and building typologies that break up the massing on the large site; and • Achieving community outcomes by enhancing the existing public realm, networks and grain of development within the North Melbourne locality by offering new pedestrian links, public spaces and opportunities for direct dwelling entrances to connect with the existing urban fabric. <p>The detailed design will be further considered and delivered at the planning application stage.</p>
Opportunities for legible access and address points for the site, buildings and spaces, including defining open spaces that foster social connections between residents and the wider community and that prioritise pedestrian and bicycle access within and external to the site.	<p>Achieved</p> <p>The proposed DP identifies opportunities for legible access and address points for the site through the delivery of several dwelling entries from all street networks; open spaces that foster social and community interaction; pedestrian and bicycle access points prioritised through existing; and new pedestrian links and bicycle parking locations spread throughout the site.</p>
Landscaping and open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and liveability of the site and local area that meets the needs of both the social and private housing residents.	<p>Achieved</p> <p>The landscape concept within the proposed DP identifies five publicly accessible parks that are well connected to the surrounding street network and appropriately spaced to enhance sense of place and liveability of the site.</p> <p>The DP makes the following statement: <i>The landscape where possible will integrate sustainability best practice principles to inform material selection. The development is an excellent opportunity to integrate water sensitive urban design measures throughout the precinct where appropriate.</i></p>
Delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities and respond to the future needs of residents.	<p>Achieved</p> <p>The section diagrams within the proposed DP depict minimum 4m floor-to-floor heights at ground level within the Precinct 1 and 2 buildings.</p> <p>The DP identifies that the Accessibility Standard (D17) will be met, noting that a full Clause 58 assessment would be undertaken at the planning application stage.</p>
Land Use	
The Development Plan could show or make provision for:	
Community facilities and non-residential uses in Precincts 1 and/or 2 fronting either Abbotsford Street or the new publicly accessible shared space as shown on the Concept Plan, at ground level where they will be accessible to all residents of the Estate and the surrounding community.	<p>Achieved in Part</p> <p>Design Principles at Section 4.4 of the DP identifies that “opportunities for apartment entrances and commercial tenancies along Abbotsford Street shall facilitate activate street frontages encouraging a diverse and dynamic streetscape.”</p> <p>The proposed DP Master Plan shows a community opportunity facing the corner of Molesworth Street and Curzon Street, which is not in accordance with DPO12 requirement. The community facility should be located facing Abbotsford Street or internally to the new east-west open space off Wood Street. The relocation of the community facility forms a recommendation to the Minister.</p>
The Development Plan must demonstrate that potential amenity impacts of these uses can be appropriately managed.	<p>Achieved</p> <p>Management of potential amenity impacts between uses on-site would be undertaken at the planning application stage</p>

	<p>on the basis that these matters are addressed through permit controls and policies (i.e. Section 2 Use permit requirements, Clause 58 amenity Standards etc.).</p>
<p>Concept Plan</p>	
<p>The Development Plan must be generally in accordance with the Concept Plan forming part of this schedule to the satisfaction of the Responsible Authority.</p>	<p>Achieved</p> <p>Refer Concept Plan at Figure 12.</p> <p>The Master Plan at Section 4.2 of the proposed Development Plan is generally in accordance with the DDO12 Concept Plan insofar as it:</p> <ul style="list-style-type: none"> • Identifies the subject site, albeit excluding Precinct 5 from this stage of the development; • Identifies consistent maximum number of building levels within each Precinct; • Identifies publicly accessible shared space between Precincts 1 and 2; • Identifies internal / pedestrian connections between Abbotsford Street and Hardwicke Street, and Molesworth Street and Hardwicke Street; • Identifies potential open space between Precincts 1 and 2 and Precincts 3 and 4; • Identifies Interface Treatments A, B and C.



LEGEND

-  Site
-  Precinct (with associated maximum building height)
-  Publicly accessible shared space
-  Internal connection (3m wide)
-  Pedestrian connection
-  Potential location of new open space area(s)

INTERFACE TREATMENTS

-  Interface Treatment A (Abbotsford and Molesworth (Western Portion) Streets)
-  Interface Treatment B (Haines, Curzon and Molesworth (Eastern Portion) Streets)
-  Interface Treatment C (Molesworth Street - Precinct 5)

PRECINCT	MAXIMUM BUILDING HEIGHT
1	5 storeys
2	5 storeys
3	5 storeys
4	5 storeys
5	5 storeys

Figure 12: DPO12 Concept Plan

Building Heights Setbacks	
The Development Plan must show:	
Buildings that do not exceed the “maximum building height” shown on the Concept Plan.	<p>Achieved</p> <p>The Development Plan provides Section diagrams that demonstrate the buildings do not exceed the maximum building height of five storeys across each Precinct.</p>
Boundary setbacks as outlined in each relevant Interface Treatment or an increased setback in locations where necessary to protect existing trees to be retained or accommodate replacement canopy trees.	<p>Achieved in Part</p> <p>Refer below as well as the assessment under <i>Arboricultural Assessment Report</i> and <i>Tree Management Plan</i>.</p>
<p>For Interface Treatment A (Abbotsford Street and Molesworth Street (western portion)):</p> <ul style="list-style-type: none"> A zero boundary setback. 	<p>Achieved in Part</p> <p>The Section diagrams within the Development Plan (Section 4.10 Abbotsford Street Interfaces) show interface treatments with Abbotsford Street and the western portion of Molesworth Street consistent with the Interface Treatment A within DDO12. This includes a zero boundary setback (above ground).</p> <p>DPO12 requires increased setback in locations where necessary to protect existing trees to be retained or accommodate replacement canopy trees.</p> <p>The section diagrams provided within the proposed Development Plan shows the building, including basement car park, constructed up to the Abbotsford Street boundary. Despite the Arboricultural Report identifying that the TPZ of trees extend within the Abbotsford Street site boundary, no assessment of the impact of the basement (tree roots) or development above-ground (tree canopies) has been provided.</p> <p>The applicant has attempted to resolve this issue through a notation in the most recent DP submitted (16.09.2020), which reads:</p> <p style="text-align: center;"><i>The design of the building footprint and the subsequent impact on any street trees will be resolved in conjunction with further arboricultural consideration.</i></p> <p>However, for reasons discussed under the <i>Arboricultural Assessment Report</i> and <i>Tree Management Plan</i> sections below, further details are required.</p>
<p>For Interface Treatment B (Haines Street, Curzon and Molesworth Street (Eastern Portion)):</p> <ul style="list-style-type: none"> A 3 metre boundary setback up to 4 storeys, and an additional 6 metre setback above 4 storeys. 	<p>Achieved</p> <p>The Section diagrams within the Development Plan (Section 4.10 Haines Street Interfaces) show interface treatments with Haines Street, Curzon Street and the eastern portion of Molesworth Street consistent with the Interface Treatment B within DPO12. This includes a 3m setback up to four storeys and an additional 6m setback above four storeys.</p> <p>‘Interface 3’ depicts a split level building; however, the applicant has confirmed that they are proposed to be separate buildings, which is reflected in the Staging diagram.</p> <p>The front buildings, identified as Stage B, are shallow;</p>

