

Consultation Report

2-12 MARSHALL ST, NEWTOWN, VICTORIA

for

HOMES VICTORIA

Prepared on behalf of

UNISON HOUSING

Oct 2023

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Appendices

- A. Marshall St Strategic Engagement Plan FINAL
- B. 20231704 Letter to Community - Marshall (DS)
- C. Mosaic Engagement Report - Unison Housing - May 2023
- D. Survey Material – raw export October 23
- E. COGG Unison Letter 110522
- F. COGG Concept Comments 170323
- G. 230215 OVGA Panel Report + 270723 OVGA Panel Report
- H. HV Concept Comments 080323 + HV Email comments 010823
- I. DOTP - 2-12 Marshall St - DTP - BHB - Pre-application Letter
- J. Barwon Water Consultation (Combined)
- K. Referral to TFV
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1. Executive Summary

Unison Housing Ltd is preparing to undertake a substantial urban renewal project at 2-12 Marshall Street, Newtown, Geelong. Funding has been provided as part of the Victorian Government's Big Housing Build, which is a \$5.3 billion investment in social and affordable housing. The proposed development seeks to transform a run-down block of 22 single storey units into 77 brand new self-contained apartments.

Unison is proposing a 4 Storey development with 1 basement, 49 car parking spaces and 77 Bicycle parking spaces. The development will be designated 100% social housing with improved internal and external communal spaces, an on-site place management support office and comprise a mix of 49 x 1 bed units, 16 x 2 bed units and 12 x 3 bed units.

Unison believes the Marshall St redevelopment will deliver good quality amenity, better density outcomes and improved accommodation, thus providing appropriate affordable housing that will benefit the Geelong community socially and economically.

In January 2023, Unison Housing, and their consultants, including Upco, Mosaic Labs, Reshape Development and Urban Design Architects, commenced an intensive engagement program for the development, in satisfaction of the requirements of Clause 52.20-4 of the planning scheme applicable to the site.

Through this report, Unison seeks to summarise the outcomes of the full engagement program, which ran from May 2022 to October 2023, with specific reference to the detailed consultation process run from April - October 2023.

We will provide a detailed account of how submissions from the City of Greater Geelong (Council), the Office of the Victoria Government Architect (OVGA), the Department of Transport and Planning (DOTP), Homes Victoria (HV), other institutional stakeholders and community have been addressed in the final design proposal.

Feedback received from the institutional stakeholders concentrated on functional programming, issues of internal and external site connectivity and capitalising on the inherent opportunities afforded by the site location and the proposed design. Our current renters were mainly concerned with understanding how the redevelopment project would affect their current and future housing status and sought a commitment from Unison for ongoing communication. Concern from the broader community was focussed on issues of privacy, street parking and a feeling that the project was too big.

The development proposal is a conservative solution which does not seek to exceed the provisions of the applicable planning scheme. Various changes have been made to respond to the consultation comments, including substantially changing the functional program of the original concept to meet the recommendations of the institutional stakeholders. This included new floor layouts to provide improved connectivity with the public realm, making apartment mix changes to improve accessibility, improving key fencing and paving details within the landscaping, and refining the composition of the building's street presence.

Some feedback has not been able to be addressed for feasibility, operational and cost reasons. This report outlines where the feedback has led to changes, and where no change was possible, a detailed response is provided.

The report and its attachments are provided as part of the documentation for lodgement of the planning application for consideration by the Department of Transport and Planning (DOTP) under Clause 52.20 of the Planning Scheme.

2. Introduction

Unison’s vision for Marshall St is to deliver successful place making and urban renewal outcomes through provision of well designed, affordable, and secure housing, coupled with facilities for direct enterprise support, tenant engagement, and community interaction.

Unison has completed a design concept for the proposed redevelopment of 2-12 Marshall St, Newtown and wishes to submit the scheme for planning approval.

In December 2020 Amendment VC190 introduced a new provision at Clause 52.20 to expedite the approval process for social and affordable housing renewal projects. For applicable projects, the provision identifies the Minister for Energy, Environment and Climate Change as the responsible authority for use and development of land and requires the applicant to undertake consultation as stipulated in Clause 52.20-4, in lieu of formal notice, and review.

Clause 52.20-4 requires the following:

- Public consultation must be undertaken.
- Consultation with the relevant municipal council must be undertaken.

Homes Victoria Consultation Guidelines July 2021 provide the most useful guidance in terms of the manner, duration, and extent of consultation to be undertaken by the Applicant to ensure high quality stakeholder engagement.

Unison confirms they have adopted the guidelines for their consultation process.

Table 1: Summary of consultation process

Summary of consultation	
Consultation period	30 January to 15 May 2023
Number of notices sent to neighbours and radius from the site	80 notices distributed. Radius of 200 metres.
Service providers notified	City of Greater Geelong (COGG) Office of Govt Architect Victoria (OVGA) Dept Transport and Planning Dept Energy, Environment, and Climate Change Homes Victoria (HV)
Number of submissions received	1 each from service providers listed. 12 electronic submissions were received.
Other consultation activities	Refer appendix B
Information provided for consultation	Refer Appendix C
Summary of changes to design response proposed in response to consultation findings	Section 5; and Appendix I

The following sections provide a record of the consultation undertaken, feedback received, and an explanation of how the feedback has been considered and responded to.

3. Community Stakeholders

The formal community consultation process comprised development of an engagement strategy to ensure that stakeholders were properly identified, key information resolved and proper channels to disseminate the information implemented.

Unison’s community engagement strategy is attached as **appendix A**.

