

TOWN PLANNERS

CLEMENT–STONE SINCE 1989

3 December 2021

RE: 164 Mary Street Morwell VIC 3630
Community Consultation Report – V2

Clement-Stone Town Planners act on behalf of [REDACTED] in relation to the above site.

[REDACTED] propose to construct social and affordable housing at 164 Mary Street, Morwell, with the proposed development consisting of two (2) new dwellings, each with two bedrooms. Each dwelling is provided with one (1) on-site car space.

Amendment VC190 (introduced in December 2020) inserted a new particular provision into the Victorian Planning Provisions at Clause 52.20 to streamline the planning approval process for housing projects that are by or on behalf of the Director of Housing.

This report has been prepared to outline the consultation process undertaken in accordance with the requirements of *Homes Victoria Planning Guidance v 01.00: July 2021*, which outlines the extent of consultation that is required to be undertaken for any application under Clause 52.20 before seeking planning permission.

The following report summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to in preparation of the future planning application under Clause 52.20 of the Latrobe Planning Scheme.

Consultation Process

The following stakeholders were engaged between 27 September 2021 and 29 October 2021 in accordance with the requirements of the community consultation guidelines.

This section outlines how each stakeholder was consulted and how their feedback has or will inform the future planning application.

Council

The City of Latrobe (Council) have been engaged in accordance with the requirements of the community consultation guidelines and have had direct input throughout the development of the current design, as follows:

- Pre-application written advice received 27 September 2021
- Updated pre-application written advice received 29 October 2021

As part of the community consulting process, Council was provided a further opportunity for comment on updated development plans on 8 October 2021, and Council responded on 29 October 2021.

Council's pre-application feedback (27 September) was based on the following design issues:

- *The layout shown of vehicle crossings does not comply with Council's Standard Drawing LCC 307. The standard drawing shows that vehicle crossings are flared out from the footpath to the kerb line. The shape of the vehicle crossings will need to be shown with a one metre flaring from the footpath to the kerb line to comply with standard drawing LCC 307.*
- *Council's Vehicle Crossing Policy requires that at the front property boundary, vehicle crossings (and accessways) must be located at least one metre from property side boundaries. The plans will need to be amended to relocate the vehicle crossing to provide the required offset of at least one metre from the property side boundary.*

Subsequent to this advice, the plans were updated to provide the following:

- The development will utilise the existing concrete crossover and will retain the existing access conditions for the site. This will retain sufficient setback from the existing electricity pole toward the site frontage.
- The accessway provides a 500 millimetre setback from the property boundary. It is submitted the setback provided is sufficient to achieve the intent of Council's vehicle crossing policy. Any increased setback will have implications on the setback to the power pole and conflict with the built-form.

Council's updated pre-application feedback (29 October) was largely supportive and provided the following comment:

The proposed developments have been considered against the Interim Social and Affordable Policy and both are within a preferred social and affordable housing areas.

Council's updated feedback raised the following concern:

- *The proposed developments have been considered against the Interim Social and Affordable Policy and both are within a preferred social and affordable housing areas. Councillors have raised concerns about the amount of onsite car parking provided with the developments and consider in a Regional setting that the provision of additional onsite car parking spaces would be a better outcome.*

Each new dwelling is provided with one (1) allocated vehicle parking space in accordance with the relevant standard for Car Parking as applicable at Clause 52.20-6. The site is supplemented by ample availability of on-street car parking along Mary Street and local bus routes which run directly adjacent to the subject site. The site is also benefited by its location within 200m walking distance of the Morwell Town Centre and Railway Station.

In addition, the following changes were incorporated in response to Homes Victoria feedback:

- Skylights (500mm x 500mm) added above living/ kitchen areas for Dwellings 1 & 2.
- The rear entrance gate of Dwelling 1 shifted westward.
- The laundry room of Dwelling 2 reconfigured to provide secondary access to outdoor areas, WC located in bathroom area.
- The entrance door of Dwelling 2 shifted further forward.

Service Providers

There are no applicable external referral authorities required to be notified as part of this application.

Community

Community consultation was undertaken in accordance with *Table 1: Guide to public consultation* for a development of between 1-29 dwellings.

This consultation consisted of the following:

- Direct notice via express registered mail to owners and occupiers within 50 m of the subject site (mailed on 7 October 2021)
- Erection and display of one advertising sign at the site frontage (erected on 7 October 2021 and removed on 29 October 2021)

The mailed notice contained a copy of a cover letter which clearly explained the development proposal (**Appendix A**), as well as the proposed development plans and landscape plan.

