

Wintringham Housing Consultation Report

Patricia Larkin, Golden Square

October 2021



Wintringham

Contents

- Executive Summary 3**
- Introduction..... 4**
- Summary of Consultation 4**
- Consultation Approach 5**
 - Council..... 5
 - Ward Councillors 6
 - Service Providers..... 6
 - Community..... 6
- Consultation Feedback 8**
 - Council..... 8
 - Referral Authority..... 10
 - Community..... 11
- Design Response..... 14**
- Conclusion 14**
- Appendices 15**

Executive Summary

Patricia Larkin is a proposed community housing development, by Wintringham Housing, that will provide housing for older members of the local community who have been priced out of the rental market. The proposal includes the development of 35, one bedroom dwellings arranged in a series of single storey attached dwellings and two storey apartments strategically positioned around the subject site, at 56 MacKenzie St West, Golden Square.

The manner in which consultation was undertaken in terms of **degree, extent** and **duration**, has been informed by the *Homes Victoria Consultation Guidelines, July 2021*, with the overall strategy being developed in close consultation with Homes Victoria Statutory Planning officers.

This report outlines the outcomes of the community consultation process that was carried out between 17 September and 8 October 2021, in accordance with the requirements of Clause 52.20-4, consulting with property owners and occupiers within 150m of the site, The City of Greater Bendigo Council and The Department of Transport. This report will be provided as part of the planning application documentation for consideration by the Minister for Energy, Environment and Climate Change under Clause 52.20.

Council have been engaged since March 2021 to provide feedback on the development. This engagement includes online meetings to discuss the following areas: project overview, community consultation, urban design, civil and development engineering, traffic impact and environmental sustainable design. Council was formally referred the proposed planning application on 13 September 2021 and have provided a written summary of their support for the proposal against the design standards of Clause 52.20.

The proposal was also referred to the Department of Transport on 15 September 2021. The Department of Transport provided a letter of no objection on 12 October 2021.

The local community was consulted through a number of activities, including:

- An online information session,
- An informative project website,
- Notification letters sent to owner/occupiers within 150m of the project,
- Public advertising signage on street frontages of the property, and
- Onsite meetings with adjoining neighbours.

Upon reviewing all comments arising from this consultation process, it has not necessitated any changes required to the proposal.

The proposal has received strong support from the local community. The majority of the feedback received was positive and there were no planning concerns raised by the community requiring amendment of the proposed design. This sentiment was reinforced by COGB's response noting,

"The City would like to again thank Wintringham Housing and their project team for their open and consultative approach to this proposal. The City is excited to be able to fully support the proposal and look forward to seeing it delivered on the ground." Peter O'Brien – Statutory Planning Coordinator of COGB.

Introduction

Wintringham Housing propose to construct social housing at 56 MacKenzie St West, Golden Square. The proposal includes:

- 35 one-bedroom dwellings
- Up to two-storeys
- 28 car parking spaces, including 1 DDA carpark
- 1 Ancillary administration building of approx. 120m²
- Communal garden and activity room facilities for tenants

On 1 December 2020 Amendment VC190 introduced a new particular provision into the Victorian Planning Provisions at clause 52.20 (Big Housing Build), to streamline the planning approval process for projects funded by the Build Housing Build program.

This report has been prepared to outline the consultation process undertaken in accordance with the requirements of Clause 52.20-4, which require the following:

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

In satisfying the requirement to undertake public consultation, Wintringham Housing Limited developed a consultation strategy that accordance with *Homes Victoria Consultation Guidelines July 2021* in collaboration with Homes Victoria Statutory Planning Officers.

As such, Wintringham Housing Limited is satisfied that the manner in which community consultation has been undertaken accords with the expectations of Homes Victoria, and in-turn, satisfies the requirement of Clause 52.20-4.

The table below summarises the consultation outcomes:

Summary of Consultation	
Consultation Period	17 September 2021 – 8 October 2021 (3 weeks)
Number of Notices sent to Neighbours and radius from the site	247 notification letters were sent to owners / occupiers of properties within 150m of site (Refer to Appendix A for a copy of the letter sent to the neighbours) Public advertising signage on both street frontages
Service providers notified	City of Greater Bendigo Council Councillors of Lockwood Ward Department of Transport
Number of submissions received	4
Other consultation activities	<ul style="list-style-type: none"> - Online information session held on 28 September 2021 - Meetings on site with adjoining neighbours

Information provided for consultation	All information was available at www.patricialarkin.com.au <ul style="list-style-type: none"> - Architectural Report - Architectural Town Planning Documentation - Planning Urban Context Report
Summary of changes to design response proposed in response to consultation findings	Upon reviewing all comments arising from this consultation process, it has not necessitated any changes required to the proposal.

Consultation Approach

As part of this engagement, the following stakeholders were engaged for a period of 3 weeks, between 17 September 2021 and 8 October 2021 in accordance with the requirements of Homes Victoria’s Consultation Guidelines..

As mentioned above, key stakeholders were consulted: **Council, Ward Councillors, Service Authorities** (Department of Transport) and **the Community**.

This section outlines how each stakeholder was consulted.

Council

The City of Greater Bendigo (Council) has been engaged in accordance with the requirements of Homes Victoria’s Consultation Guidelines.

Council was engaged throughout the development of the current design. A summary of interactions between Wintringham Housing and council officers is provided below at Table 1.

Table 1: Meetings held between Wintringham Housing and Council

Meetings		
Date	Topic	Purpose of the meeting
27/10/21	Receipt of COGB formal written comments confirming support following their review of the application pack	Written feedback was provided by Council on 27 October 2021. A copy of COGB’s response is provided in Appendix C.
06/10/21 (online)	Meeting with all COGB departments	Meeting was held with the following technical experts from COGB, to discuss the details of the project on 6 October 2021: <ul style="list-style-type: none"> - Transport Engineer (Graham Thomas) - Urban Design (Anna Savage) - Development Engineer (Peter Brasier) - Environmental Sustainable Development Officer (Simon Francis) - Strategic Planner (Stacey Poulter)

		<ul style="list-style-type: none"> - Coordinator Growth and Liveability (Bridget Mapletsone) - Coordinator Statutory Planning (Peter O'Brien)
30/09/21 (online)	Project Update meeting – Planning Department	A follow up meeting was held with the Statutory and Strategic Planning departments of COGB, to provide an update on the community engagement process and the design of the project on 30 September 2021.
3/03/21 (online)	Pre-funding Application Meeting	This was held ahead of the community consultation phase, to discuss the background of the project, sharing of information and to understand local issues on 3 March 2021.

Ward Councillors

Councillors of the Lockwood Ward were issued letters notifying them of the project, on 21 September 2021. Copies of these letters are provided in Appendix D.