Key community stakeholders identified were;

- Local Media.
- Surrounding community; and
- Existing renters.

Notification Map

Unison undertook a postcard and letter drop to all owners and occupiers within 200m radius of the site, contained by the circle in the map below.

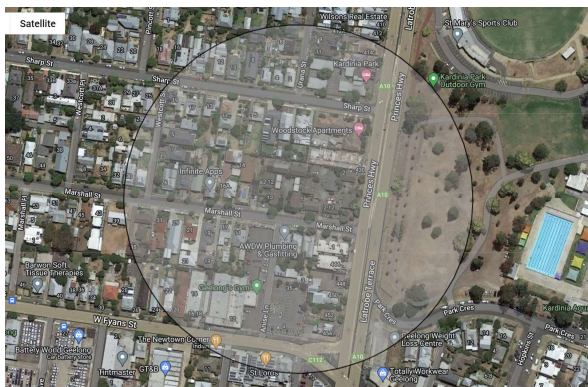


Fig 1: Notification Map Generated by Unison Housing.

Community Notification Mailout

Unison developed a postcard to accompany the mailout. The postcard provided a brief description, complete with a QR code link to Unison’s project page on our website and an invitation to attend a community engagement session.

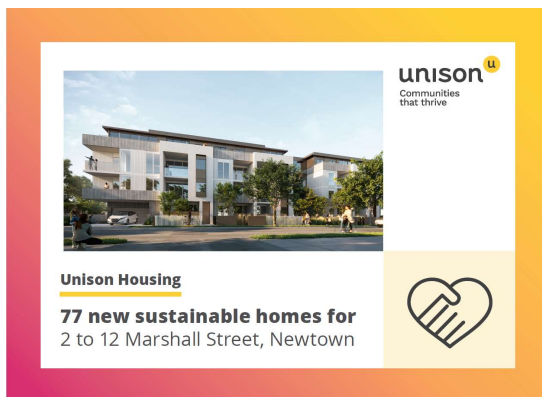


Fig 2: Postcard Front.



Fig 3: Postcard Back.

The notification letter, attached as **appendix B**, was also issued to owners and occupiers within the 200m radius zone and provides an overview of our development proposition, including key plans and site renders.

Site Signage

Signage was developed in accordance with Homes Victoria's template and posted on each main street entrance location as identified in the diagram below;



Fig 4: Location Map - Site Development Proposal Signage.

The signs provided a brief project description and an invitation to provide feedback on the proposal via the electronic form available through the website.



Fig 5: Signage on Marshall St



Fig 6: Signage on LaTrobe Terrace.

Community Consultation Notice

Proposed planning application to develop a social housing project
under Clause 52.20 of the City of Greater Geelong Planning Scheme (Victoria's Big Housing Build)

This project is led by Unison Housing, a not-for-profit organisation that provides a range of housing and services to foster vibrant and sustainable communities.

Upgrades to the site will increase available housing and improve accommodation standards by providing 77 new environmentally sustainable dwellings for people on moderate to low incomes who need housing.

This is an important local project because Geelong is experiencing a shortage of affordable and secure housing for people on low incomes.

This notice describes how to view the development proposal on this land and how to provide feedback to the applicant

Unison Housing must consider community and council feedback and prepare a report detailing consultation and how this feedback has been considered. The consultation report must be provided to the Minister for Planning for consideration when applying for planning permission, noting that council is not the decision maker. Unison Housing will publish a link to the consultation reports after the Minister has made a decision on the application.

The land affected by the application is located at:	2 – 12 Marshall St, Newtown
The application is for planning approval to:	77 apartments across 4 storeys, with basement for 49 residents parking.
The applicant is:	Unison Housing
<i>You can request digital or hard copies of the plans from and direct any comments and questions to:</i>	Unison Housing PO Box 12145 A Beckett St, Melbourne 8006 (03) 9349 0250
You will find digital copies of plans and any supporting documents on the following website:	communications@unison.org.au https://unison.org.au/about-us/development/newtown-geelong

We welcome your feedback and request it be provided by the following date when community consultation will close:

7th May 2023



Fig 7: Site Development Notification Signage Text.

Web Page

A project webpage has been established on the Unison website. E-contact is available through the following addresses;

- Email - communications@unison.org.au
- <https://unison.org.au/about-us/development/newtown-geelong>

The project page on our website was launched at the beginning of the 4-week engagement process and included plans and reports, a Q & A page, and an online comment form for submission of comments, open until 14th May.

The page will be used for ongoing project updates during the construction phase.

Accessibility

Community members were invited to access translation services or accessibility support via the TIS National's immediate phone interpreting service 24 hours a day, every day of the year by calling 131 450.

Information Sessions

Stakeholders were formally engaged between 30 March 2023 and 15 May 2023 through scheduled face to face sessions and an online survey, in accordance with the requirements of Clause 52.20-4.

Community Engagement Sessions included;

- Community engagement face to face session on May 2.
- Online community session on May 2.
- Renters' engagement session on April 18.

Mosaic Lab, an independent facilitation team, conducted the engagement sessions.

Media

Following early media attention in the project, Unison developed a Q & A paper for circulation in the event of questions arising. This document was posted on our web site for the duration of the engagement period.

Whilst the local media initially took an interest in the project, they did not request further comment or seek further information on the project during the community engagement process.

Consultation Report

Mosaic Lab's consultation report summarises how the engagement sessions were structured, records background materials and process and summarises feedback received from the following sources;

- the renters' forum,
- community forums and
- the online surveys.

A copy of their full report is attached as **appendix C**.

