

## Referral Responses – RFI (August 2022) Plans – 272-280 Normanby Rd, SM – C207port

<p><b>Landscape Architect:</b> Marcus Warren</p>	<p><b>18-08-2022</b></p> <p><b>Referral Overview</b></p> <p>From a landscape architecture perspective, the amended landscape concept report for 272-280 Normanby Road, South Melbourne shows the following amendments which differs from the previous lodged plans dated 31 May 2022;</p> <ul style="list-style-type: none"><li>• Amendments to the planter arrangement on the ground floor along Normanby Road and the Laneway and the interface between the building façade and Johnston Street Park.</li><li>• Amendments to the extent and design of the Level 4 Communal space.</li><li>• Amendments to the layout and design for the Rooftop Communal space.</li><li>• Addition of a planting plan with Canopy and Soil allowances for trees meeting tables D2, D3 and D4 of Clause 58.</li><li>• Amendments to tree species on the Ground floor.</li><li>• Addition information on the Level 3 planting palette.</li><li>• Adjustments to the material palette including additions of stone steppers on structure, adjustments to seating and furniture and fire pits on structure.</li><li>• Separate access paved paths for both dwellings with planting on the edge for both paths.</li></ul> <p><u>Ground floor</u></p> <p>Overall, the changes to the ground floor are supported. The amended locations of the flush and raised planting are in response to the built form changes. The additional Canopy and Soil allowances are generally supported, however consideration into the depth of planter being increased to 1000mm for maximum growth of opportunity for trees.</p> <p>The installation size and the species amendments are supported. As per the previous feedback provided the regular maintenance of the garden areas will be required to ensure the successful establishment of the landscape. Following final completion and the requisite maintenance period ongoing care would normally be managed through the Owners' Corporation arrangements which are expected to be sufficient for the project.</p> <p><u>Level 3</u></p> <p>The level 3 Plan is generally supported as previously stated in the feedback by City Design (dated 07 June 2022). As mentioned above the key questions would be is 700mm sufficient soil depth for a tree and would the planting get enough sunlight during the day to maintain their health given the concrete slab above.</p> <p>The level 4 landscape concept is supported. The additional information on mounding heights, shows the required soil depths. The use of the timber balustrading assists in the design intent; however, further information should be provided regarding the structural integrity of the balustrade as this could present a safety issue.</p> <p><u>Rooftop</u></p> <p>The amendments for the Rooftop consider of space allocation, allowing for additional planting and diversity in the paving and experience. The large stone steppers pathway to the plunge pools provides a unique experience that breaks up the space well. We recommend that the stone steppers are identified on the rooftop planting plan to ensure adequate offsets from proposed trees on structure and pathway amenity.</p> <p>The native and indigenous plant species proposed are considered appropriate for the context and settings at elevated building levels. The materials palette for hard landscape elements is considered appropriate and is supported.</p> <p>In conclusion the amended landscape concept report by Oculus is appropriate and supported subject to the recommendations listed below.</p> <p><b>Recommendation</b></p> <p>The landscape concept report is supported subject following;</p>
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	<ul style="list-style-type: none"> <li>• Increase soil depth to 1000mm for trees on ground floor and upper levels to provide maximum opportunity for growth.</li> <li>• Provide further information regarding adequate soil depth and sunlight exposure for raised planters on Level 3.</li> <li>• Provide a detail of the timber balustrade located on Level 4.</li> </ul>
<p><b>City Design:</b> Chaitali Bhanushali</p>	<p><b>22/8/2022</b></p> <p><b>Referral Overview</b></p> <p>From an urban design perspective, the proposal is supported, subject to resolution of the detailed issue of DDA access from ground floor to mezzanine described below.</p> <p><b>Built form:</b></p> <ul style="list-style-type: none"> <li>• <i>Form, mass, and visual impact</i></li> </ul> <p>The building form, architectural expression and the podium is improved with change of material palette and finishes that provides an articulated depth within the vertical towers as well as enhanced depth horizontally through the different use of material palette on the balconies and planter box projections. The provision of terracotta metal finish balustrade replacing the solid bronze metal panel improves the visual permeability and articulation from the streetscape level. The general articulation and details on elevational interfaces respond well to the human scale with a reinforced balance of transparency and solidity.</p> <ul style="list-style-type: none"> <li>• <i>Materials and finishes</i></li> </ul> <p>The amended plans demonstrate significant change in the material palette from use of perforated metal screen to using metal cladding composite panel in conjunction with rich exposure to terracotta brick walls and enhanced greening which uplifts the elevational façade design creating a robust public connection. The articulated material palette color and finishes enhances the separation in the visual bulkiness, adds architectural interest while establishing a strong relationship between the development outcome and valued characteristics of Montague Precinct.</p> <p><b>Amenity and Legibility:</b></p> <ul style="list-style-type: none"> <li>• <i>Ground floor activation</i></li> </ul> <p>The accessibility concern of ground plane circulation to the mezzanine level is not addressed. The circulation on the mezzanine level retail for a DDA compliant accessibility fronting the elevators need to be resolved by widening the width between lift edge and void railing to allow safe maneuvering and turnaround from the immediate lift entry.</p> <p>The amended ground plane glaze wall interfacing the street frontage enhances passive surveillance through internal lighting and scale; as well as uniform brick work on the structural elements from a materiality standpoint, adds visual richness, tactility, and engagement to the pedestrian thoroughfare experience. The general articulation and elevational interface details on the public realm respond well to the human scale with a reinforced balance of transparency and solidity.</p> <ul style="list-style-type: none"> <li>• <i>Canopy/lawnings</i></li> </ul> <p>The canopy cover location amended is positioned closer to the public realm integrated with the façade design while providing reasonable shelter and continuous shade on the pedestrian thoroughfare is generally supported.</p>
<p><b>Building</b> Pete Sheridan</p>	<p><b>22-08-2022</b></p> <ol style="list-style-type: none"> <li>1. There are no major regulatory issues that can be identified from the proposed drawings with the exception of accessible parking, which is not clearly indicated on the drawings.</li> <li>2. The design of the building will likely undergo minor design development.</li> <li>3. It is expected that a building permit could be obtained based on developed design drawings without major difficulty but would necessitate the incorporation of fire engineering.</li> </ol>