A supporting email response was received from Mayor Cr Dr Jennifer Alden. A copy of this response is provided in Appendix E.

Service Providers

Clause 52.20-5 requires applicants to submit comments from referral authorities to whom a responsible authority would have referred the planning application but for the exemption at Clause 52.20-2.

- In accordance with Clause 66.03 of the Greater Geelong Planning Scheme, it requires an application to referral to the Head, Transport for Victoria (otherwise now known as the Department of Transport).

Wintringham Housing sought comment from The Department of Transport (DoT). Consultation with the DoT included:

- An email briefing of the project on 15 September 2021, which contained the Traffic Engineering Assessment Report.
- Subsequent discussions were held over the phone on 12 and 13 October 2021.

A letter of response was received from the DoT on 12 October 2021 confirming that it does not object to the proposal.

A copy is provided in Appendix F.

Community

Consultation with the community comprised of four key events:

- **Notification** owners and occupiers within 150m from the subject site;
- The creation of a **Project Information Website** to view plans and reports;
- **Online information session**;
- **On-site meeting** with residents.

Notification

Notification letters were sent to owners and occupiers of properties within 150m of the proposed development. The list of these 247 addresses was obtained from the COGB. Letters were sent on 14 September 2021. A copy of the notification letter is provided in Appendix A.



Map 1. Indicates 150m zone from perimeter of the site

Public signage was displayed on the street frontages of the site on Kirby St and MacKenzie St West, from 17 September 2021 to 8 October 2021. A copy of this signage is provided in Appendix B.

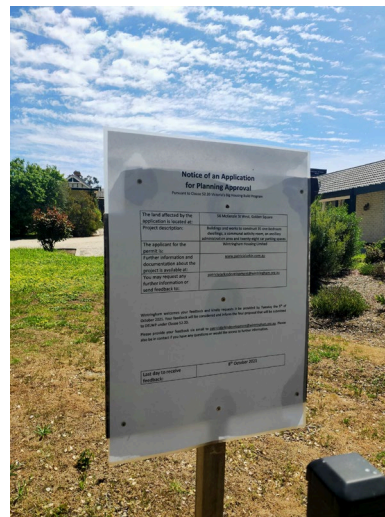


Figure 1. Public signage displayed on Kirby St and MacKenzie St West

Project Information Website

A project information website was developed (www.patricialarkin.com.au) containing:

- Project description
- Architectural Report and Town Planning drawings
- Landscaping drawings
- Urban Context Report
- Contact details and instructions for feedback, enquiries and access to further information
- Notification and link to register for virtual information session
- Virtual information session recording (from 29 September 2021)

Online Information Session: 28 September 2021

An online consultation session was held on 28 September at 6pm, with representatives present from Wintringham, Clare Cousins Architects and Fastnet Consulting. Due to COVID restrictions, in-person sessions were not possible.

Invitation to the session was included in the notification letter and on the website. Attendees were asked to RSVP to better facilitate the session. 8 people sent RSVPs to attend and all were in attendance at the session.

The session was recorded and made available for viewing on the project website from 29 September 2021 – www.patricialarkin.com.au

The session included:

- Part A: Introductions and project background/context presented by Wintringham
- Part B: Architectural response/project details, presented by Claire Cousins
- Part C - Moderated Questions: Open questions and answer session

Submissions

Feedback on the proposal was requested to be provided by 8 October 2021, coinciding with the conclusion of the consultation period.

Submissions were received via the following

- Email - patricialarkindevelopment@wintringham.org.au
- Telephone – return calls were made to people who contacted Wintringham directly or emailed requesting a return call
- The online information session

Onsite Meeting

Onsite meetings were undertaken on 6 and 8 October 2021 with 3 adjoining neighbours to discuss boundary fencing arrangements. During these meetings, the opportunity was taken to discuss the proposed project in a more general sense and get feedback from these neighbours.

Consultation Feedback

The following section extracts all the consultation feedback received from the consulted stakeholders and how Wintringham Housing Limited has sought to respond to these.

Council

The following feedback was received from the Council as outlined in Table 2:

Table 2 Feedback received from Council and changes to the proposal in response

Council Comment	Wintringham Housing Response	Specific changes
The 35 dwelling proposal will contribute towards the 2,927 dwelling housing shortfall in the Greater Bendigo identified by COGB	None	None needed
Waste enclosure and ventilation	Waste enclosure is naturally ventilated and enclosed by solid paling fence. Bin washing to be undertaken by 3 rd party contractor and waste water to be removed from site	None needed

	COGB notes that this was satisfactorily answered by Wintringham	
Interaction between units 6.01 and 5.03	<p>Privacy is achieved through change in levels between the two units and landscaping</p> <p>COGB notes that this was satisfactorily answered by Wintringham</p>	None needed
Reason for only single bedroom dwellings	<p>Wintringham provided information regarding tenant cohort and their demand for single bedroom dwellings.</p> <p>COGB notes that this was satisfactorily answered by Wintringham</p>	None needed
Continuous building mass to Kirby St	<p>Dwellings are arranged similar to row townhouses. Each dwelling is delineated by a blade wall. Roof also contains solar panels.</p> <p>COGB notes that this was satisfactorily answered by Wintringham</p>	None needed
Compliance with ESD measures set by Homes Victoria funding requirements	<p>The project meets requirements set by Homes Victoria:</p> <ul style="list-style-type: none"> - 7-stars NatHERS - 5 Star Greenstar – self assessed pathway 	None needed
Post construction assessment that ESD measures are implemented	<p>Wintringham advised that ESD consultant – Co-Perform, will assess this at handover. The tender documentation also captures all necessary ESD requirements as part of the contract works.</p>	None needed
Impact of domestic services on tenant amenity	<p>Wintringham advised that amenity has been considered in the design and that these elements would be screened</p> <p>COGB notes that this was satisfactorily answered by Wintringham</p>	None needed
No traffic / safety issues reported from COGB	None	None needed

Kirby St – existing traffic and parking concerns	Wintringham advised COGB of comments made by residents of Kirby St regarding dangerous traffic behaviour and lack of parking. COGB recognised the existing traffic conditions of Kirby St and noted that if parking on the development side was to become an issue, COGB would explore line-marking / no standing signs.	None needed
Quantum of parking on site is appropriate	The proposal provides 0.8 car parking spaces per dwelling and exceeds the minimum 0.6 car parking requirement contained within Clause 52.20	None needed
Access to MacKenzie Street is not a City area to comment on as this is an arterial (Regional Roads Victoria) controlled road.	Wintringham consulted with DoT regarding MacKenzie St West access. Department of Transport raised no objection	None needed
No development impacts on City Infrastructure	Comment noted.	None
Further information requested on permeable paving	Wintringham will provide this information to council as part of the City review of the civil plans.	None
City's Assessment of Clause 52.20 – COGB is satisfied that the proposal demonstrates an extremely high level of compliance See Appendix A	Commented noted.	None

Referral Authority

Written feedback was received from the DoT as outlined in Table 5.