Data Collection

As requested by HV, a raw copy of the survey results is also provided for information, refer **appendix D**. Unison commissioned Mosaic Lab to complete the survey, and the survey was set up to be anonymous so address and contact data was not collected. Further information about how the survey was conducted is provided in the general notes above.

4. Authority Stakeholders

Key authority stakeholders identified were;

- the City of Greater Geelong (Council),
- the Office of the Victoria Government Architect (OVGA),
- The Department of Transport and Planning (DOTP)
- Homes Victoria (HV)
- Barwon Water
- Transport for Victoria (TFV) Authority

These stakeholders were formally engaged between Dec 2022 and October 2023. This section outlines how each stakeholder was consulted.

Council

Unison has been in communication with the City of Greater Geelong (Council) since inception of this redevelopment program. Discussions commenced with introduction of the scheme to Council officers in March 2022.

Council was advised that an application for funding for redevelopment of Marshall St had been made as part of the Regional Round of funding. Unison sought out an initial meeting with Council to introduce the development proposition, form an understanding of their position on the development, and seek their support.

In May 2022, following review of the concept and discussions between the parties, Council provided acknowledgement and general support of a proposal to provide increased affordable Housing in the region, refer **Appendix E**.

Unison met with City of Greater Geelong on the 12 October 2022 to brief the local MP on the development proposal and status, and with COGG planning officers on the 27 October 2022 to update the planning team on development status.

As per the requirements of the Homes Victoria consultation guidelines, Council was formally referred the proposed planning application on 08 February 2023, and a copy of the OVGA briefing materials were provided to Council officers on 14 February 2023.

Their involvement has included;

- Attendance at the OVGA and DOTP review sessions,
- Written queries and feedback during the consultation period,
- Participation in development of Strategic Engagement Plan (and workshops).
- Circulation of engagement information materials for Council information,
- Council attendance at the online community engagement session on 02 May 2023,
- Issue of first engagement report for record on 08 June 2023.
- Issue of the updated engagement report for record on 24 October 2023.

Council provided several recommendations on 17 March 2023, based on their assessment of the proposal against City of Greater Geelong planning policy, refer **appendix F**.

Their recommendations are included in the consultation tracker attached as **appendix L**, with their input referenced as COGG in column 3 of the tracker.

Office of Victorian Government Architect (OVGA)

As per the requirements of the Homes Victoria consultation guidelines, we scheduled a review with the OVGA. This required pre-issue of the review material, along with provision of a detailed report to provide background to the operational and contextual drivers of concept development.

A preliminary meeting was arranged to ensure that the submitted material was sufficiently developed to progress to the full OVGA review before the actual meeting with the selected OVGA panel was held on 15 February 2023.

After the 1st OVGA meeting, OVGA provided several recommendations based on their assessment of the proposal, refer their letter dated 1 March 2023 attached as **appendix F**.

Unison undertook several design changes in response to these recommendations, after which a second review meeting was arranged.

OVGA subsequently provided several recommendations based on their assessment of the updated proposal, refer their letter dated 21 July 2023 also attached within **appendix F**.

Their recommendations are included in the consultation tracker attached as **appendix L**, referenced as OVGA in column 3 of the tracker.

Homes Victoria (HV)

Homes Victoria participated in the scheduled review with the OVGA and provided their own assessment following the review meetings for the draft town planning concept, refer to the extracted summary of their emails from 08 March 2023 and 01 August 2023, attached as **appendix G**.

Their recommendations are included in the consultation tracker attached as **appendix L**, referenced as HV in column 3 of the tracker.

Department of Transport & Planning (DOTP)

Prior to issue of the proposal for public engagement, Unison sought a pre-application meeting with the Responsible Authority. The meeting was convened by Development Approvals team at DOTP. A full draft town planning pack was issued for review and comment ahead of the scheduled pre-application meeting held on 09 March 2023.

DOTP provided a formal response to the draft town planning pack (on Department of Transport and Planning letterhead) based on their assessment of the proposal, refer letter dated 21 March 2023 attached as **appendix I**.

The letter contains administrative matters to be addressed as part of our final application, in addition to several recommendations with respect to compliance of the design solution to the planning framework. Their design recommendations are included in the consultation tracker attached as **appendix L**, referenced as DOTP in column 3 of the tracker.

Barwon Water (BW)

As an authority with primary interest in the land, the draft town planning concept was referred to Barwon Water. They did not offer any recommended design changes or present any concerns or hurdles to adoption of either scheme, refer to the extracted summary of their comments, attached as **appendix J**.

Head, Transport for Victoria (TfV)

Our proposal has been forwarded to the TfV referral authority in satisfaction of Section 55, refer **appendix K**. The original referral was made on 5 July 2023, and our planning consultant has enquired about progress/feedback several times.

At time of writing, we have not received any comments or feedback.

Summary – Authority Engagement

Because commentary from the various authority stakeholders outlined above was somewhat repetitive, we have tracked all feedback from these stakeholders into a feedback tracker that provides a reference number for each issue (column 1), records each matter of concern (Column 2), who has raised the concern (column 3), Unison's response to the issue (column 4) and finally, cross reference (Column 5).

The tracker records 73 individual items grouped under the following categories;

- Entrance and Circulation
- Context Massing and Façade
- Communal Facilities
- Landscape
- Basement
- Apartment Configuration and Layout
- Services
- Safety, Security and Comfort.

Of the 73 items listed, Unison is unable to implement 4 of the recommendations.