	<p>the rear buildings, identified as Stage A, are deep; and there is no separation between the buildings. As such, it is unclear how the internal layouts will be resolved to ensure internal amenity is provided in accordance with BADS.</p> <p>BADS, and appropriate separation, would be assessed in detail in any future planning application.</p>
<p>For Interface Treatment C (Molesworth Street):</p> <ul style="list-style-type: none"> A 3 metre boundary setback up to 3 storeys, and an additional 10 metre setback above 3 storeys. 	<p>Achieved in Part</p> <p>No Section diagrams have been provided within the Development Plan showing compliance with Interface Treatment C as Precinct 5 (land set aside for education purposes) has been identified as Stage D (<i>Not part of this development plan</i>).</p> <p>The Development Plan would need to be amended at a later date to demonstrate that it is consistent with Interface Treatment C of DPO12.</p>
<p>Other Built Form Requirements</p>	
<p>The Development Plan should show:</p>	
<p>Building envelopes that have regard to the amenity of dwellings within the site, including sunlight access to private open spaces on the September equinox.</p>	<p>Achieved in Part</p> <p>Basic elevation and section diagrams are provided within the Development Plan. Urban Design has commented that internal street and neighbouring boundary setbacks should be increased in locations where necessary to protect residential amenity and liveability. The examples used by Urban Design and a response to these is as follows:</p> <ul style="list-style-type: none"> Abbotsford Street 'Interface 2' to Hardwicke Street, which should be set back above 2/3 storeys given the scale of this street and the potential for Precinct 5 to also be developed to the eastern boundary. <p>The 'Interface 2' section diagram shows a building with a zero setback to the Hardwicke Street boundary. While it is acknowledged that a setback may be necessary at the upper levels, this would be dependent on the future layout of the Precinct 5 site, which is earmarked for a school. If a planning application is lodged for the residential component, it would be necessary to request a general layout of the future school to ensure that the amenity of both the residential buildings and the school are not unreasonably impacted on. Shadow diagrams submitted in the DP show minimal additional shadow cast over Precinct 5 at the September Equinox.</p> <ul style="list-style-type: none"> Abbotsford Street 'Interface 5' that adjoins the private commercial zone corner lot should transition down to this lower scale neighbour. This accords with DPO12 requirements to deliver 'good neighbour' outcomes. <p>'Interface 5' relates to the commercial buildings on the corner of Abbotsford Street and Haines Street. As these buildings are not located within the subject site and are not residential in nature, the interface shown in the section diagram is acceptable for the DP. Greater detail of this interface would be required in any</p>

	<p>planning application lodged.</p> <ul style="list-style-type: none"> The proposed 5 storey interface ('Interface 1' to Little Haines Street and 'Interface 2' Hardwicke Street) is too imposing given the intimate scale of these internal streets. A modulation of this mass with upper level storeys setback is needed to improve these conditions. <p>These interfaces would not be located opposite other residences on-site and as per the discussion above, a setback may be necessary at the upper levels depending on the future layout of the Precinct 5 site, which is earmarked for a school.</p> <p>Further to Urban Design's comments, the DP notes a 6m separation between the buildings in Precincts 3 and 4. The upper levels are not shown as having additional setbacks to ensure the separation is wide enough to cause no unreasonable amenity impacts to dwellings facing east (Precinct 3) and west (Precinct 4). A render provided with the response to initial referral comments package depicts a much greater separation between these buildings. A separation greater than 6m would be necessary to ensure that daylight, outlook and overlooking are appropriately managed.</p> <p>The applicant provided a response to this matter, as follows:</p> <ul style="list-style-type: none"> <i>The sections shown within the Development Plan are detailed to show compliance with the DPO12 requirements and correctly annotate the 6m separation as a 'minimum'. The renders are provided for information purposes with the detailed design of the scheme, including internal setbacks and dwelling siting, to be resolved as part of the future town planning application.</i> <i>The Development Plan has been updated to include the following annotation: Internal overlooking within the site will be managed through the appropriate siting and design of habitable room windows and secluded private open space areas.</i> <p>The Concept Plan within DPO12 requires a minimum 6m <u>landscape</u> break. This is different to building separation. Furthermore, the annotation above may address overlooking in any future planning application; however, it does not adequately address potential daylight or outlook issues. It is therefore recommended that an amended annotation is included in the DP as follows:</p> <p><i>Adequate building separation is achieved across the site to ensure dwelling daylight, outlook and overlooking is appropriately managed.</i></p>
<p>Buildings should achieve a grain of development that reflects the characteristics of the area</p>	<p>Achieved</p> <p>Urban Design has commented that the proposed building sketches indicate a sculptural type form that pleats in and out to Abbotsford Street and the other streetscape views show rectangular forms. The level</p>