Interested parties were also directed to a weblink which contained a copy of technical documents (planning report, arborist report, tree impact assessment, STORM report, feature survey, colours and materials schedule).

Parties were given until 29 October 2021 to provide comment. It is considered that ample time was provided for comment, above the required 3-week timeframe as specified within the guidelines.

One (1) response was received, and summarised as follows:

Submitter	Comments	Applicant response
Submitter 1 – correspondence received via telephone on 12 October 2021	1. Sought further information around [REDACTED] and the purpose of these houses and who would be living there	<ul style="list-style-type: none">The submitter was encouraged to visit [REDACTED] website for further details on their services and mission. <p>It is considered that no changes are required to the plans in response to this submitter.</p>

Conclusion

[REDACTED] consultation process was undertaken in accordance with Homes Victoria's commitment to community engagement and as per *the Homes Victoria Planning Guidance v 01.00: July 2021*, which outlines the extent of consultation that is required to be undertaken for any application under Clause 52.20 before seeking planning permission.

All matters raised by Council, service providers and community members have been carefully considered, with updates to the design of the proposal described within in this report.

Any submissions made that did not warrant plan updates have been justified and described within this report.

Please contact [REDACTED] on 9334 2060 or mb@townplanners.com.au if any questions.

Yours Faithfully,

[REDACTED]

[REDACTED]

Urban and Regional Planner | Clement-Stone Town Planners

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Appendix A:

Covering Letter sent to residents:



To: Owner/occupier

Dear Sir/Madam,

[REDACTED] is planning for a multi-unit development at 164 Mary Street, Morwell. We are proposing to build 2 single storey, 2-bedroom brick veneer dwellings. Each dwelling will have 1 allocated car parking space within the allotment.

We are now undertaking consultation with council, relevant service providers and with community. We are also writing to all neighbours to notify you of the project, the planning process and of how you can provide feedback on our proposal.

Who are we?

[REDACTED] is an [REDACTED] and is the largest registered [REDACTED] housing agency in Australia. We are the lead [REDACTED] housing and homelessness agency in Victoria. We recognise that our legitimacy originates from the strong relationships we have with Victoria's [REDACTED] communities and that our success is through achievement of our shared vision and aspirations. [REDACTED] is a proud agency: proud of the history and culture of the [REDACTED] Victoria, proud of the [REDACTED] of Victoria who we serve and proud of our heritage. All that we do to overcome the legacy of [REDACTED] homelessness and marginal housing is underpinned by our cultural obligation to advance self-determination.

Our vision is that [REDACTED] Victorians secure appropriate and affordable housing as a pathway to better lives and stronger communities. This is how we contribute to the shared challenge of overcoming the disadvantage of Victoria's [REDACTED] population. We believe that achievement of our vision is through the provision of housing services that respond to need and enhance the dignity of our clients and tenants and respects and celebrates their cultural beliefs, values and practices.

The planning process


This project is part of the Victorian Government's investment in social and affordable housing known as "Victoria's Big Housing Build" program. This program is seeking to deliver thousands of new homes for Victorians in need whilst creating tens of thousands of new jobs to support Victorians economic recovery.

In December 2020, the Victorian government introduced clause 52.20 (Big Housing Build) and clause 53.20 (Housing on behalf of the director of housing), into the *Latrobe Planning Scheme*. These planning provisions assist in streamlining the planning approval process for social and affordable housing, ensuring that homes are available to people who are most in need. [REDACTED] housing Victoria will be seeking planning approval of this project through clause 52.20 planning pathway.

This planning process differs from the conventional process. The usual notice (also known as advertising) and review rights (such as the Victorian Civil and Administrative Tribunal [VCAT]) of the planning scheme do not apply to applications seeking planning approval under Clause 52.20.

Instead, applicants must consult with community residents, service providers and the local council prior to applying for planning permission. Applicants must also consider their feedback and document





this in a consultation report as part of the consultation process. [REDACTED] will then provide a planning application to the Department of Environment, Land, Water and Planning (DELWP) for consideration by the Minister for Energy, Environment and Climate Change.

Information about the project

We have enclosed the following documentation for your information.

- Development plans
- Landscape plan
- Colours and materials schedule

Additional supporting documentation regarding the proposal is available via this DropBox link: <https://www.dropbox.com/sh/63gmjap6mbb2cv5/AABMJSBy1qySGE3w48NEYXXoa?dl=0>

Documentation can also be requested via the below contact details.

Have your say

[REDACTED] welcomes any feedback you might have and kindly requests it to be provided by **Friday 29 October 2021**. Your feedback will be considered and inform the final proposal that will be submitted under clause 52.20.