- 2 items relate to significant changes to the massing and siting, which would impact the ability to achieve the yield prescribed under the Funding Agreement with HV, reduce efficiency and/or require an additional level which would exceed the current preferred envelope.
- 1 item relates to the provision of kerbside EV chargers, which is not within Unison's control to provide or influence.
- 1 item relates to a technical engineering suggestion, which has been tested by our design team and cannot be achieved.

All other recommendations have been successfully integrated into our proposed design thus yielding a well resolved, fit for purpose solution that meets the project aspirations of all key stakeholders, and Unison.

Column 5 adopts a traffic light colour coded cross reference to assist with orientation within the drawing pack. This reference system also notes those items that are subject to ongoing resolution as part of design development.

The full report is attached as **appendix L**.

5. Community Consultation Feedback

Mosaic Lab's consultation report attached as appendix C organises feedback received into common themes. These themes are summarised below with Unison's associated response recorded alongside the issue raised.

Key Themes From Our Renters:

Because the development site is currently occupied, Unison needed to engage with current renters as a distinct and special group.

In addition to consultation about the proposed development, this consultation needed to address additional matters of concern including temporary housing during the development phase and the tenant's right to return to the site.

Tenants who did not attend the session were contacted by Unison to provide them with an opportunity to talk to Unison about the development. Tenants were encouraged to review the materials and provide formal feedback.

Mosaic Lab assisted in session facilitation and recording the outcomes of the session. The key themes from this cohort, with associated Unison responses, are listed below;

1. Timelines, including the process of vacating and returning after the build.

- Existing renters will be offered appropriate alternative accommodation option matched to their household needs.
- A notice to vacate will be issued as is required under the Residential Tenancies Act. Unison aims to complete this process for all renters at the property before mid-2023.
- Renters will be given first option to move into a new dwelling when the build is complete.
- Unison will include project updates/status report on the project web-page once construction commences so everyone can keep track of progress.

2. Design and functionality of the new dwellings.

- All design suggestions (refer page 6 of Mosaic report) tabled by the renters are reflected in the design.

3. Operational matters once renters return to 2-12 Marshall Street.

- Tenants sought application of a policy that outlines tenant responsibility for good conduct and behaviour. Unison will review with their operations and place management team.
- There were several questions relating to pets. Unison has a pet policy and a special condition can be accommodated in the lease for pet owners. Unison to clarify pet policy with affected renters.
- On site presence, via Unison office, was welcomed by the renter group.

In summary, the key themes raised by Unison's renter cohort require a policy response rather than a built form response. Key built form initiatives raised by the group are consistent with Unison's PPR model, have been successfully included in recent Unison redevelopments and will be incorporated into this project.

Key Themes from the Community Conversations:

Unison completed two community focussed engagement sessions. One session was held in person and one session was held on-line. In general, these sessions were well attended by the people who registered but there was insufficient interest/registration uptake to justify scheduling any further sessions.

A common community concern that arose in both these sessions focussed on a feeling that the project was too big, and that the community was not consulted with.

Further enquiry into people's concerns around consultation revealed that there was a dominant view that the community should have been consulted about whether they supported redevelopment, and that they had the right to influence the density and size of the project.

An example (typical) comment follows;

"The project should be reconsidered with consultation with the surrounding homeowners, if it is to be pushed forward it would need to be replanned to be a lower over height (max 2 storeys) in keeping with the street precedence."

Unison notes that the development proposal is a conservative solution which does not seek to exceed the provisions of the applicable planning scheme.

1. Parking and concerns for congestion in Marshall Street and surrounds.

- Unison's proposal exceeds the parking requirements of the planning overlay.
- A traffic report supports the redevelopment proposition.

2. Density of the development.

- The development proposal is a conservative solution which does not seek to exceed the provisions of the applicable planning scheme.

3. Privacy concerns of direct neighbours.

- Unison's proposal will comply with the obligations of Rescode.
- Some larger planting is proposed around the boundary fencing to the north and west to assist with site screening.

4. Maintenance of the site once the new building is established.

- Unison will implement a periodic maintenance overlay to the new building.
- Unison will maintain common areas, which will help with street presentation.

5. Security Concerns.

- Unison's lobby arrangement and entry settings are designed to support site safety for both residents and neighbours.
- The site will be staffed by Unison 9am – 5pm Monday to Friday on site.
- There will be a 24 / 7 after-hours phone number.
- As with any community, poor or unsafe behaviour should be referred to the police.

In summary, comments raised by the community did not seek any significant as-built design interventions that were feasible or fit for purpose. The principal request was for a significant reconsideration of yield and mass, and a redesign to a maximum of two storeys.

The development proposal is compliant to the planning overlay, Rescode and other applicable legislative standards and yield concerns remain outside of the design team's remit to influence.

Unison agreed with community participants that they have a responsibility to continue to communicate with the broader community and outlined the available ways that people can get in touch with the organisation.

Unison also expressed their intent to be a good neighbour and committed to continue information sharing. The web page would stay live and provide updates from time to time.

Key themes from the On-line Survey:

Only 12 on-line surveys were completed. A consolidated summary of these responses is attached as appendix D and a qualitative assessment included in Mosaic Lab's report attached as appendix C. Commentary in this forum was predominantly negative.

In common with the community sessions, frustrations focussed on the size of the project, an expectation that the community would be consulted about whether they supported redevelopment, and a belief that they had the right to influence the redevelopment proposition.

The key feedback themes from this group are listed below:

- Frustration with the design and planning process.
- Rejection of the proposed design, height, and density of the redevelopment,
- Upset over local parking and traffic conditions,
- Expected impact on neighbouring residents' privacy, property values and shading,
- Concern about safety for local residents due to perceptions of incoming cohort,
- Expectations of reduced amenity during the rebuild phase; and
- Concern over Unisons ongoing commitment and management of the site.