	<p>of detail offered and absence of conceptual architectural elevations / sections offers limited scope for feedback, but it is hoped that the future proposal offers greater reference to the surrounding context through material choice and facade depth, relief and rhythm that takes cues from surrounding forms.</p> <p>Further renders were provided by the applicant in the response to initial referral comments package. Urban Design commented that they have some issues with the additional render impressions provided regarding uniformity, scale and bulk of buildings along Abbotsford Street; however, further refinement of the architectural response can be addressed through the planning application process.</p> <p>It is agreed that at the DP stage, the detailed design of the buildings is not required to be fully resolved and this would be undertaken at the planning application stage.</p>
<p>Active frontages to Abbotsford Street, Haines Street and Molesworth Street, open space and internal connections through:</p> <ul style="list-style-type: none"> • Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors along ground floor frontages; • Provision of individual entry doors to ground floor dwellings that have frontages to a street. 	<p>Achieved</p> <p>The render package provided by the applicant generally depicts active frontages to the main streets, noting that Molesworth Street will be predominantly fronted by the future school as part of a separate stage of development.</p> <p>The Master Plan within the DP includes notations that the public realm interfaces will be provide with active frontages and this would be considered in greater detail at the planning application stage.</p> <p>Opportunity for individual walk-up dwelling entries along Abbotsford Street and Haines Street is included in the DP.</p>
<p>Passive surveillance of Hardwicke Street and any other new access ways or lanes.</p>	<p>Achieved</p> <p>Renders provided depict a good level of passive surveillance opportunities over internal streets, noting that this will need to be managed with the future school within Precinct 5.</p>
<p>For any non-residential uses at ground floor level in Precinct 1 or 2 buildings should provide:</p> <ul style="list-style-type: none"> • A minimum four metre floor to floor height; • An entrance and clear glazed window at the street frontages of each individual non-residential use; • Weather protection at the street frontages of the non-residential uses. 	<p>Achieved</p> <ul style="list-style-type: none"> • Section 4.9 (Abbotsford Street + Haines Street Elevations) of the proposed DP identifies through massing drawings and a notation that the Abbotsford Street ground level within buildings in Precincts 1 and 2 will have minimum 4m floor-to-floor heights for commercial opportunities. • Section 4.4 (Design Principles: Access and Connectivity) makes the following statement: <i>Each non-residential (commercial) use in the proposal demonstrates articulation in their particular street frontages to distinguish thresholds such as entrances, clear glazed windows and openings. These areas of entry and access into non-residential (commercial) uses are covered for protection against weather occurrences.</i> • Renders provided demonstrate large expanses of ground floor glazing, set back below overhanging built form to assist with weather protection.

<p>Reduced visual bulk of buildings through the placement of balconies and use of discontinuous forms, articulated facades and varied materials, particularly in the articulation zones as shown on the Interface Treatment Diagrams.</p>	<p>Achieved</p> <p>Balconies, discontinuous forms, articulated façades and varied materials are generally shown in renders provided by the applicant. These characteristics are captured through statements within proposed DP.</p> <p>Detailed design would be resolved at the planning application stage.</p>
<p>The location of car parking spaces within basement levels or suitably concealed within buildings or behind features such as active podium frontages.</p>	<p>Achieved</p> <p>At Section 4.4 (Design Principles), the proposed DP identifies that “concealed car parking is contemplated throughout the site and will be located at various points within Precincts 2, 3 and 4.”</p> <p>Basement car parking is proposed and would be concealed behind buildings with access points provided along the internal streets, rather than main streets.</p>
<p>Cohesive architectural design, with the use of high quality, durable and low maintenance materials.</p>	<p>Achieved</p> <p>The future architectural quality is captured through statements within the proposed DP, including general details around buildings that reduce visual bulk, are compatible with the scale of the surrounding area and use high quality and robust materials.</p> <p>Detailed design would be resolved at the planning application stage.</p>
<p>No increased overshadowing of the footpath on the southern side of Haines Street between 10:00am and 2:00pm on September equinox.</p>	<p>Achieved</p> <p>Section 4.5 (Sun and Shadow Study) of the proposed Development Plan demonstrates that no shadow would be cast over the southern Haines Street footpath between 10am and 2pm on the September Equinox.</p>
<p>Appropriate mitigation measures to minimise the adverse impacts on existing or potential future sensitive uses in proximity of the site.</p>	<p>Achieved</p> <p>The most sensitive use in proximity to the site includes the future school to be located within Precinct 5 under a separate stage. Details of the school’s general layout have not been provided. It is acknowledged that the interfaces between the residential buildings and the school will need to be appropriately managed to minimise adverse impacts.</p> <p>The DP would need to be amended in the future to include the school within Precinct 5 and would be subject to a detailed assessment.</p>
<p>Landscape and Open Space</p>	
<p>The Development Plan should show:</p>	
<p>A new publicly accessible shared space between Abbotsford Street and Hardwicke Street (the Wood Street extension) that:</p> <ul style="list-style-type: none"> • Provides a visual connection across Abbotsford Street from Wood Street; • Has a minimum width of 20 metres; • If vehicle access off Abbotsford Street is proposed, no through access should be provided to Hardwicke Street; 	<p>Achieved</p> <p>A general landscape concept has been provided within the proposed DP. The concept provides for a new 20m wide publicly accessible shared space that connects Abbotsford Street and Hardwicke Street, in line with Wood Street to the west. The space is for pedestrian use only.</p>