Table 5 Feedback received from the DoT and changes to the proposal in response

Community Comment	Wintringham Housing Response	Specific changes
No additional vehicular access from the development to MacKenzie St West is permitted	No additional access point is proposed.	None required
All other redundant existing access points to MacKenzie St West must be removed	There are no existing additional access points	None required

Community

The following written feedback was received from the community as outlined in Table 3:

Table 3 Feedback received from community and changes to the proposal in response

Community Comment	Wintringham Housing Response	Specific changes
Traffic congestion on Kirby St due to limited street parking	<p>Wintringham's on site car parking provision exceeds the rate in Clause 52.20 and the requirements of Wintringham residents and staff.</p> <p>Wintringham raised the community's concerns regarding the dangerous traffic conditions with COGB (Transportation Planning), who raised no objection to the proposal, as per its written comments.</p>	None

Feedback was also received from the following interactive community engagements:

- The online project information session, attended by 8 members of the community on 28 September 2021
- Meetings on site with 3 adjoining neighbours
- Telephone calls from 2 members of the community

A summary of these interactive comments is outlined in Table 4:

Table 4 Feedback received from interactive community engagements and changes to the proposal in response

Community Comment	Wintringham Housing Response	Specific changes
Existing unsafe traffic conditions on Kirby St	Wintringham Housing raised these concerns with the City of Greater Bendigo Traffic Department, who raised no objection to the proposal, as per its written comments.	None required, owing to Council support.
Insufficient car parking	Wintringham's car parking proposal 0.8 spaces per dwellings which exceeds the rate in Clause 52.20.	None required, owing to compliance.
Administration Building Purpose	<p>Wintringham advised that the administration building is to provide space for Wintringham staff, typically homecare staff that provide support services to residents. This building is considered ancillary to the broader proposal.</p> <p>Patricia Larkin is not an aged care facility. Staff will not be on site 24/7, although</p>	None required, noting its necessity on site.

	some residents may require support outside of business hours.	
Age of tenants	Tenants must be above 50 years of age to be eligible for Wintringham housing. Current average age across Wintringham's housing sites is approx. 70yrs. This eligibility is explored during the tenant evaluation and selection stage.	None required, noting the tenant selection process.
Accessibility for elderly cohort	All units are DDA accessible, with lifts in both two-storey buildings and step free pathways throughout the site and units.	None required, noting the proposal has been designed to be DDA compliant.
Maintenance and upkeep of the site	As the landlord, Wintringham will manage the maintenance and upkeep of the site and all dwellings. This also includes management of landscaping to communal areas and to private open spaces if residents require assistance.	None required, noting Wintringham is the landlord.
Tenant selection process	Wintringham is responsible for tenant selection and will select clients that are well suited to the Patricia Larkin community. Priority will be given to people from the local Bendigo region or that have a connection to the local area Potential tenants must be listed on the Victorian Housing Register waiting list. Wintringham will assist potential tenants to apply to be listed on the Victorian Housing Register, if they are not already listed.	None required.
Local Builder	While not necessarily a planning issue, Wintringham will encourage local trade involvement. If the main contractor is a Melbourne based builder, Wintringham will encourage that subcontractors are local to the area. Wintringham will engage local maintenance and landscaping contractors for ongoing maintenance	None required.
Construction works programme	Earliest possible start date will be late November 2021. 12-14 month duration of construction works.	None required.
Waste Removal	Central waste enclosure. Waste will be removed by a private contractor to assist our elderly tenants that may have mobility issues.	None required, noting a Waste Management Plan has been submitted within application.

<p>Potential for future subdivision and sale of individual dwellings</p>	<p>It is noted that this application is seeking approval for development. There is no subdivision component contemplated within the application.</p> <p>All dwellings will be retained in the ownership of Wintringham Housing. There will be no private sale of dwellings.</p> <p>It is noted that the Director of Housing is permitted to secure a caveat on the property title, if needed, which prevents subdivision of the land.</p>	<p>None required.</p>
<p>Perimeter fencing</p>	<p>All adjoining neighbours were consulted directly regarding shared fencing. General preference is to retain existing fences. Additional screening will be added where necessary in consultation with affected neighbour.</p>	<p>None required.</p>
<p>Inability to access project information or online presentation</p>	<p>Wintringham representative discussed the project at length to provide overview of project.</p> <p>Full town planning documentation was delivered to individual that did not have access to computer.</p>	<p>None required.</p>
<p>Concern of suitability of location of social housing</p>	<p>Wintringham representative explained the project, outlining that the housing was for members of local community that have been priced out of private rental market.</p> <p>Information was emailed to the individual, about Homes Victoria Big Housing Build and COGB's Affordable Housing Action Plan</p>	<p>None required.</p>

Design Response

A range of feedback was received from multiple stakeholders and has been considered

No design changes were necessary in response to the feedback received as it was considered that the proposal that was issued for consultation demonstrates a high level of quality and design.

Conclusion

The proposal includes the development of 35, one bedroom dwellings arranged in a series of single storey attached dwellings and two storey apartments strategically positioned around the subject site, at 56 MacKenzie St West, Golden Square.

Wintringham Housing carried out community consultation for 3 weeks Between 17 September and 8 October 2021.

This accords with the requirements of Clause 52.20-4 and the Homes Victoria Consultation Guidelines, July 2021.

The process included consulting with owners / occupiers within 150m of the site, The City of Greater Bendigo Council and The Department of Transport.

The proposed project has received strong support from the local community. The majority of the feedback received was positive and there were no planning concerns raised by the community requiring amendment of the proposed design.

Appendices

Appendix A



Wintringham Housing Limited

ABN 84 129 707 937

136 Mt Alexander Road

PO Box 193

Flemington Victoria 3031

www.wintringham.org.au

Dear Neighbour,

Re: Proposed development at 56 McKenzie St West, Golden Square, by Wintringham Housing Limited for 35 one-bedroom dwellings; single storey attached dwellings and two-storey apartments, a communal activity room, an ancillary administration area and twenty-eight carparking spaces.

Wintringham is a specialist not-for-profit organisation, committed to providing older people who are financially and socially disadvantaged with a range a high quality housing and related support services.

The Proposal

Wintringham Housing is proposing a development at 56 McKenzie St West, Golden Square. The proposed development includes 35 one-bedroom dwellings arranged in a series of single storey attached dwellings and two storey apartments, a communal activity room, an ancillary administration area and twenty-eight carparking spaces.