As noted elsewhere in this report, as-built design intervention requests arising out of this community group's commentary that are acceptable for exploration and adoption are limited, however, there are concerns that Unison can address.

1. A Construction Management Plan has been drafted to facilitate efficient management of the construction process.
2. A community liaison contact will be established during construction so residents can direct complaints for resolution in real time.
3. Unison will separately continue to maintain the available ways that people can get in touch with the organisation. The web page would stay live and provide updates from time to time.
4. A dilapidation survey will be completed prior to construction commencing, and any damage caused by the construction activities will be made good.
5. Unison acknowledges local community concern over safety and security and submit that their design preferences in the proposal are aligned to facilitate and support policies designed to mitigate these concerns.
6. Unison will implement a periodic maintenance overlay to the new building.
7. Unison will maintain common areas, which will help with street presentation.

6. Final Feedback and Design Response

Authority Feedback:

The table below, also attached as **appendix L**, provides a detailed record of the matters arising from submissions from the City of Greater Geelong (Council), the Office of the Victoria Government Architect (OVGA), Department of Transport and Planning (DOTP), Homes Victoria (HV), Head, Transport Victoria (TvF) and includes commentary about how Unison has addressed these matters in the final design proposal.

Table 2: Authority Feedback Review and Response Tracker

Ref	Comments	Authority	Unison Response	Action Taken
Entrance and Circulation				
1	The main entrance for the development is best located on Marshall St	Homes Vic / OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01
2	The provision of dual access to the south facing dwellings to Marshall Street is encouraged.	Homes Vic / DOTP/ OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01.
3	The provision of separate access to the south facing dwellings to Marshall Street is encouraged.	Homes Vic / DOTP/ OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01.
4	Reconsider entry to be co-located with office and residents' lounge, off Marshall St. Currently all these functions are facing a busy, noisy road and we suggest this is a missed opportunity.	Homes Vic / DOTP/ OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01.
5	Methods to reduce the length of travel should be investigated, such as relocating the lift core, and a second entrance	Homes Vic / OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04.
6	The experience of long corridor journeys should also be elevated with considerations such as generous widths, areas for resting, views to the exterior etc.(HV)	Homes Vic / DOTP/ OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04.
7	Internal access ways should be improved to support improved access to the communal open space area and remove the reliance of dwellings having obscured entry points because of	Homes Vic / DOTP/ OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04.

	long corridors with no access to natural daylight.			
8	Internal access ways should be improved to remove access from within 'smoke' lobbies.	Homes Vic / DOTP/ OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04, removed access from within 'smoke' lobbies
9	A stair is proposed alongside the lifts, enclosed in a stairwell. Consider the potential for this to be open to the entrance lobby and naturally lit, encouraging its regular use in this low-rise building.	Homes Vic / DOTP/ OVGA	We are unable to incorporate an open stair as it is not supported by the building surveyor and fire engineer, however, we believe our new public access stair in the central light well is a beautiful space that will encourage internal circulation.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04
10	Legibility in common areas is important, signage would be important for connectivity between apartment through common areas through lobby and to internal facilities.	COGG	Agreed. Unison adopt legible way finding signage in their sites as demonstrated by recent projects. It is not anticipated that Unison will provide external signage on the building.	To be detailed during Design Development
Context, Massing and Façade				
11	Provide a tenure blind presentation by relocating service areas (office) away from prominent facades	Homes Vic /OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01
12	We strongly support the detailing of the development to read as subtly scaled series of rowhouses.	OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01
13	The limited use of the Marshall Street recess as a non-accessible light court is a significant missed opportunity and could be used more effectively for intuitive wayfinding, transparency through to the garden and to highlight and encourage visible vertical circulation and include a centralised internal access to the external communal area to the north.	Homes Vic / OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04

14	Improve access and amenity to the communal spaces and improve internal amenity of dwellings by allowing light permeate in the centre of the proposed development	DOTP	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04
15	Consider expressing the whole built form as two 'L-shape' plans which meet at a central landscape and communal hub is likely to be a better neighbourhood 'fit'	OVGA	We have tested this suggestion and are unable to adopt it, as we would be unable to achieve the required yield. It results in poorer outcomes at the sensitive boundary interfaces and increases project cost by introducing additional façade area.	Adopted. Refer dwg TP 2.01
16	Greater definition of façade materials is still required and appropriateness for long term performance and minimal maintenance; in particular 'bronze metal' and 'white/light grey panelled cladding' need resolution to ensure intent is achieved	OVGA	We agree, noting that computer renders do not provide true to life colour. Whilst we have provided the draft materials schedule and façade render for information. Completion of this work is subject to a prototype and samples process.	To be detailed during Design Development
17	Simplification of East Elevation	VDRP	East elevation simplified as per plan revisions.	Adopted. Refer dwg TP 3.02
Communal Facilities				
18	Consider locating the resident lounge with outlook and access to the communal space.	Homes Vic / OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01
19	Provide direct line of sight and access to the communal garden area from the main entrance	Homes Vic / OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01
20	Consider Internal connectivity, places and spaces that avoid segregation and encourage integration between social and affordable housing communities. Consider use of common areas as places or other areas that are strategic for social interaction opportunities	COGG	We believe our original (and updated) floor plates achieve this.	Adopted. Refer dwg TP 2.01
21	Consider expressing biophilic design in the built form, in line with the landscape vision.	COGG	Agreed. Unison will adopt biophilic design features in our central circulation areas	To be detailed during Design Development