<ul style="list-style-type: none"> • May provide short-term parking spaces. 	
<p>A new landscaped open space in Haines Street mid-block between Hardwicke Street and Harker Street, providing a pedestrian connection to the new east-west street with a minimum width of six metres and containing at least one large canopy tree along the Haines Street Interface.</p>	<p>Achieved</p> <p>The landscape concept within the proposed DP depicts a new publicly accessible, minimum 6m wide link between Haines Street and the proposed east-west link, approximately mid-block between Hardwicke Street and Harker Street / Curzon Street; and nominates canopy trees within this space.</p> <p>Renders provided by the applicant show this space as highly landscaped and much wider than 6m – both positive attributes that should be translated to the future planning application.</p>
<p>Retention of all trees identified in the required Tree Management Plan as trees to be retained.</p>	<p>Achieved in Part</p> <p>While retained trees have been identified, it is unclear whether the development requires a setback from the Abbotsford Street boundary (above and below ground) to protect the trees. Refer detailed discussion at the <i>Arboricultural Assessment Report</i> and <i>Tree Management Plan</i> sections below.</p>
<p>Replacement of trees assessed in the required Arboricultural Assessment Report as having moderate or high retention value that are required to be removed with trees on a two for one ratio, that provide equivalent amenity value to residents and the public realm.</p>	<p>Achieved</p> <p>All public trees adjacent to the Abbotsford Street boundary are assigned high retention values and are proposed to be retained. Refer detailed discussion at the <i>Arboricultural Assessment Report</i> and <i>Tree Management Plan</i> sections below.</p>
<p>New canopy trees within new open space areas.</p>	<p>Achieved</p> <p>The landscape concept provided within the proposed DP identifies general locations for new trees within the publicly accessible open space and includes a statement that these spaces will provide opportunities for 'new canopy trees'.</p> <p>A detailed landscape concept would be required at the planning application stage.</p>
Circulation	
The Development Plan should show:	
<p>A legible vehicle circulation system within the site, generally as shown on the Concept Plan and including the following:</p> <ul style="list-style-type: none"> • Maintenance of Hardwicke Street as a north south vehicle laneway through the site; • Hardwicke Street is provided with a 1.5 metre wide footpath path on the west side; three metre wide carriageway for through traffic, and 2.5 metre wide indented parking spaces with street trees on the east side. If the school proceeds, two metre minimum footpaths on both sides with 3.5 metre wide carriageway for through traffic, and 2.5 metre wide indented parking spaces with street trees on the east side; • Creation of a new east west street between Hardwicke Street and Molesworth Street with intersections and road cross sections to the satisfaction of Melbourne City Council. 	<p>Achieved</p> <p>The proposed DP shows vehicle connections along Hardwicke Street and the creation of a new east-west street "Little Haines Street" between Molesworth Street and Hardwicke Street.</p> <p>As Precinct 5 has been earmarked as a future school site, Section diagram 'Interface 2' within the updated DP submitted (16.09.2020) includes the following dimensions:</p> <ul style="list-style-type: none"> • 2m wide east side footpath; • 3.5m carriageway; • 2.5m wide west side parking spaces; • 2m wide west side footpath. <p>Total width: minimum 10m.</p>

Vehicle access to Precinct 1 and 2 provided only from Hardwicke Street or Molesworth Street.	Achieved The proposed DP shows vehicle access to Precincts 1 and 2 off Hardwicke Street only.
Accessible car parking in each Precinct for residents, workers (if applicable) and visitors.	Achieved Vehicle access points are shown in the proposed DP at several points on-site. Full details of the accessibility of these entries to the relevant buildings would be required to be provided as part of any planning application.
Provision for secure bicycle parking for residents and workers, end of bicycle trip facilities for workers and short term bicycle parking for visitors.	Achieved The proposed DP depicts several locations throughout the site that could cater for secure bicycle parking. Full details of the exact location and allocations would be required as part of any planning application.
Bicycle parking located at primary frontages in proximity to pedestrian access ways.	Achieved The proposed DP makes the following statement: <i>Secured bike storages with end of trip facilities are to be strategically located in proximity to primary frontages and provide ease of access to the existing bicycle network.</i> Full details would be required as part of any planning application.
Bicycle parking provided at a minimum of: <ul style="list-style-type: none"> • One space per dwelling without a car space; • One space per five dwellings with a car space; • One space per 10 dwellings for visitors. 	Achieved The proposed DP identifies: <ul style="list-style-type: none"> • One space per dwelling without a car space; • One space per five dwellings with a car space; • One space per 10 dwellings for visitors.
Bicycle servicing facilities that are located in highly visible and well-lit.	Achieved The proposed DP identifies that bicycle facilities will be allocated to highly visible, well-lit areas on the ground level for easy use, safety and access.

7.2 Required Documents and Reports

The following documents, plans and reports must form part of any Development Plan (as applicable if the Development Plan is approved in stages), and must be prepared to the satisfaction of the Responsible Authority:

Building Heights Setbacks	
A Planning Report that demonstrates how the recommendations of the others plans required by this Schedule have been incorporated into the proposed development of the land.	Achieved A Planning Report has been prepared and submitted as part of the DP. The Planning Report provides a very brief summary of DPO12 and the material submitted as part of the Development Plan. While the Planning Report is not detailed in its own right, it is accepted for the purposes of this requirement.
A Site Context Analysis prepared in accordance with Clause 55.01 or Clause 58.01 of the Planning Scheme that includes, but is not limited to: <ul style="list-style-type: none"> • The urban context and existing conditions showing topography, the surrounding and on site 	Achieved A Site Context Analysis has been prepared and provided within the proposed DP (Section 3.0).