Please provide your feedback by:

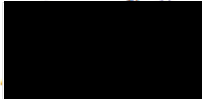
- Sending us an email addressed to Clement-Stone Town Planners info@townplanners.com.au
- Discussing the proposal with us via telephone (03) 9334 2060


Following the consultation period [REDACTED] will be considering all feedback related to the design and impacts of the proposal including impacts to the surrounding neighbourhood. This will be summarised in a report that outlines how we have taken the consultation feedback into account and any design changes [REDACTED] have made in response to the feedback. This report will accompany the documents submitted to DELWP in seeking planning permission. The consultation report will also be available on the Homes Victoria Website.

For more information

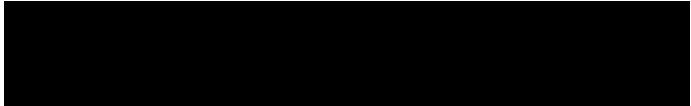
Should you have any questions about the proposal or the consultation process, please contact Clement-Stone Town Planners at info@townplanners.com.au or on (03) 9334 2060 and we will seek to get back to you within a 24/48 hour period. For further information on "Victoria's Big Housing Build" program, please refer to <https://www.vic.gov.au/homes-victoria-big-housing-build>

Yours Faithfully, 



Asset Manager, 

8/10/2021



Hi [REDACTED]

Please find comments below:

Both sites are located in a Residential Growth Zone and are identified as substantial change areas in Council's Housing Strategy. Substantial Change areas seek to facilitate development of smaller housing types comprising apartments, shop top housing, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

The Housing Strategy encourages the development of smaller housing types, particularly one and two bedroom dwellings in Substantial Change Areas which both proposals are keeping with this objective. It is considered that the proposals are underutilising land in close proximity to Activity Centres and a better design outcome could be achieved as sought through Council's Urban Design Guidelines.

Council's Infrastructure team have detailed the following:

- The layout shown of vehicle crossings does not comply with Council's Standard Drawing LCC 307. The standard drawing shows that vehicle crossings are flared out from the footpath to the kerb line. The shape of the vehicle crossings will need to be shown with a one metre flaring from the footpath to the kerb line to comply with standard drawing LCC 307.
- Council's Vehicle Crossing Policy requires that at the front property boundary, vehicle crossings (and accessways) must be located at least one metre from property side boundaries. The plans will need to be amended to relocate the vehicle crossing to provide the required offset of at least one metre from the property side boundary.

If you have any questions please do not hesitate to contact me.

Thanks

[REDACTED]
Acting Manager Regional City Planning
P 03 5128 5469
M 0437 057 405
E Karen.Egan@latrobe.vic.gov.au

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840



From: [REDACTED]
Sent: Friday, 29 October, 2021 11:10 AM
To: [REDACTED]
Subject: FW: Comment sought on behalf of [REDACTED] - 6 Gillie Crescent, Morwell & 164 Mary Street, Morwell

From: [REDACTED]@latrobe.vic.gov.au>
Sent: Friday, 29 October 2021 9:17 AM
To: [REDACTED]@townplanners.com.au>; [REDACTED]townplanners.com.au>; 'Clement-Stone Town Planners' <info@townplanners.com.au>
Cc: [REDACTED]@latrobe.vic.gov.au>
Subject: Comment sought on behalf of [REDACTED] - 6 Gillie Crescent, Morwell & 164 Mary Street, Morwell

Good morning [REDACTED]

Thank you for providing Council with the opportunity to comment on the proposed developments at 164 Mary Street, Morwell and 6 Gillie Crescent, Morwell being undertaken by [REDACTED]

At an Ordinary Council Meeting on 4 October 2021 Council adopted an Interim Social and Affordable Housing Policy which seeks to direct social and affordable housing in locations that are within reasonable distances of employment, education, services and public transport.

The proposed developments have been considered against the Interim Social and Affordable Policy and both are within a preferred social and affordable housing areas. Councillors have raised concerns about the amount of onsite car parking provided with the developments and consider in a Regional setting that the provision of additional onsite car parking spaces would be a better outcome.

If you have any questions, please do not hesitate to give me a call.

Thanks

[REDACTED]
Coordinator Strategic Planning
P 03 5128 5462
M 0417 512 540
E Lorae.Dukes@latrobe.vic.gov.au

My working Hours are Monday to Friday:
5.00am – 7.00am and 8.30am – 3.00pm.

P 1300 367 700
W www.latrobe.vic.gov.au
PO Box 264, Morwell 3840





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Latrobe City Council
P.O. Box 264
Morwell 3840 Victoria Australia

www.latrobe.vic.gov.au