22	Review development in relation to working from home; are there opportunities for small study areas with apartments, lobby areas, or communal lounge	OVGA	Adopted. We have included a study desk with overhead storage shelf to all 2 and 3 bed residences.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04
23	Seek opportunities to widen the corridor in areas to provide for an incidental seating zone on each floor. This would provide greater resident amenity.	OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, TP 2.02, TP 2.03, TP 2.04
24	Interrogate set-up of letter boxes at entry to provide workable access for all residents	OVGA	We have amended our design to incorporate this.	Adopted. Refer dwg TP 2.01, South Entry
Landscape				
25	Consider how soft and hard landscaping, along with items such as seating and lighting can enhance the arrival experience.	Homes Vic	We have update the design and believe the landscaping plan provides a welcoming arrival experience.	Adopted. Refer dwg TP 2.01.
26	A substation kiosk is proposed that would span the width of the rear setback. How would the communal courtyard be accessed for maintenance?	Homes Vic	Landscape solution clarified in drawings.	Adopted. Refer dwg TP 2.01.
27	The location of the main authority water meter assembly to Marshall Street should be reconsidered to provide for a more suitable location to improve the development's interface with Marshall Street	DOTP	We have only been able to move the location of the water meter along to the corner, to sit clear of dwelling entries, as this is an Authority directed requirement for compliance.	Adopted. Refer dwg TP 2.01.
28	Consider providing a range of diverse landscape spaces within the main communal courtyard to support differently sized groupings of people for different activities	OVGA	We have considered this suggestion and believe the current design achieves this.	Adopted. Refer dwg TP 2.01,
29	Explain how details of the front fencing to ground floor dwellings along Marshall Street reflect neighbourhood character.	DOTP	The current design has been created with consideration to the current neighbourhood aesthetic and character. The pallet of materials, colours and finishes pays homage to predominant elements of the existing neighbourhood without adopting pastiche copies of these features. The urban design report expands upon this.	Refer Urban Design Report.

30	Is a front fence necessary? The project would benefit from a softening or blurring of the boundary to Marshall St	OVGA	We have amended our design to incorporate this. Balustrades at 1100 H from POS, courtyard fencing to street edges at 1300 H with access gate and landscape interface to street.	Adopted. Refer TP 2.01 (Plan) and 3.08, 3.09 (elevations).
31	Consider providing a walled garden to La Trobe Terrace to provide acoustic and visual screening to the communal courtyard and adjacent semi-private landscape	OVGA	We have considered this suggestion and have improved this part of the garden to include a feature fence that provides privacy and establishes a 'service yard' for easy access for bike riders.	Adopted. Refer landscape report
32	We recommend relocating the communal clothesline from the main highway frontage to a more discrete area; consider whether there are any cultural sensitivities from a shared line, two clothesline zones may be an improved outcome	OVGA	We have considered this suggestion and have established two laundry yards which is less visible to surrounding neighbours.	Adopted. Refer TP 2.01.
33	Review opportunities for families to have direct access to outdoor courtyard	OVGA	We have amended our design to incorporate this.	Adopted. Refer TP 2.01.
34	We recommend more generous numbers of trees in addition to the diversity of shrubs	OVGA	We have incorporated this suggestion.	Adopted. Refer landscape report.
35	Because this is a large landscape area with multiple connections and access points considered, adequate lighting for night time shall be a major consideration for safety and security	COGG	Unison agree. Lighting for safety and security is a standard inclusion of all Unison developments.	Adopted. Refer TP 1.02
Basement				
36	The vehicle entrance is located on Marshall Street. Consider the potential for disturbance by noise and headlights for the adjoining apartment and its bedroom that abuts the vehicle ramp.	Homes Vic / DOTP/ OVGA	We have modified the design to address this concern.	Adopted. Refer TP 2.01.
37	The elevation indicates a metal door, therefore consider the potential for noise disturbance to the apartment immediately above.	Homes Vic / DOTP/ OVGA	Unison agree. The final specification of this door will be addressed with informed acoustic advice and documented during design development.	To be detailed during Design Development

38	How would the basement be secured?	Homes Vic	Unison agree. The basement access points are included on the electronic secure access system in all Unison developments.	To be detailed during Design Development
39	Please consider and check that the accessway grades and walking routes are suitable for pedestrians accessing the basement.	Homes Vic	Noted. The design currently complies but will be checked periodically through design development.	Complies. Refer TP 2.01.
40	The floor-mounted bike racks to the northern wall of the basement appear difficult to access due to being bounded by car spaces. This arrangement should be revisited, with convenient and direct access provided.	Homes Vic / DOTP	This has been reviewed and improved access incorporated into the design.	Adopted. Refer TP 2.00.
41	Consider whether the basement is the best place for bike storage; bike parking may be better located on the ground floor, making it more visible, accessible, connected to local networks	OVGA	We have considered this suggestion and expanded our current design to provide for safe bike parking on the ground floor with direct access to the semi public areas of the site.	Adopted. Refer TP 2.01.
Apartment Configuration and Layout				
42	Apartments alongside the lift core have bedrooms that would adjoin the lift. This arrangement is not desirable due to the potential for noise disturbance.	Homes Vic	This arrangement will be properly detailed in line with current NCC provisions and in compliance with building surveyor and acoustic engineer requirements. No additional noise is expected to be heard in those apartments.	To be detailed during Design Development
43	The internal corners of the floors must have regard to how overlooking into bedrooms can be prevented from nearby balconies of other homes. The inset format of the balconies would go some way to assisting this.	Homes Vic	The design has been modified to remove the potential for overlooking as much as possible. We acknowledge a couple of occurrences that are unable to be designed out. In such cases the glazing of overlooking bedrooms will be treated with opaque film to 1700mm AFFL.	To be detailed during Design Development
44	In most instances apartment layouts are mirrored to place similar rooms alongside the adjacent apartment. In some locations however, such as on Level 03 facing Marshall Street, this is not yet achieved and attention is needed to the amenity of adjoining apartments.	Homes Vic	The design has been modified to remove this situation as much as possible. Where it is not possible, this arrangement will be properly detailed in line with current NCC provisions and in compliance with building surveyor and acoustic engineer requirements. No additional noise is expected to be heard in those apartments.	To be detailed during Design Development