<p>land uses, buildings, noise sources, access points, adjoining roads, cycle and pedestrian network and public transport;</p> <ul style="list-style-type: none"> Views to be protected and enhanced, including views of and from the site; Key land use and development opportunities and constraints. 	
<p>A Preliminary Architectural Plans and Design Report that show the distribution and design of built form on the site generally in accordance with the Concept Plan included in this Schedule, including, but not limited to:</p> <ul style="list-style-type: none"> A design response to the Site Context Analysis in accordance with Clause 55.01 or Clause 58.01; Demonstration of compliance with the requirements of Clauses 55 and 58 as relevant; Demolition works; Building envelopes including maximum building heights, building setbacks, and building depths; The proposed built form edge and interface treatments to Abbotsford Street, Haines Street and Molesworth Street; Conceptual elevations and cross-sections, indicating level changes across the site; Shadow diagrams of both existing conditions and proposed shadows to be prepared at the September equinox at 9am, 12 noon and 3pm; Images which show how the proposed built form will be viewed from Abbotsford Street, Haines Street and Molesworth Street; The mix of dwelling types and sizes for each precinct including a mix of social and private housing; The mix of land uses, including non-residential uses and the location of these uses to each building or Precinct; Any retail, community or commercial uses restricted to the Abbotsford Street frontage south of the Wood Street extension and on the south side of the Wood Street extension; Open space area/s surrounding buildings and the proposed use and access of all spaces; The relationship between proposed buildings and works and surrounding land uses and development, including: <ul style="list-style-type: none"> Existing residential properties on the surrounding residential streets; Existing 1-2 storey retail shops and shop-top dwellings on Abbotsford Street. 	<p>Achieved in Part</p> <p>These requirements have been provided within the proposed DP and have been addressed as follows:</p> <ul style="list-style-type: none"> A general design response consistent with the requirements of Clause 55/58 is included and would be further detailed as part of any planning application. A Clause 55/58 checklist identifying that standards will be met. Note that not all standards have been included; however, any planning application will require a full Clause 55/58 assessment to be submitted to demonstrate that the standards and objectives are met, where relevant. A demolition plan is included. General plans and section diagrams are included, specifying maximum building heights (in levels) and general building setbacks. Building depths are not readily identified; however, this detail would be required at the planning application stage. Section diagrams show indicative articulation zones at the front of buildings and landscape concepts provide general planting treatments at the building interfaces. Conceptual elevations and section diagrams are included, which indicate the fall of the land. Existing and proposed shadow diagrams are included at the September equinox. Concept renders have been provided in a separate document that demonstrates how built form will be viewed from Abbotsford Street, Haines Street and Molesworth Street. A mix of dwelling types and sizes for social and private housing has been included; however, the range of three or more bedroom dwellings for the social housing component is inadequate. This is discussed in greater detail at Section 6.9 of this report. A mix of land uses and their locations on-site has been provided. Commercial opportunities are shown along Abbotsford Street, south of Wood Street. Community facility opportunities are shown towards the intersection of Haines Street, Molesworth Street and Curzon Street, which is not in accordance with DPO12 requirement. The community facility should be located facing

	<p>Abbotsford Street or internally to the new east-west open space off Wood Street. The relocation of the community facility form a recommendation to the Minister.</p> <ul style="list-style-type: none"> Publicly accessible outdoor areas have been included and are spread across the site between buildings to ensure maximum access opportunities for all uses on-site and by the public. Buildings on the opposite side of the streets that bound the subject site are well-separated and as such, section diagrams provided do not include this level of detail.
<p>An Integrated Transport and Traffic Management Plan that addresses, but is not limited to:</p> <ul style="list-style-type: none"> The range and scale of uses anticipated on the site; The estimated population of residents, visitors and workers (if applicable); Estimated vehicle trip generation levels resulting from use and development within the site; Vehicle ingress and egress points and estimated levels of usage; The likely impacts of the proposed development on the arterial and local roads and any mitigating works required such as off-site traffic management treatments; The location of on-site car parking for residents, visitors and workers (if applicable). An indicative layout of internal roads that: <ul style="list-style-type: none"> Complements the form and structure of the surrounding network; Recognises the primacy of pedestrian and bicycle access within the site; Provides a high level of amenity and connectivity, whilst managing the movement of vehicles travelling through the site; Are of sufficient width to accommodate footpaths and street trees as appropriate. Provision for loading and unloading of vehicles and means of access to them, including waste, delivery and furniture removalist vehicles; Provision of a safe and accessible pedestrian and bicycle network within the site and connecting to the external network; Green Travel Plan initiatives that can be adopted to reduce private car usage by residents, visitors and workers (if applicable), including a new resident awareness and education program and opportunities for the provision of a car share program; Provision for secure bicycle storage for residents and workers (if applicable), end of bicycle trip facilities for workers (if applicable) and short term 	<p>Achieved</p> <p>An Integrated Transport and Traffic Management Plan has been prepared and submitted as part of the Development Plan.</p> <p>Referring to Section 6.2 of this report, Council's Traffic Engineers have reviewed the Integrated Transport and Traffic Management Plan and have offered no objections or raised any concerns. Specific to the requirements of DPO12:</p> <ul style="list-style-type: none"> The estimated range and scale of uses anticipated on the site has been identified in the ITTMP – 255-385 dwellings and approximately 300-500m² of retail floor area. The estimated population of residents, visitors and workers has been identified in the ITTMP – 630 people. Estimated vehicle trip generation has been included – up to 1,175 daily vehicle movements. Vehicle access points and their estimated usage have been considered. Traffic distribution to the surrounding street network has been considered. The location of on-site car parking has been identified at ground and basement levels. A circulation concept plan has been included (taken from the proposed DP) that indicates pedestrian, vehicle and bicycle networks within the site. The report also identifies that Hardwicke Street would be required to measure minimum 10m wide to accommodate footpath, carriageway and parking. Loading access points are shown on the circulation concept plan. Pedestrian and bicycle links are shown on the circulation plan to connect safely to the existing surrounding street network and within the site. The report identifies that measures and initiatives within a Green Travel Plan could be adopted through a condition in any permit issued. This is a reasonable outcome. The report identifies that bicycle parking for residents will be located in a secure location (i.e.