The development will provide safe, secure and purpose designed permanent housing for older members of the local community who have been priced out of the private rental market.

We seek your feedback on the proposal prior to lodging the proposal under Clause 52.20 of the City of Greater Bendigo planning scheme.

The pathway for planning approval

In December 2020, the Victorian government introduced *Clause 52.20 Big Housing Build and Clause 53.20 Housing by or on behalf of the Director of Housing*, into the planning scheme of the City of Greater Bendigo to streamline the planning assessment of social and affordable housing in Victoria. These streamlined planning provisions have been designed to include development standards that will limit amenity impacts on adjoining land uses, provide appropriate car parking and asses the removal of native vegetation (where applicable).

The usual notice and review requirements of the planning scheme do not apply to applications seeking planning approval under Clauses 52.20 and 53.20. Instead, applicants must consult with the community and the local council and consider their feedback before applying for planning permission.

Wintringham Housing will be seeking approval of this proposal through a Clause 52.20 planning pathway.





Information about the proposal

The following project documentation is available for your information at www.patricialarkin.com.au:

- Architectural Report
- Architectural Town Planning Documentation
- Planning Urban Context Report

Please note that any information available online can also be provided as a hard-copy upon request.

How To Provide Feedback

Wintringham welcomes your feedback and kindly requests it be provided by 8th October 2021. Your feedback will be considered and inform the final proposal that will be submitted under Clause 52.20. Please provide your feedback via email to patricialarkindevelopment@wintringham.org.au.

If you would like to learn more about the project, please join us for a virtual presentation session on Tuesday 28th September at 6pm, where our project team will be available to answer your questions and receive any feedback. Please register for this event at www.patricialarkin.com.au.

If you would like to speak to someone directly about the project proposal, or seek additional information, please send your contact details to patricialarkindevelopment@wintringham.org.au and a member of our team will be in touch within 48 hours.

For further information about the Big Housing Build, please refer to www.vic.gov.au/homes-victoria-big-housing-build.

Yours sincerely

Michael Deschepper
Deputy Chief Executive Officer





Wintringham Housing Limited

ABN 84 129 707 937

136 Mt Alexander Road

PO Box 193

Flemington Victoria 3031

www.wintringham.org.au

Dear Neighbour,

Re: Proposed development at 56 McKenzie St West, Golden Square, by Wintringham Housing Limited.

Your property adjoins the site 56 McKenzie St West, Golden Square, where Wintringham Housing is proposing to build 35 one-bedroom dwellings. To learn more about the proposed development, please head to www.patricialarkin.com.au.

Soon you will receive another letter outlining the community consultation process that we are undertaking to obtain feedback from the local community. We will hold a virtual presentation session on Tuesday 28th September at 6pm, where our project team will be available to answer questions and receive any feedback from the community. Please register for this event at www.patricialarkin.com.au.

As an adjoining neighbour, we would like to consult with you directly and understand if you have any questions about the proposed project and also to discuss the fencing between our two properties.

To discuss the fencing arrangement or any other aspect of the project, please send your contact details to patricialarkindevelopment@wintringham.org.au, outlining if you have any preference of time of day, and we will be in contact.

We look forward to speaking with you.

Yours sincerely

Michael Deschepper
Deputy Chief Executive Officer

Mobile: +61 400 558 546



Appendix B

Notice of an Application for Planning Approval

Pursuant to Clause 52.20 Victoria's Big Housing Build Program

The land affected by the application is located at:	56 McKenzie St West, Golden Square
Project description:	Buildings and works to construct 35 one-bedroom dwellings, a communal activity room, an ancillary administration area and twenty-eight car parking spaces
The applicant for the permit is:	Wintringham Housing Limited
Further information and documentation about the project is available at:	www.patricialarkin.com.au
You may request any further information or send feedback to:	patricialarkindevelopment@wintringham.org.au

Wintringham welcomes your feedback and kindly requests it be provided by Tuesday the 5th of October 2021. Your feedback will be considered and inform the final proposal that will be submitted to DELWP under Clause 52.20.

Please provide your feedback via email to patricialarkindevelopment@wintringham.org.au. Please also be in contact if you have any questions or would like access to further information.

Last day to receive feedback:	8 th October 2021
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Appendix C

27 October 2021

Wintringham Housing
136 Mt Alexander Road
Flemington VIC 3031

Via email: IWells@wintringham.org.au

Dear Imogen,

Proposal: Construction of 35 Dwellings
Location: 56 MacKenzie Street West, GOLDEN SQUARE 3555

Thank you for the opportunity to provide comments on the above proposal. The City is very supportive of this proposal to meet the urgent need for Social and Affordable Housing and this is recognized in the Council adopted *Affordable Housing Action Plan*. The City commends Wintringham Housing for its open and genuine consultation with the City and broader community.

This consultation has involved direct conversations with the City, including most recently on 8 October 2021 when Wintringham and the project team presented to several subject matters technical experts from the City including the City's:

- Transport Engineer (Graham Thomas)
- Development Engineer (Peter Brasier)
- Environmentally Sustainable Development Officer (Simon Francis)
- Urban Design (Anna Savage)
- Strategic Planner (Stacey Poulter)
- Coordinator Growth and Liveability (Bridget Maplestone)
- Coordinator Statutory Planning (Peter O'Brien).

The City's Heritage Advisor has also been involved in this project regarding providing advice on Heritage Matters and the extent of demolition proposed on the site.

In summary our view is that this is a carefully considered and outstanding development in terms of design, layout, landscaping, density and environmental sustainability. This response represents the consolidated comments and queries of the City:

Urban Design – Anna Savage

- The proposal represents a sensitive treatment of the site creating a safe, welcoming village feel that has excellent wayfinding through the site.
- There was a query (answered satisfactorily by Wintringham) with respect the waste enclosure – the waste enclosure and ventilation. The waste enclosure is to be naturally ventilated, and cladding material will be a solid paling fence. The waste enclosure has no sewer connection and bin washing will be undertaken by a third-party contractor.
- There was a query about how units 601 and 503 relate to one another, this was answered satisfactorily by Wintringham with reference to the fall of the site and landscaping.
- There was a query about the fact that all the dwellings are single dwelling, this was answered satisfactorily by Wintringham who provided further explanation of the cohort they engage with, and the fact the cohort have no dependents.

Greater Bendigo City Council

Address: 15 Hopetoun Street, Bendigo

Postal Address: PO Box 733, Bendigo Vic 3552

T: (03) 5434 6000

E: requests@bendigo.vic.gov.au

W: www.bendigo.vic.gov.au

A.B.N. 74 149 638 164

- In terms of the presentation of the development to Kirby Street, each dwelling is delineated by a blade wall. The length of this elevation is further broken up by the solar panels which will be on the roofs on that elevation.