45	Level 03 proposes the most 3 Bed apartments. Given these are more likely to be occupied by families, it may be preferable to relocate some 3 Bed apartments to ground floor level with ready access to the communal courtyard.	Homes Vic	The design has been modified to provide a greater mix of apartment types throughout the development.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
46	Consider offsetting apartment entrance door locations across corridors to avoid views from one apartment into another if doors are open.	Homes Vic / OVGA	We have addressed this in our plans as much as possible: There are now only 8 units in total (1.03, 1.04, 1.18, 1.19 and 2.03, 2.04, 2.18, 2.19) which have front entry doors directly opposite each other. It is not possible to change these any further.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
47	How can each dwelling door signify home; is there opportunity for entry doors to be set slightly back, consider signage, material, colour, and lighting at entrances	Homes Vic / OVGA	Unison agree. Defining the front door to strongly identify place is a standard inclusion of all Unison developments.	To be detailed during Design Development
48	Upper floor dwellings should be designed to avoid overlooking of adjoining properties to the north and west without the need for screening so as to reduce the impact on the amenity of future occupants.	Homes Vic / DOTP	We have reviewed and modified layouts where possible. The current design exceeds the Residential Code.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
49	Where screening cannot be avoided, alternative screening that reduces downwards views but allows for outlook and natural light penetration should be utilised.	Homes Vic / DOTP	The design has been modified to adopt HV's and OVGA's preferred detailing of directional screening, where screening is required.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
50	Balconies that are impacted by screening should be deeper and greater in area than the minimum requirements under Clause 52.20.	Homes Vic / DOTP	The design has been modified to adopt HV's preferred detailing.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
51	Full length windows to habitable rooms are proposed in some locations to the street frontages. Consider the privacy of these rooms, which are not set behind balconies and balustrades, in regard to upward views from the street.	Homes Vic	This is a common detail of the townhouse typology and has been successfully addressed in previous Unison projects through provision of blinds, and careful placement of planting. However, Unison will adopt HV preferred detail on sensitive interfaces.	To be detailed during Design Development

52	Additional screening to internal terraces may impact daylight. Carefully scrutinise this detail to confirm requirements	OVGA	The design has been modified to adopt HV's preferred detailing and 1.1 balustrades	Adopted - refer new mix over dwg 3.08 and 3.09 ground level interface sections
53	Consider suitability of unit mix for life course changes of tenants, current flexibility of apartment unit type does help in that	GOCC	Design modified to achieve a good mix and typology throughout the development.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
54	Consider if liveable housing standards, e.g. silver standard would be appropriate	GOCC	Design currently achieves this.	Achieved
55	The reorientation of apartments is encouraging to avoid the number of south facing dwellings.	DOPT	We have considered this suggestion and are unable to incorporate it, as we would be unable to achieve the required yield.	No further action
56	Apartment layouts to be further reviewed as per VDRP and DTP comments	Homes Vic/ DOTP	This analysis has been completed and updates adopted. Further refinements will occur during design development.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
57	Reorient three bedroom terrace on level 3	Homes Vic/ DOTP	achieved	Adopted - refer dwg TP 2.04
58	Each dwelling should have convenient access to usable and secure storage space, it is noted there appears to be storage capacity within the basement	DOPT	Design currently achieves this as is demonstrated in the town planning application materials.	Achieved
Services				
59	Taking advantage of ground floor RLs, investigate the viability of a naturally ventilated basement to reduce operating costs and improve sustainability outcomes	OVGA	This suggestion has been carefully considered by our services and architectural team and is unable to be achieved without a significant cost and spatial penalty.	No further action

60	Further detail is required to provide a preliminary assessment of the proposed waste and recycling service. The waste and recycling enclosures should be adequate in size, adequately ventilated and located and design for convenient access.	DOTP	Design currently achieves this.	Refer WMP
61	Access to the bin store rooms and to the waste chutes is located in one location on each floor. Consider a more convenient, central location or additional location.	DOTP	Achieved, two waste zones provided on each floor plate	Adopted - refer dwg TP 2.01 to TP 2.04
62	Review fire stair location to allow for access to natural light and ventilation to encourage everyday use	OVGA	We have considered this suggestion and are unable to achieve a cost effective, compliant design that is supported by the building surveyor and the fire engineer. However, we have amended our design to incorporate a second entrance off La Trobe Terrace, included a central access through to the external communal area and provided vertical circulation and a passive gathering space on the upper floors in this location.	Adopted - refer new mix over dwg TP 2.01 to TP 2.04
63	We recommend negotiating with the City of Greater Geelong to relocate the Electric Vehicle (EV) charging stations to kerbside parking	OVGA	We have considered this suggestion and removed the provisioning for EV charging from the site. This request has been forwarded to COGG	No further action
64	Ensure that the roof plant is appropriately screened and integrated into the design solution, for a recessive expression	OVGA	Unison support this recommendation. Refer to roof plan dwg TP 2.05 and 8.0 shadow analysis	Adopted - refer dwgs. TP 2.05 to TP 8.0
65	The substation is taking up a prime public-facing landscape frontage on the quiet residential street; we recommend relocating the substation to a less valuable area of site and better integrating it into the design solution, consider opportunities to place it under the basement ramp or to La Trobe Terrace	OVGA	We have improved the location of the substation to the limits of Authority led requirements for compliance. For context, the entire La Traobe frontage is a Barwon water easement and GOCC are not supportive of co-location with the substation. We have sought to improve presentation via surrounding fencing and landscaping details.	Achieved.
Safety, Security and Comfort				