<p><b>Sustainability</b> Imm Chew</p>	<p><b>26-08-2022</b></p> <p>The plans and supporting documents listed in the referral above have been reviewed against conditions 4.62 and 4.63 and previous referral comments (trim E196376/20). See detailed comments below.</p> <p>Condition 4.62 c) has been adequately addressed with SMP appendix I.</p> <p>Condition 4.62 d) has been adequately addressed with SMP appendix J.</p> <p>Condition 4.62 d) has been adequately addressed with SMP page 13.</p> <p>...</p> <p><b><u>Outcome:</u></b></p> <p>The application <b>almost demonstrates</b> an acceptable outcome for ESD</p> <p><b><u>Suggested Action:</u></b></p> <p>ESD improvements required prior to decision &gt; Re-Refer to Sustainable Design</p> <p><b><u>ESD improvements required prior to decision:</u></b></p> <p>The following key ESD matters must be improved/addressed prior to approval. Please re-refer to Sustainable Design Advisor:</p> <ul style="list-style-type: none"> <li>• The Daylight report in the SMP assumes a minimum Visible Light Transmittance (VLT) of 70%. This needs to be reflected in the glazing notes on the materials schedule and notes on the set of plans.</li> <li>• Condition 4.62 a) has still not been addressed. Smaller rainwater tank proposed than what is required is not justified with same reasons previously provided. Increase tank size to meet condition requirements and reflect this on plans.</li> <li>• Condition 4.62 b) Rainwater from the proposed tank(s) must be connected to all non-potable outlets in the building, not just toilets for residential components.</li> <li>• Condition 4.63 a) MUSIC modelling has not been addressed. For sites above 1000m<sup>2</sup>, we do not accept STORM calculations as appropriate stormwater modelling. Provide MUSIC modelling that demonstrate conformance with Melbourne Water’s MUSIC modelling guidelines and include MUSIC file with the submission.</li> </ul> <p><b><u>Green Factor:</u></b></p> <p>This application is suitable for a Green Factor assessment, as part of Port Phillip’s free trial. Green Factor is an online tool that assesses the extent of vegetation proposed. It provides a score based on the multiple benefits of urban greening, such as aesthetic benefits, urban heat regulation, providing biodiversity, social benefits, stormwater management and food supply.</p> <p>The tool is free to use and is there is no mandatory score. Submission of a Green Factor scorecard will not delay the planning application outcome. The trial is open to all applicants to enable the consideration of the benefits of urban greening. Innovation points can be claimed for providing this in the submission.</p> <p>For more information:</p> <ul style="list-style-type: none"> <li>• Refer to the Green Factor tool online <a href="https://www.greenfactor.com.au/">https://www.greenfactor.com.au/</a></li> <li>• Refer to the Sustainable Design section of our website Sustainable design - The City of Port Phillip</li> <li>• Contact the Sustainable Design team <a href="mailto:sustainabledesign@portphillip.vic.gov.au">sustainabledesign@portphillip.vic.gov.au</a></li> </ul>
<p><b>City Strategy</b> Gareth Nevin</p>	<p><b>05-09-2022</b></p> <p><b>CITY STRATEGY TEAM REFERRAL ADVICE</b></p> <p>Prepared August 2022 by Gareth Nevin - Senior Precinct Planner - Fishermans Bend</p> <p><b>I. REFERRAL REVIEW SCOPE</b></p>