bicycle parking for visitors.	lockable) while bicycle parking for visitors will be located in easily accessible locations (i.e. on the ground level near building entrances). Further details will be provided as part of a future planning application.
<p>An Arboricultural Assessment Report that addresses, but is not limited to:</p> <ul style="list-style-type: none"> • Assessment of trees on or adjacent to the site, including retention value; • Recommendations for the protection of trees to be retained to conform to Australian Standard AS 4970-2009 Protection of Trees on Development Sites to ensure long-term health, including designation of tree protection zones (for roots and canopy) and structural root zones; • Recommendations for trees to replace the removal of any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity value to the residents and the public realm. 	<p>Achieved in Part</p> <p>An Arborist Report has been prepared and submitted as part of the Development Plan. Comments on the relevant requirements are as follows:</p> <ul style="list-style-type: none"> • In relation to trees identified for retention, the TMP provides Tree Protection Zone (TPZ) calculations. All public trees adjacent to the Abbotsford Street boundary are assigned high retention values, which Council agrees with. • Standard Tree Protection Zones (TPZ's) have been identified. However, recommendations for the protection of trees adjacent to the Abbotsford Street boundary have not been provided. To adequately respond to this requirement, recommendations should be provided for the protection of trees (roots and canopy) identified as being retained along the Abbotsford Street boundary. • Recommendations for trees to replace the removal of any trees of moderate or high retention value required to be removed have been provided. However, there are no details on where space will be allocated for replacement trees or required soil volumes to demonstrate that replacement trees could provide equivalent amenity value. Furthermore, Council seeks to encourage the planting of species that are recognised as more future climate resilient. Two of the recommended replacements - Scarlet Oak (<i>Quercus coccinea</i>), and Yellow Gum (<i>Eucalyptus leucoxylon</i>) are not. While specific locations and soil depths for replacement trees would be required in detail at the future planning application stage, replacement species could be updated through a recommendation to the Minister.
<p>A Tree Management Plan that addresses, but is not limited to:</p> <ul style="list-style-type: none"> • Identifying trees to be retained; • Detailing the methodology for protecting trees identified for retention, including the provision of high visibility tree protection fences at least 1.8 metres tall before construction commences, and measures to protect the trees, including their canopies, during construction. 	<p>Achieved in Part</p> <p>A Tree Management Plan has been prepared and submitted as part of the Development Plan. Comments on the relevant requirements are as follows:</p> <ul style="list-style-type: none"> • Trees to be retained have been provided. • While recommendations identified are generic, in relation to tree protection fencing they are consistent with AS4970-2009. However, methodologies have not been identified for trees to be retained adjacent to the Abbotsford Street boundary. In addition to root impacts, assessment on canopy impacts cannot be made until design details are known. The reference to permissible encroachment into tree protection zones (TPZ's) for public trees, or those with TPZ's that are

	<p>largely within sealed areas (most public trees), are not in accordance with AS-4970-2009. It is not considered feasible to provide compensation for encroachments into TPZ's if the contiguous areas, such as roads, are not able to support root growth.</p> <p>DPO12 (<i>Building Heights Setbacks</i>) requires boundary setbacks as outlined in each relevant Interface Treatment <u>or an increased setback in locations where necessary to protect existing trees to be retained or accommodate replacement canopy trees.</u> Urban Forest & Ecology considers that the use of 10% encroachment into the TPZ is not appropriate in this instance. Therefore, assuming the identified TPZ needs to be maintained, the canopy should also be protected by the required setback.</p> <p>In summary, Urban Forest & Ecology accepts the SRZ and TPZ as they are based on AS4970-2009. However, the proposed basement shown as being developed up to the Abbotsford Street boundary is well inside the TPZ's of some trees. Furthermore, it has yet to be identified whether the TPZ is sufficient to protect the canopy of the trees as far as they encroach into the site above ground. In theory the TPZ should equate to the canopy spread, yet this has not been demonstrated. Therefore, details of the methodology for protecting trees (roots and canopies) could form a recommendation to the Minister.</p>
<p>A Landscape and Open Space Plan that addresses, but is not limited to:</p> <ul style="list-style-type: none"> • Existing vegetation to be retained as assessed in an Arboricultural Assessment Report prepared in accordance with this Schedule; • New canopy trees and landscaping within the public realm and open space areas; • Landscaping areas within private open spaces; • Street trees along Abbotsford, Molesworth and Haines Streets and internal connections; • A planting theme that: <ul style="list-style-type: none"> - Complements existing trees to be retained on the site, the surrounding neighbourhood character and Abbotsford, Molesworth and Haines Streets; - Demonstrates water sensitive urban design outcomes. • Delineation of communal and private open spaces and the treatment of these interfaces; • Hard and soft landscaping treatments of the public realm and open spaces; • Integration of sustainability and water sensitive urban design measures; • Maintenance responsibilities. 	<p>Achieved</p> <p>The proposed DP incorporates a landscape concept that seeks to address the requirements of DPO12. The requirements are assessed as follows:</p> <ul style="list-style-type: none"> • Existing trees are to be retained along the perimeter of the site; • It identifies publicly accessible space off Abbotsford Street and Haines Street that provides opportunities for new canopy trees; • It identifies landscaping opportunities within private ownership podium and rooftop courtyards; • It identifies existing and proposed trees along the existing streets and new internal connections; • It identifies that the planting character will draw on the surrounding existing context and build on the established identity of the mature trees in the adjacent streets, comprising a selection of species and identifying the integration of water sensitive urban design measures; • It delineates communal and private open space and possible treatments of these areas; • It delineates soft and hard landscape treatments through identifying pedestrian and vehicle connections; • It identifies water sensitive urban design measures through planting and tree pits;