66	We recommend layouts are reviewed for their ability to be converted to universal design accessibility	OVGA	We have considered this suggestion and have redesigned so that all 1 bedroom residences are accessible, which equates to more than 50% of the total residences for the project.	Adopted - refer dwgs. TP 2.01 to TP 2.04
67	The east-facing dwellings directly adjoining Latrobe Avenue could experience noise disturbance because of the high traffic volumes. Acoustic treatments additional setbacks or other design elements should be incorporated to mitigate noise disruption and the amenity of those dwellings.	DOTP	This arrangement will be properly detailed in line with current NCC provisions and in compliance with building surveyor and acoustic engineer requirements. No additional noise is expected to be heard in those apartments.	To be detailed during Design Development
68	What measures are taken to avoid views, overlooking impacts, and potential noise impacts from the communal open space to habitable rooms of dwellings facing inwards at ground floor.	DOTP	Please refer to relevant detailed cross sections addressing the public private interface at ground level included in the town planning materials, which demonstrates consideration and resolution of this condition via landscape treatment, level changes, and setbacks to achieve this condition.	Adopted - refer town planning report
69	Consider the material for the roof be light coloured to reduce heat island effect, while being cognisant of glare implications of lighter colours	OVGA	Unison support this recommendation	Adopted - refer dwgs TP 2.01 to TP 2.04
70	We recommend providing secure storage cages for most bikes in the basement	OVGA	We have provided a secure communal bike cage in the basement and at ground level.	Adopted - refer item 1, dwg TP 2.00 and item 6, dwg TP 2.01
71	Plans to demonstrate that 40% of dwellings provide for the minimum breeze paths.	DOTP	Design currently achieves this. Refer 5.01 Cross Ventilation analysis	Achieved. Refer 5.01 Cross Ventilation analysis
72	Because this is a large landscape area with multiple connections and access points considered, adequate lighting for night time shall be a major consideration for safety and security	COGG	Unison agree. Lighting concept for safety and security provided	Adopted. Refer dwg TP 1.02
73	Remove smoke door nib detail	HV	Smoke door nib walls removed and double doors on hold open provided.	Adopted. Refer dwg TP 2.01 to 2.04

Key changes that have been made to the design since the last iteration of drawings include;

- Adoption of a certified greenstar pathway.
- Improved functional programming at the ground floor.
- Development of common areas within the development to improve experiential spaces.
- Expansion of casual and passive amenity areas.
- Adoption of tenure blind design principles by relocation of office to less prominent position.
- Apartment mix changes to improve accessibility and diversity.
- Resolution of public realm demarcation.
- Improved landscaping features including fencing and paving details.
- Improved horizontal and vertical connectivity and street front access; and
- A refined composition, thus improving the building's street presence.

For completeness, the whole of the town planning application should be read.

7. Conclusion

- Unison Housing Ltd is preparing to undertake a substantial urban renewal project at 2-12 Marshall Street, Newtown, Geelong. The proposed development seeks to transform a run-down block of 22 single storey units into 77 brand new self-contained apartments.
- Unison believes the Marshall St redevelopment will deliver good quality amenity, better density outcomes and improved accommodation, thus providing appropriate affordable housing that will benefit the Geelong community socially and economically.
- Unison Housing and their consultants, including Upco, Mosaic Labs, Reshape Development and Urban Design Architects, have completed an engagement program for the development, in satisfaction of the requirements of Clause 52.20-4 of the planning scheme.
- Key stakeholders that Unison engaged with included;
 - City of Greater Geelong (COGG)
 - Office of Govt Architect Victoria (OVGA)
 - Dept Transport and Planning (DOTP)
 - Homes Victoria (HV)
 - Barwon Water
 - Head, Transport for Victoria (TfV)
 - Existing renters
 - Community Members
- The development proposal is a well resolved, fit for purpose, conservative solution which does not seek to exceed the provisions of the applicable planning scheme.
- This report and its attachments are provided as part of the documentation for lodgement of the planning application for consideration by the Minister for Department of Transport and Planning (DOTP) under Clause 52.20 of the Planning Scheme.
- Applicable annexures to this report include;
 - A. Marshall St Strategic Engagement Plan FINAL
 - B. 20231704 Letter to Community - Marshall (DS)
 - C. Mosaic Engagement Report - Unison Housing - May 2023
 - D. Unison 2-12 Marshall St Rebuild - survey data export
 - E. COGG Unison Letter 110522
 - F. COGG Concept Comments 170323
 - G. 010323 OVGA Panel Report + 210723 OVGA Panel Report
 - H. HV Concept Comments 080323 + HV Email comments 010823
 - I. DOTP - 2-12 Marshall St - DTP - BHB - Pre-application Letter (amended)
 - J. Barwon Water Consultation (Combined)
 - K. TfV referral authority under Se55 of the Act pursuant
 - L. Authority Feedback Response Tracker October 23