### Application for review

- Proposed section 20(4) Amendment to the Port Phillip Planning Scheme (C207port)
- 272-280 Normanby Road, South Melbourne
- Associated Johnson Street Park Road Closure (Work-in-kind opportunity)

### Scope of strategic planning review

- The development was originally approved through Planning Scheme Amendment Amendment C177 on 04 August 2021. The new proposal has been designed to maintain the intent of the current approval (Incorporated Document SCO26) including its associated conditions, but seeks to amend the design scheme.
- From a strategic planning perspective, most of the strategic matters were addressed as part of the original approval and the new design changes are fairly limited. As such, the new application has been reviewed with a focus on assessing:
  - whether the amended proposal provides an equivalent or improved outcome.
  - responding to the updated ground floor plan, public realm ‘developer works’ and Johnson street park ‘work-in-kind’ opportunity.

## 2. RESPONSE TO BUILT FORM PROPOSITION

### What is proposed?

- The images below compare architectural plans submitted for the previous approval C177port (left image) and the proposed modification C207port (right image).



### Referral Comments – Built Form

- Refer to Council's separate Urban Design Advice for further comment and exploration of built form matters. The following issues are highlighted from a strategic planning perspective.

Supported features:

- The new façade strategy represents an improved design outcome for the site in comparison to the original approval.
- The façade strategy incorporates better use of materials – with a mixture of brick, metal and cladding in earth tone materials that align with the industrialized character of Montague Precinct.
- The ground floor frontages are well activated and weather protection canopies are provided over footpath areas.
- The façade strategy provides a clear distinction between podium and tower, and highlights differentiations between residential and non-residential land uses.

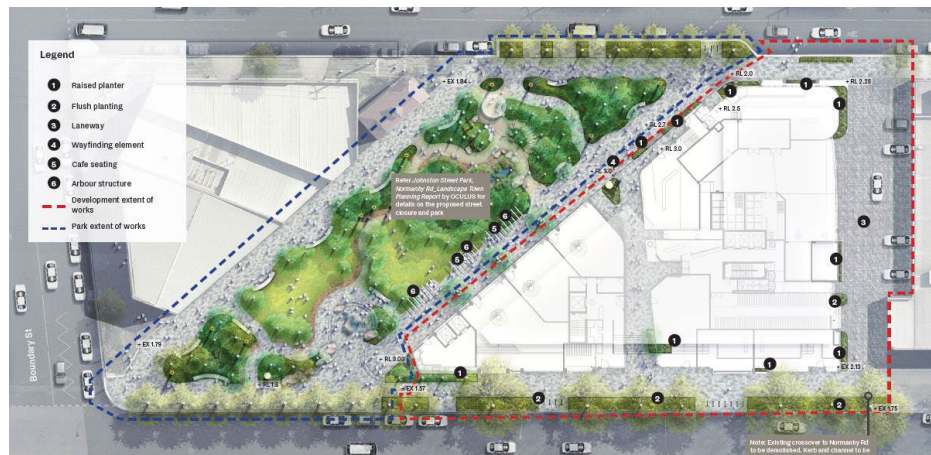
Features requiring review / improvements

- The proposed tower forms appear overly 'flattened'. The design should provide improved definition and articulation with, for example, cohesive use of openings, balconies, solar and wind mitigation elements, deep reveals and blocking elements.
- Footpath trading areas should be designed in accordance with Council's Footpath trading guidelines on Normanby and Munro Street. A unique design (as proposed) may be supportable at the Johnson Street park frontage.