In summary, the proposal is well resolved and will produce a high-quality urban design outcome which will provide excellent amenity for residents and visitors alike.

Environmentally Sustainable Design (Simon Francis)

- The Environmental Sustainable Development credentials of the development are sound.
- Several positives include not using natural gas, the use of solar panels, the extent of landscaping on site and other shading devices present in the development.
- A query was raised with respect to the Homes Victoria Funding requirements, the requirement for the development is to achieve a 7 Star Average. This requirement is self-assessed.
- In terms of compliance, Co-Perform (the ESD consultant/ author of the Sustainability Management Plan) will assess this at handover. Wintringham advised that Homes for Victoria have requested post construction compliance material, however Wintringham are committed to ensuring the outcome on the ground is consistent with the plans.
- In terms of internal amenity related to domestic services, Whittingham responded to this query satisfactorily by advising that these elements would be screened/ acoustically treated

Transportation Planning (Graham Thomas):

- The design and layout do not present and traffic/ safety issues from the City's perspective.
- Given the width of Kirby Street, if parking on the development side of the street were to become an issue, the City would explore line marking/ no-standing signs.
- The quantum of parking on site is appropriate, having regard to the resident cohort as stated by Wintringham.
- Access to MacKenzie Street is not a City area to comment on as this is an arterial (Regional Roads Victoria) controlled road.

Development Engineer (Peter Brasier):

- There were no real issues with the development in terms of impacts on City infrastructure.
- Further information is needed on the use of permeable paving; however, this will be addressed through the City review of the forthcoming civil plans coming from the detailed design process.

Statutory Planning (Peter O'Brien)

- Please refer to the City's assessment of clause 52.20 attached to this response. In summary the City is satisfied that the proposal demonstrates an extremely high level of compliance with the Particular Provision and the Department of Land, Water and Planning should be comfortable in approving the proposition.

The City would like to again thank Wintringham Housing and their project team for their open and consultative approach to this proposal. The City is excited to be able to fully support the proposal and look forward to seeing it delivered on the ground.

If you have any questions, please don't hesitate to email me at p.o'brien@bendigo.vic.gov.au or call on (03) 5434 6351.

Yours sincerely



Peter O'Brien
Planning Coordinator

City of Greater Bendigo assessment against clause 52.20.

Standard	Requirement	Response
52.20-6.1 Infrastructure	<p>Development should be connected to reticulated sewerage, drainage, electricity and gas.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	The development will be connected to relevant services and will not have unreasonable impacts on existing in the City's opinion.
52.20-6.2 Street setback	<p>Walls of buildings should be set back from streets at least the distance specified in Table 1.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	The setback of the development both to MacKenzie and Kirby Streets meets this requirement. The
52.20-6.3 Permeability	The site area covered by the pervious surfaces should be at least 20 percent of the site.	The site comfortably meets this requirement at 60.28%. One of the outstanding feature of the development is the lack of site coverage, and the sensitive treatment of the site through landscaping wayfinding and the like.
52.20-6.4 Safety	<p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares</p>	The design of the proposal is safe, dwelling entrances are legible and not obscured opening onto internal paths of the street.
52.20-6.5 Access	<p>The width of accessways or car spaces that front existing streets should not exceed:</p> <ul style="list-style-type: none"> • 33 percent of the street frontage; or • If the width of the street frontage is less than 20 metres, 40 percent of the street frontage. <p>No more than one single-width</p>	<p>The access proposed is satisfactory both in a Planning and Traffic Engineering sense.</p> <p>The existing access to MacKenzie Street (a Road Zone 1) is retained and the car parking areas on site are easily identifiable and accessible to emergency vehicles.</p>

	<p>crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	
<p>52.20-6.6 Parking location</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>All aspects of this provision are met.</p>
<p>52.20-6.7 Car parking</p>	<p>A minimum 0.6 car spaces should be provided to each dwelling. Car spaces may be covered or uncovered.</p> <p>In calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number greater than 1.</p> <p>Accessway design Accessways must:</p> <ul style="list-style-type: none"> • Be at least 3 metres wide • Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. • Allow vehicles parked in the last space of a dead-end accessway in public carparks to exit in a forward direction with one manoeuvre. • Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres. • If the accessway serves four or more car spaces or connects to a road in a Road Zone, the accessway must be designed so that cars can exit the site in a 	<p>The quantum of car parking on site is acceptable to the City, in fact in an early discussion it was the City's suggestion to provide <i>less</i> car parking in order to maximise the development on site and the opportunities for landscaping.</p> <p>The City accepts that the Traffic Engineering Assessment by Traffix group appropriately justifies the quantum and function of car spaces as well as demonstrating the development will not impact the road network.</p>

forward direction.

- Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves ten or more carparking spaces and is either more than 50 metres long or connects to a road in a Road Zone.
- Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

Car parking spaces

Car parking spaces and accessways must have the minimum dimensions as outlined in Table 2.

Gradients

Accessway grades must not be steeper than 1:10 (10 percent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheel base of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the carpark; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less.

Ramps (except within 5 metres of the frontage) must have the maximum grades as outlined in Table 3 and be designed for vehicles travelling in a forward direction.

Mechanical parking

Mechanical parking may be used to meet the carparking requirement provided:

- At least 25 percent of the mechanical carparking spaces can accommodate a vehicle height of at least 1.8 metres.
- Carparking spaces that require the operation of the system are not allocated to visitors unless used in a valet parking situation.

	<ul style="list-style-type: none"> • The design and operation are to the satisfaction of the responsible authority. <p>Urban design Ground level carparking, garage doors and accessways must not visually dominate public space.</p> <p>Carparking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and art works.</p> <p>Design of carparks must take into account their use as entry points to the site.</p> <p>Design of new internal streets in developments must maximise on street parking opportunities.</p> <p>Safety Car parking must be well lit and clearly signed.</p> <p>The design of carparks must maximise natural surveillance and pedestrian visibility from adjacent buildings</p> <p>Pedestrian access to carparking areas from the street must be convenient.</p> <p>Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.</p> <p>Landscaping The layout of car parking areas must provide for water sensitive urban design treatment and landscaping.</p> <p>Landscaping and trees must be planted to provide shade and shelter, soften the appearance of ground level car parking and aid in the clear identification of pedestrian paths.</p> <p>Ground level carparking spaces must include trees planted with flush grilles. Spacing of trees must be determined having regard to the expected size of the selected species at maturity.</p>	
52.20-6.8 Side and rear setbacks	A new building not on or within 200mm of a boundary to a residential zone should be set back from the side or rear boundaries 1 metres, plus 0.3	The development actively fronts both MacKenzie and Kirby Streets (this has no relevant rear setback). The side setbacks meet the standard.