	<ul style="list-style-type: none"> It identifies that maintenance responsibilities will be divided between a body corporate which will handle assets falling under private ownership and Council management for Council assets. On this point, it is noted that the landscape ownership plan provided within the proposed DP identifies Council ownership of internal streets (Hardwicke Street and Little Haines Street) and undetermined ownership of the north-south link between Little Haines Street and Haines Street. This is addressed at Sections 6.3 and 6.6 of this report.
<p>A Dwelling Diversity report that must:</p> <ul style="list-style-type: none"> Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site; Include the number and extent of one, two and three bedroom plus dwellings for both the social and private housing; Provide for additional initiatives that actively encourage affordable housing and /or other alternate housing delivery models. 	<p>Achieved in Part</p> <p>A Dwelling Diversity Report has been provided. An assessment of DPO12 requirements is as follows:</p> <ul style="list-style-type: none"> The report fails to achieve dwelling diversity as the 0-10% range of three or more bedroom dwellings is considered inadequate (and minimum 5% for that matter). The 0-10% range for three or more bedroom dwellings is ambiguous and too broad. Furthermore, the following note within the report should be deleted as it provides no certainty or commitment to the number of one, two and three plus bedroom dwellings: <i>Ranges specified are indicative only. Yields and mix may change due to flexible housing and / or planning requirements to accommodate different family sizes and meet changing demands of the Victorian Housing Register.</i> The additional initiatives identified in the Dwelling Diversity Report are not accepted and it is recommended that these initiatives are removed from the Dwelling Diversity Report and more appropriate initiatives explored. <p>Refer to Section 6.9 of this report for a further assessment.</p>
<p>An Ecologically Sustainable Development Plan that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives for the site. The Plan is to address the areas of energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. All buildings must be designed to achieve a minimum 5 star rating against the Green Building Council of Australia's Green Star rating system for design (or achieve an equivalent standard using an equivalent rating tool).</p>	<p>Achieved</p> <p>An Ecologically Sustainable Development Strategy has been provided and outlines future initiatives in energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology.</p> <p>The report identifies that the project is targeting a certified 5 star Green Star Design and As Built rating, as well as an average NatHERS rating of at least 7 stars for each building.</p>
<p>A Services and Infrastructure Plan that addresses, but is not limited to:</p> <ul style="list-style-type: none"> An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development; A description of the proposed provision of all appropriate utility services to each Precinct. 	<p>Achieved</p> <p>A Services and Infrastructure Plan has been provided and includes details of existing services infrastructure on-site and a review of services required for the new development. The report has been prepared in consultation with Council's Drainage Engineer.</p>

<p>An Environmental Site Assessment that addresses, but is not limited to:</p> <ul style="list-style-type: none"> • Site history and current site uses, including a photographic record of the buildings to be demolished; • The extent of any filling that has occurred on the site, including area, depth and fill material; • The presence and depth of groundwater at the site; • The contamination status of soil on the site; • If intrusive works are likely to occur during redevelopment works, an acid sulphate soil assessment; • Advice on the need for a Site Remediation Strategy; • An assessment of risks for the proposed redevelopment of the site and recommendation for any required remediation. 	<p>Achieved</p> <p>An Environmental Site Assessment has been provided (Preliminary Site Investigation and Preliminary Environmental Assessment) and addresses DPO12 requirements by providing the following:</p> <ul style="list-style-type: none"> • Site history, land uses and photographic records; • Details of filling on-site; • Groundwater depth on-site; • Likely soil contamination on-site; • Confirmation that the site falls outside of an identified Acid Sulphate Soil zone and the site is considered to have low potential to have acid sulphate containing soils; • Recommendations for remediation of soil surface impacts; • An assessment of risks for the redevelopment of the site with recommendations that: <ul style="list-style-type: none"> ○ The site is suitable for the proposed land use, however should large scale bulk excavation works be required for future basement construction, additional soil samples should be obtained; ○ Further groundwater investigations should be undertaken following site demolition to determine groundwater gradient and other groundwater conditions beneath the site; and ○ The implementation of a Soil Management Plan that would aim to mitigate health and environmental risk associated with exposure to soils, and which would also encompass dealing with unexpected finds such as asbestos debris or other contaminated soils.
<p>Where the development will be undertaken in stages, a Staging Plan that addresses, but is not limited to:</p> <ul style="list-style-type: none"> • The delivery of infrastructure and shared facilities within each stage to ensure the orderly development of the site; • Site management, such as resident amenity, vehicle access and parking, pedestrian access and protection of existing buildings, infrastructure and vegetation; • Timeframes for the commencement and completion of each stage and any management of overlap between stages. 	<p>Achieved</p> <p>The proposal seeks to undertake the development in stages. A Staging Plan has been provided within the DP. It identifies four stages (A, B, C and D).</p> <ul style="list-style-type: none"> • Stage A incorporates the south portion of the site facing Haines Street, which includes residential buildings, a north-south landscape link, the south portion of Hardwicke Street and the south-east corner of Molesworth Street. Stage A excludes two indicative locations for “walk-up dwellings” (refer Stage B). • Stage B incorporates two indicative zones at the Haines Street frontage, in front of Stage A residential buildings. • Stage C incorporates the west portion of the site facing Abbotsford Street, which includes residential buildings, a through-link and Hardwicke Street. • Stage D incorporates a future school on the north side of the site – not part of this DP. <p>Referring to referral comments at Section 6.1 of this</p>

	<p>report, Council's Urban Design team has identified that while the staging diagram proposes the street-front portion of development to Haines Street be completed at a later stage to the main building, the interim street presentation is not discussed. As this is a critical main street interface, further details regarding the interim street presentation should be provided; otherwise would be more appropriate to incorporate Stage B into Stage A.</p> <p>The applicant provided a response as follows:</p> <ul style="list-style-type: none"> • <i>The staging analysis within the Development Plan has been amended to include interim activation strategy for Stage B, more specifically:</i> <i>Interim activation strategies can include the provision (of) temporary landscaping and/or perimeter hoarding with urban artwork or visual graphics to provide for an appropriate streetscape and pedestrian experience.</i> <p>For the purposes of the DP, the response is accepted.</p>
<p>An Acoustic Report that addresses, but is not limited to:</p> <ul style="list-style-type: none"> • Whether the proposed use and development of the Estate is likely to be affected by noise from nearby uses or abutting roads; • The likely effect of non-residential uses on the site on the amenity of nearby residential uses; • Methods to address the issues identified. 	<p>Achieved</p> <p>An Acoustic Report has been prepared and submitted to address likely noise impacts from nearby uses and abutting roads, likely effects of non-residential uses on the subject site on nearby residential uses and methods to address any issues identified. The report makes the following conclusions:</p> <ul style="list-style-type: none"> • Traffic on Abbotsford Street and Curzon Street has been identified as the primary noise source potentially impacting the proposed use of the estate. Suitable internal noise criteria have been determined based on the requirements of Clause 58.04-3 of the Melbourne Planning Scheme (which reflect the requirements of the Better Apartment Design Standards) and the recommendations of AS2107:2016. • Measurements of noise levels at the subject site have been conducted. Treatment to the façade of the buildings will be determined during the design stage of the development to ensure compliance with the nominated internal noise level criteria. Provided this treatment is implemented, a suitable level of amenity will be achieved for future residents within the proposed development. • The specific non-residential uses on the site are yet to be determined. To ensure amenity for future residents within the development and nearby noise sensitive receivers is preserved, non-residential uses should be designed and operated to ensure compliance with SEPP N-1 (and SEPP N-2 if applicable). Treatment and operational controls are to be determined during the detailed design phase of the project. <p>Once the detailed design has been further developed (for the future planning application), a further acoustic assessment would be required to ensure the requirements of the DP are addressed, or can be</p>