**3. RESPONSE TO GROUND FLOOR ACTIVATION, PUBLIC REALM UPGRADES & POTENTIAL JOHNSON STREET PARK WORK-IN-KIND OPPORTUNITY**

**What is proposed?**

- Privately owned, publicly accessible north-south links within the development site including the eastern laneway and central lobby / foyer.
- Active retail frontages across the ground floor, with canopy/awnings providing weather protection fronting the public realm on Munro Street, Normanby Road and Johnson Street.
- Proposed public realm 'developer work' upgrades including paving and landscaping at frontages to Munro Street, Normanby Road and Johnson Street.
- Potential 'work-in-kind' catalyst infrastructure delivery facilitating the Johnson Street Park Road Closure project in accordance with the Fishermans Bend Framework.
- Concept plan extracted from application package:



**Referral comments – ground floor layout and abutting public realm (red outline on plan)**

- The ground floor layout and public realm design concept within the immediately abutting footpath and laneways provides good street activation and north-south links that align with the intent of the Fishermans Bend Framework.
- The ground floor frontages are well activated and weather protection canopies are provided over footpath areas.
- These elements are broadly supported at a strategic level, subject to detailed design.
- Refer to Council's Urban Design Advice for further comment on detailed design.

**Referral comments – Johnson Street Park Work-in-kind proposal (blue outline on plan)**

Context

- Current permit condition 4.49(b) of the incorporated document supports the proponent to enter into an agreement to deliver Johnson Street Park as work-in-kind (instead of paying development contributions).
- The proponent has submitted plans for the Johnson Street Park work-in-kind proposal for consideration associated with permit condition 4.49(b). This process presents an opportunity for Council consider: whether and how to accept the delivery of Johnson Street Park as work-in-kind; and how to update the permit conditions to facilitate a preferred outcome, process and informational requirements associated with delivery of the park.

Project Planning and Investigations

- Council Officers seek to work with stakeholders including the applicant and the Fishermans Bend Taskforce to investigate and refine the vision, scope, cost, process and business case requirements for delivering Johnson Street Park as work-in-kind.
- In principle, Council Officers are supportive of delivering Johnson Street Park as work-in-kind. However, the decision requires further investigation beyond the scope of this planning permit application process. In the meantime, permit conditions should support its potential delivery subject to detailed design and investigations to the satisfaction of authorities including Council.

Project Scoping

- It is recommended that updated permit conditions should be drafted to facilitate the following options:
  1. First preference – support delivery of Johnson Street Park Road Closure 'work-in-kind' proposal in addition to ordinary public realm upgrades as 'developer works' to the curb on Munro Street and Normanby Road.
  2. Second preference - include a fall-back option to deliver ordinary public realm upgrades as 'developer works' to the curb on Johnson Street, Munro Street and Normanby Road (if the park is not pursued).
- In terms of project area, the permit conditions should specify the delivery of the following infrastructure associated with the Johnson Street Park Work-in-kind proposal. These items align with the Fishermans Bend Framework and localised strategic and design assessment for in Montague precinct:
  - o Closure of part of Johnson Street between Munro Street and Normanby Road.
  - o Delivery of Johnson Street Park including relevant at-grade and sub-terranean infrastructure.
  - o Delivery of North-south bi-directional cycling lanes forming part of a proposed Johnson Street cycling corridor.
  - o Intersection works associated with the park and road closure that support and do not prejudice the framework's private, public and active transport modal requirements. This includes:
    - Safe pedestrian and cycling corridor crossing at Boundary Street / Normanby Road /Johnson Street Intersection.