	<p>metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Diagram 2 details the standard.</p> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	
<p>52.20-6.9 Walls on boundaries</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> • 10 metres plus 25 percent of the remaining length of the boundary of an adjoining lot, or • Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>No applicable, the development is set off all external boundaries to the site.</p>
<p>52.20-6.10 Daylight to existing windows</p>	<p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square</p>	<p>The development meets the required setbacks and does not impact existing habitable room windows on adjoining land.</p>

	<p>metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55-degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	
52.20-6.11 North facing windows	<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>Not applicable, there are no relevant north facing windows within 3 metres of the subject site.</p>
52.20-6.12 Overshadowing open space	<p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>The proponent has identified a minor encroachment at 9am impacting 21A Kirby Street, however the City is satisfied the development complies with this standard.</p>
52.20.6-13 Overlooking	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the</p>	<p>This standard is met by existing fencing on the site.</p>

	<p>balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
<p>52.20-6.14 Noise impacts</p>	<p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or</p>	<p>Not applicable, refer to 52.20-7-7</p>

	industry should be designed to limit noise levels in habitable rooms.	
52.20-6.15 Daylight to new windows	A window in a habitable room should be located to face: <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or • A verandah provided it is open for a least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	All habitable room windows meet the standard.
52.20-6.16 Private open space	A dwelling (other than an apartment) should have private open space consisting of: <ul style="list-style-type: none"> • An area of secluded private open space with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room; or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room; or • A roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. Secluded private open space may be located in the front setback if it is no more than 30% of the street frontage.	Through the provision of; <ul style="list-style-type: none"> • Ground floor open space for all the ground floor dwellings (23 of the 35 dwellings); • balconies for the first-floor dwellings (12 of the 35 dwellings) – their requirement is found at 52.20-7.10); and • high quality internal communal spaces The City is satisfied this standard is met.
52.20-6.17 Solar access to open space	The private open space should be located on the north side of the dwelling if appropriate. <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</p>	This standard is met.
52.20-6.18 Storage	A dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	Not applicable, refer to 52.20-7-11
52.20-6.19 Front fence	A front fence within 3 metres of a street should not exceed a maximum height of: <ul style="list-style-type: none"> • 2 metres for streets in a Road Zone, Category 1. • 1.5 metres in other streets or where secluded private open space is proposed within the front 	This standard is met as fencing is to be 4 metres into the site from MacKenzie Street, and 3.6 from Kirby Street. <p>Wintringham and Clare Cousins have worked exceptionally hard to produce a built form outcome which both activates with the street (i.e. not turning its back on</p>

	<p>setback, the front fence may reach a height of up to 1.8 metres for not more than 30% of the length of the boundary.</p>	<p>street) whilst providing great amenity and privacy for future residents. This balance is hard to strike and has been well resolved by Wintringham.</p>
<p>52.20-6.20 Common property</p>	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management</p>	<p>Communal areas are identified and will continue to be efficiently managed by Wintringham.</p>
<p>52.20-6.21 Site services</p>	<p>The design and layout of dwellings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>All required services are well located and accessible. The waste management regime (as per the Waste Management Plan by Traffix group) is satisfactory to the City.</p>
<p>52.20-7.1 Energy efficiency</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is optimised.</p> <p>Dwellings located in a climate zone identified in Table 4 should not exceed the maximum NatHERS annual cooling</p>	<p>The City, from its plan review and the SMP submitted is satisfied this requirement is met.</p>

	load.	
52.20-7.2 Communal open space	Developments with 40 or more dwellings should provide a minimum area of communal open space of 2.5 square metres per dwelling or 250 square metres, whichever is lesser.	Whilst not applicable, communal open space is provided for as part of the development.
52.20-7.3 Solar access to communal outdoor open space	The communal outdoor open space should be located on the north side of a building, if appropriate. At least 50 per cent or 125 square metres, whichever is the lesser, of the primary communal outdoor open space should receive a minimum of two hours of sunlight between 9am and 3pm on 21 June.	Again, despite not being applicable, this requirement is met.
52.20-7.4 Deep soil areas and canopy trees	The landscape layout and design should: <ul style="list-style-type: none"> • Be responsive to the site context. • Consider landscaping opportunities to reduce heat absorption such as green walls, green roofs and roof top gardens and improve on-site storm water infiltration. • Maximise deep soil areas for planting of canopy trees. • Integrate planting and water management. <p>Developments should provide the deep soil areas and canopy trees specified in the Table 5.</p> <p>If the development cannot provide the deep soil areas and canopy trees specified in Table 5 an equivalent canopy cover should be achieved by providing either:</p> <ul style="list-style-type: none"> • Canopy trees or climbers (over a pergola) with planter pits sized appropriately for the mature tree soil volume requirements. • Vegetated planters, green roofs or green facades. 	35% of the site is available as deep soil areas and the landscape plan proposes suitable canopy tree planting.
52.20-7.5 Integrated water and stormwater management	Buildings should be connected to a non-potable dual pipe reticulated water supply, where available from the water authority. The stormwater management system should be: <ul style="list-style-type: none"> • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater 	No dual pipe supply is available in this location. Both the Preliminary Civil Plans and SMP demonstrate the stormwater system will meet best practice.

	<p>Committee, 1999).</p> <ul style="list-style-type: none"> • Designed to maximise infiltration of stormwater, water and drainage of residual flows into permeable surfaces, tree pits and treatment areas. • 	
<p>52.20-7.6 Building setback</p>	<p>The built form of the development should respect the existing urban context and respond to the features of the site.</p> <p>Buildings should be set back from side and rear boundaries, and other buildings within the site to:</p> <ul style="list-style-type: none"> • Ensure adequate daylight into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. Developments should avoid relying on screening to reduce views. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. 	<p>The City is satisfied that the built form not only respects the context and site features, it is an outstanding infill residential development.</p>
<p>52.20-7.7 Noise impacts</p>	<p>Noise sources, such as mechanical plants should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>The layout of new dwellings and buildings should minimise noise transmission within the site.</p> <p>Noise sensitive rooms (such as living areas and bedrooms) should be located to avoid noise impacts from mechanical plants, lifts, building services, non-residential uses, car parking, communal areas and other dwellings.</p> <p>New dwellings should be designed and constructed to include acoustic attenuation measures to reduce noise levels from off-site noise sources.</p> <p>Buildings within a noise influence area specified in Table 6 should be designed and constructed to achieve the following noise levels:</p> <ul style="list-style-type: none"> • Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am. • Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm. 	<p>The site is not located within a relevant noise influence area. The City is satisfied that the internal amenity for the development and residents will be acceptable.</p>