<p>A Social Infrastructure Assessment to inform potential community facilities, programs and services that may be delivered on site.</p>	<p>addressed.</p> <p>Achieved</p> <p>A Social Infrastructure Assessment has been submitted to discuss and analyse the existing amenity and social infrastructure on the proposed site and surrounding areas; and identify opportunities and potential social infrastructure that could be delivered with the proposed Development Plan.</p> <p>The report identifies some of the community benefits and social infrastructure that could be incorporated within the development, as follows:</p> <ul style="list-style-type: none"> • A diverse mix of housing options to suit the current and future needs of individuals, couples and families; • A generous network of courtyard and public spaces that improve the amenity of the precinct and experience of the future residents; • Significant new supply of dwellings eligible for First Home Buyers Grant by providing approximately 40% of private dwellings suitable for First Home Buyers; • Cycle and pedestrian connections and prioritisation through the precinct and surrounds encouraging healthy lifestyles; and • New publicly assessable facilities and open spaces to be shared amongst the community. <p>These benefits are generally shown within the DP, demonstrating general consideration as part of the overall development response on-site and would be further detailed at the planning application stage; noting the assessment of dwelling diversity and first home buyer concerns as discussed throughout this report.</p>
<p>A Community Engagement Report which outlines the consultation which has occurred to inform the preparation of the Development Plan, including but not limited to the following stakeholders:</p> <ul style="list-style-type: none"> • Melbourne City Council; • Office of the Victorian Government Architect; • Department of Education and Training and the Victorian School Building Authority; • Transport for Victoria (including Public Transport Victoria and VicRoads); • Estate Residents; • Community Groups; • Neighbouring owners and occupiers. 	<p>Achieved</p> <p>A Community Engagement Report has been submitted and outlines the level of consultation that has occurred to inform the preparation of the Development Plan. A timeline provided in the report details the date, stakeholders and engagement method and material of eleven separate meetings. These include face-to-face meetings, drop-in sessions and online surveys with all stakeholders identified within this table, between 10 May and 10 September 2019.</p> <p>The report identifies that <i>overall, the engagement process has been seen as a success with many engaged stakeholders eager to influence the design and process where applicable. Much of this feedback has been taken on board and is now being included or considered for inclusion. The drop-in session was particularly well received by both estate residents and the general public who attended with many positively commenting on the fact that they could speak directly with so many members of the project team.</i></p>

7. RECOMMENDATION

That DELWP be advised that the Melbourne City Council supports the proposed Development Plan, subject to the following recommendations:

1. Reference to the north-south publicly accessible open space between the newly created east-west link and Haines Street amended to “private ownership” in the Development Plan.
2. Remove any reference to the informal name “Little Haines Street” in the Development Plan.
3. Ensure consistency in the number of dwellings proposed within the Development Plan and supporting Dwelling Diversity Report.
4. Increase the range of three or more bedroom dwellings for the social housing component to a minimum 15% in the Development Plan and supporting Dwelling Diversity Report.
5. Reference the social and affordable housing definitions in the Dwelling Diversity Report in accordance with the *Planning and Environment Act 1987*.
6. Reference the Victoria Government Gazette (30 June 2020) definitions of very low, low and moderate income ranges in the Dwelling Diversity Report.
7. Remove any reference to likely dwelling sizes in the Dwelling Diversity Report.
8. Remove the proposed additional initiatives that actively encourage affordable housing and/or other alternate housing delivery models from the Dwelling Diversity Report and explore more appropriate initiatives as necessary.
9. Include a commitment to a “salt and pepper” approach for the social and private dwellings throughout the development in the Development Plan and Dwelling Diversity Report.
10. Remove any reference to adaptable dwellings in the Development Plan and Dwelling Diversity Report.
11. Include a notation in the Development Plan that states “adequate building separation is achieved across the site to ensure dwelling daylight, outlook and overlooking is appropriately managed.”
12. Provide recommendations for the protection of trees (roots and canopy) identified as being retained along the Abbotsford Street boundary in the supporting Arboricultural Assessment Report.
13. Remove reference of Tree Replacement Recommendations *Scarlet Oak* and *Yellow Gum* and replace with future climate ready tree species in the Arboricultural Assessment Report.
14. Include details of the methodology for protecting trees (roots and canopies) identified as being retained along the Abbotsford Street boundary in the Tree Management Plan.
15. Remove any reference to “Ranges specified are indicative only. Yields and mix may change due to flexible housing and / or planning requirements to accommodate different family sizes and meet changing demands of the Victorian Housing Register” in the Development Plan and Dwelling Diversity Report.
16. Amend Interface 2 Hardwicke Street section diagram to include the 2m wide east side footpath within the 10m wide road reserve.
17. Remove reference to a 7.5m wide road reserve along Hardwicke Street south of “Little Haines Street” at Section 4.2 of the supporting Integrated Transport and Traffic Management Plan.

18. Include the provision of a 2.7m wide footpath on the southern side of "Little Haines Street" in Interface 1 of the Development Plan.
19. Relocation of the proposed community facility opportunities to either the Abbotsford Street frontage south of the Wood Street extension or on the south side of the Wood Street extension.