	<p>Buildings, or part of a building screened from a noise source by an existing solid structure, or the natural topography of the land, do not need to meet the specified noise level requirements.</p> <p>Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.</p>	
52.20-7.8 Accessibility	<p>At least 50 per cent of dwellings should have:</p> <ul style="list-style-type: none"> • A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. • A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. • A main bedroom with access to an adaptable bathroom. • At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table 7. 	This requirement is met for all dwellings.
52.20-7.9 Building entry and circulation	<p>Entries to dwellings and buildings should:</p> <ul style="list-style-type: none"> • Be visible and easily identifiable. • Provide shelter, a sense of personal address and a transitional space around the entry. <p>The layout and design of buildings should:</p> <ul style="list-style-type: none"> • Clearly distinguish entrances to residential and non-residential areas. • Provide windows to building entrances and lift areas. • Provide visible, safe and attractive stairs from the entry level to encourage use by residents. • Provide common areas and corridors that: <ul style="list-style-type: none"> ○ Include at least one source of natural light and natural ventilation. ○ Avoid obstruction from building services. ○ Maintain clear sight lines. 	Building entries are legible and individual providing a sense of place.
52.20-7.10 Private open space	<p>A dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 25 square metres, with a minimum dimension of 3 metres 	This is only applicable to the first-floor dwellings. Each dwelling is provided with 17m ² of balcony area which is 2.4 metres wide which exceeds the requirement.

	<p>at natural ground floor level and convenient access from a living room, or</p> <ul style="list-style-type: none"> • An area of 15 square metres, with a minimum dimension of 3 metres at a podium or other similar base and convenient access from a living room, or • A balcony with an area and dimensions specified in Table 8 and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room. <p>If a cooling or heating unit is located on a balcony, the balcony should provide an additional area of 1.5 square metres.</p>	
52.20-7.11 Storage	<p>Each dwelling should have convenient access to usable and secure storage space.</p> <p>The total minimum storage space (including kitchen, bathroom and bedroom storage) should meet the requirements specified in Table 9.</p>	The requirement is met by the provision of 10m ³ for each dwellings
52.20-7.12 Waste and recycling	<p>Developments should include dedicated areas for:</p> <ul style="list-style-type: none"> • Waste and recycling enclosures which are: <ul style="list-style-type: none"> ○ Adequate in size, durable, waterproof and blend in with the development. ○ Adequately ventilated. ○ Located and designed for convenient access by residents and made easily accessible to people with limited mobility. • Adequate facilities for bin washing. These areas should be adequately ventilated. • Collection, separation and storage of waste and recyclables, including where appropriate opportunities for on-site management of food waste through composting or other waste recovery as appropriate. • Collection, storage and reuse of garden waste, including opportunities for on-site treatment, where appropriate, or off-site removal for reprocessing. • Adequate circulation to allow waste and recycling collection vehicles to 	A suitable waste enclosure is provided, and the City is satisfied it will be appropriately managed as outlined in the as per the Waste Management Plan by Traffix Group.

	<p>enter and leave the site without reversing.</p> <ul style="list-style-type: none"> • Adequate internal storage space within each dwelling to enable the separation of waste, recyclables and food waste where appropriate. <p>Waste and recycling management facilities should be designed and managed in accordance with a Waste Management Plan approved by the responsible authority and:</p> <ul style="list-style-type: none"> • Be designed to meet the better practice design options specified in <i>Waste Management and Recycling in Multi-unit Developments</i> (Sustainability Victoria, 2019). • Protect public health and amenity of residents and adjoining premises from the impacts of odour, noise and hazards associated with waste collection vehicle movements. 	
52.20-7.13 Functional layout	<p>Bedrooms should:</p> <ul style="list-style-type: none"> • Meet the minimum internal room dimensions specified in Table 10. • Provide an area in addition to the minimum internal room dimensions to accommodate a wardrobe. 	The requirements are exceeded as per the Architectural Plans.
52.20-7.14 Room depth	<p>Single aspect habitable rooms should not exceed a room depth of 2.5 times the ceiling height.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen. • The kitchen is located furthest from the window. • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level. This excludes where services are provided above the kitchen. <p>The room depth should be measured from the external surface of the habitable room window to the rear wall of the room</p>	

<p>52.20-7.15 Windows</p>	<p>Habitable rooms should have a window in an external wall of the building.</p> <p>A window may provide daylight to a bedroom from a smaller secondary area within the bedroom where the window is clear to the sky. The secondary area should be:</p> <ul style="list-style-type: none"> • A minimum width of 1.2 metres. • A maximum depth of 1.5 times the width, measured from the external surface of the window. 	<p>All dwellings have a window in an external wall.</p>
<p>52.20-7.16 Natural ventilation</p>	<p>The design and layout of dwellings should maximise openable windows, doors or other ventilation devices in external walls of the building, where appropriate.</p> <p>At least 40 per cent of dwellings should provide effective cross ventilation that has:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling</p>	<p>Breeze path requirements are met.</p>
<p>52.20-7.17 Integration with the street</p>	<p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>The City is satisfied that the outcome will be suitable integrated with the neighbourhood.</p>

Appendix D



22 September 2021

Mayor Cr Jennifer Alden
Lockwood Ward
City of Greater Bendigo

By email to j.alden@bendigo.vic.gov.au

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Dear Mayor Alden

**Re: Proposed social housing development at 56 MacKenzie Street West, Golden Square
35 one-bedroom dwellings, communal activity room, ancillary administration area and
twenty-eight car parking spaces**

I am writing with respect to a proposed development at 56 MacKenzie Street West, Golden Square. Wintringham Housing is a not-for-profit organisation, committed to providing older people who are financially and socially disadvantaged with a range a high quality housing, aged care and related support services.

The proposed development

The proposal consists of 35 one-bedroom dwellings arranged in a series of single storey attached dwellings and two storey apartments, a communal activity room, productive garden, landscaped grounds, ancillary administration area and twenty-eight car parking spaces.

The development will provide safe, secure and purpose designed permanent housing for older members of the local community who have been priced out of the private rental market and are at risk of homelessness.

Information about the proposal

Detailed project documentation is available for your information at www.patricialarkin.com.au and includes:

- Architectural Report
- Architectural Town Planning Documentation
- Planning Urban Context Report

Please note that any information available online can also be provided as a hard-copy upon request.

The pathway for planning consideration

In December 2020, the Victorian government introduced *Clause 52.20 Big Housing Build and Clause 53.20 Housing by or on behalf of the Director of Housing*, into the planning scheme of the City of Greater Bendigo to streamline the planning assessment of social and affordable housing in Victoria. These streamlined planning provisions have been designed to include development standards that will limit amenity impacts on adjoining land uses, provide appropriate car parking and assess the removal of native vegetation (where applicable).



The usual notice and review requirements of the planning scheme do not apply to applications seeking planning approval under Clauses 52.20 and 53.20. Instead, applicants must consult with the community and local council and consider their feedback before applying for planning permission.

Wintringham Housing will be seeking approval of this proposal through the Clause 52.20 planning pathway.

Project consultation and feedback

In accordance with the Clause 52.20 consultation guidelines, Wintringham has written to owners and occupiers within 150m of the site providing project information and welcoming their feedback. We are also holding a virtual presentation session on Tuesday 28 September at 6pm, where our project team will be available to answer questions and receive any feedback. We have requested that feedback be provided by 8 October 2021.

We welcome the opportunity discuss the project with you. Alternatively, the virtual presentation session may be of interest, with registration for the event available at www.patricialarkin.com.au.

If you would like to speak to a project member directly about the proposal, or seek additional information, please do not hesitate to contact me at michaeldeschepper@wintringham.org.au or 0400 558 546.

For further information about the Big Housing Build, please refer to www.vic.gov.au/homes-victoria-big-housing-build.

Yours sincerely



Michael Deschepper
Deputy Chief Executive Officer





22 September 2021

Cr Rod Fyffe OAM
Lockwood Ward
City of Greater Bendigo

By email to r.fyffe@bendigo.vic.gov.au

Head Office

136 Mt Alexander Road
PO Box 193
Flemington Victoria 3031

T 03 9376 1122
F 03 9376 8138
E admin@wintringham.org.au
www.wintringham.org.au

ABN 84 129 707 937

Dear Cr Fyffe

**Re: Proposed social housing development at 56 MacKenzie Street West, Golden Square
35 one-bedroom dwellings, communal activity room, ancillary administration area and
twenty-eight car parking spaces**

I am writing with respect to a proposed development at 56 MacKenzie Street West, Golden Square. Wintringham Housing is a not-for-profit organisation, committed to providing older people who are financially and socially disadvantaged with a range a high quality housing, aged care and related support services.

The proposed development

The proposal consists of 35 one-bedroom dwellings arranged in a series of single storey attached dwellings and two storey apartments, a communal activity room, productive garden, landscaped grounds, ancillary administration area and twenty-eight car parking spaces.

The development will provide safe, secure and purpose designed permanent housing for older members of the local community who have been priced out of the private rental market and are at risk of homelessness.

Information about the proposal

Detailed project documentation is available for your information at www.patricialarkin.com.au and includes:

- Architectural Report
- Architectural Town Planning Documentation
- Planning Urban Context Report

Please note that any information available online can also be provided as a hard-copy upon request.

The pathway for planning consideration

In December 2020, the Victorian government introduced *Clause 52.20 Big Housing Build and Clause 53.20 Housing by or on behalf of the Director of Housing*, into the planning scheme of the City of Greater Bendigo to streamline the planning assessment of social and affordable housing in Victoria. These streamlined planning provisions have been designed to include development standards that will limit amenity impacts on adjoining land uses, provide appropriate car parking and assess the removal of native vegetation (where applicable).



The usual notice and review requirements of the planning scheme do not apply to applications seeking planning approval under Clauses 52.20 and 53.20. Instead, applicants must consult with the community and local council and consider their feedback before applying for planning permission.

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Yours sincerely



Michael Deschepper
Deputy Chief Executive Officer





22 September 2021

Cr Vaughan Williams
Lockwood Ward
City of Greater Bendigo

By email to v.williams@bendigo.vic.gov.au

Head Office

136 Mt Alexander Road
PO Box 193
Flemington Victoria 3031

T 03 9376 1122
F 03 9376 8138
E admin@wintringham.org.au
www.wintringham.org.au

ABN 84 129 707 937

Dear Cr Williams

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For further information about the Big Housing Build, please refer to www.vic.gov.au/homes-victoria-big-housing-build.

Yours sincerely



Michael Deschepper
Deputy Chief Executive Officer



Appendix E

From: Michael Deschepper
Sent: Thursday, September 30, 2021 9:34 PM
To: Jennifer Alden <j.alden@Bendigo.vic.gov.au>
Subject: RE: 56 Mackenzie Street West, Golden Square

Hi Jennifer

Thank you for your response.

I can confirm that council officers are aware. We briefed planning staff and sought initial feedback during the Big Build funding application period earlier this year. We met again today as part of the consultation process and will meet again for a final session next week.

With respect to the local community, we held a virtual drop in session on Tuesday evening and I felt that the project was well received by those who attended.

We look forward to responding to the recently adopted COGB Affordable Housing Action Plan by increasing the availability of purpose designed affordable housing. I am also confident the built form and site-wide landscaping will ensure the development will be well received by the local community.

Regards
Michael

From: Jennifer Alden <j.alden@Bendigo.vic.gov.au>
Sent: Thursday, September 30, 2021 4:49 PM
To: Michael Deschepper <michaeldeschepper@wintringham.org.au>
Subject: RE: 56 Mackenzie Street West, Golden Square

Hi Michael, thank you for your letter regarding the proposed development in Golden Square. I assume our planning department would also know about it despite Council's lack of involvement in the Big Build project planning.

I hope all is received well by the community and that the outcome is successful in going some way to addressing the deficit of suitable affordable accommodation for residents in our city.

Thanks
Regards
Jennifer

Cr Dr Jennifer Alden
Mayor

Councillor – Lockwood Ward



PO Box 733, Bendigo, VIC 3552

Appendix F



Department of Transport

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

Attention: IMOGEN WELLS
e-mail: iwells@wintringham.org.au

Dear Imogen

DEPARTMENT REFERENCE NO: ENQ 1484/21
PROPERTY ADDRESS: 56 MACKENZIE STREET, GOLDEN SQUARE VIC
3555

Pre-application enquiry response

Thank you for your pre-application documentation received by the Department of Transport (Head, Transport for Victoria).

Your pre-application enquiry has been given the above reference number which should be quoted in any further correspondence and contact with the Department.

The Head, Transport for Victoria has considered this application and does not object if the permit is subject to the following conditions:

- *All vehicular access from the development to Golden Square-Long Gully Road (Mackenzie Road) must be via the existing access driveway and no additional vehicular access must be allowed.*
- *All other redundant existing access points to Golden Square-Long Gully Road (Mackenzie Road) must be removed and the kerb reinstated to the satisfaction of the Head, Transport for Victoria.*

Should you have any enquiries regarding this matter, please contact Mylvaganam Ravivarman on 5434-5058 or nr.admin@roads.vic.gov.au.

Yours sincerely

Kimberley Lee

Team Leader Road Safety and Traffic Engineering

Under delegation from the Head, Transport for Victoria

Cc: Permit Applicant

12 October 2021