- Safe pedestrian and cycling corridor crossing at the Johnson Street / Munro intersection
  - Intersection redesign and signalisation upgrade at Boundary/Normanby/Johnson St Intersection.
  - The design should not prejudice potential future cycling lanes on Normanby Road and Munro Street and a bus stop at Johnson Street and Normanby Road frontage.
  - Resolving site remediation and contamination.
  - Undergrounding and consolidation of infrastructure, services and utilities.
- An 'indicative project areas' diagram has been included below for reference.

Image: Indicative project areas relevant to Johnson Street Park

	<b>Indicative project areas</b> (subject to detailed design development phase)	
		Johnson Street Park, Road Closure, undergrounding and consolidation of infrastructure, site remediation, works
		Associated Intersection works / investigations
		Indicative location of Cycling corridor (solid line) and key pedestrian crossing points (dotted line)
		Bus stop upgrade and integration on Normanby Road
		Potential future cycling lanes on Munro Street/ Normanby Road (do not prejudice)

**Park Vision / Design / Scoping**

- Council Officers seek to work with the proponent and stakeholders to form a detailed response to the Johnson Street Park Road Closure concept design, which would need to be actioned through a separate but adjacent process to the permit application, approval, construction and delivery phases.
- Council's 'Johnson Street Park Preliminary Design Review' is provided in **Attachment I** to this referral for reference, which has informed the recommendations in this referral advice sought to be addressed in permit conditions. Statutory planners are encouraged to review the memo and include any further design elements that are relevant for inclusion in planning permit conditions.

**Information requirements**

- Delivery of the park will require further informational requirements required through the permit conditions. Based on a preliminary review of similar proposals, the conditions should address as relevant preparation of:
  - Project scope and costings for work-in-kind delivery
  - Associated section 173 agreement to deliver the project as work-in-kind
  - Open Space, Landscape and Vegetation - design, management and maintenance plans
  - Environmentally sustainable design assessment
  - Traffic impact assessment and traffic management plan
  - Stormwater management plan, including identification of the water sensitive urban design, flooding and drainage approach.
  - Environmental Audit Statement and associated requirements (including addressing site contamination and any required remediation works)
  - Construction management plan

- Services, utilities and engineering infrastructure plan
- Supporting wind and sunlight modelling associated with the built form and landscape design
- Completion of the road discontinuance process will require supporting material. Ordinary requirements for this process are noted below. The key requirement is traffic impact assessment – if practical this should be addressed within the planning application package or associated permit conditions to support the work-in-kind proposal.
  - A copy of a plan clearly showing the extents of the road proposed to be discontinued and show any vehicular or pedestrian access points.
    - Description of issue, whether safety, amenity, access, or other;
    - Traffic volumes, description of road function and assessment of current road arrangement;
    - Description of proposals considered and how the desired proposal was chosen;
    - How will the road closure proposal address stated issues, will it introduce any additional issues; how will these be mitigated;
    - Description of stakeholder engagement activities and sentiment for current and proposed road arrangement;
    - Concept plans;
    - Traffic Impact Assessment;
    - Road Safety Audit (may be requested by the State Government at a later stage in the process based on Council's prior experience);
  - Any other information that is relevant or supports the submission.

#### 4. RESPONSE TO LAND USE MIX – NON-RESIDENTIAL

##### What is proposed?

- The building includes a mixture of commercial/retail land uses (total 3,645 sqm)
- Retail premises, including food and drink premises, restaurant and shops
- Offices, including a medical centre
- Restricted Recreation Facility, including gym and yoga studio
- Place of assembly
- Activated ground floor frontages, a publicly accessible through-block-link integrated with the building lobby, and upper level outdoor terraces associated with commercial land uses in the podium of the building.

##### Referral comments:

- The land use mix and layout is generally supported. It incorporates a similar but improved layout when compared with the original approval.
- The planning scheme requires a minimum plot ratio not used for dwellings of 1.6:1, which is the preferred outcome if possible:
  - The development was originally approved with a lesser minimum plot ratio not used for dwellings of 1.4:1, with an adaptable floor plate that could ultimately deliver the required ratio of 1.6:1 (Condition 4.9d of the incorporated document).
  - The new application continues to achieve a minimum plot ratio not used for dwellings of 1.4:1, with an adaptable floor space that could ultimately achieve a plot ratio of 2.8:1 (a substantial increase compared with the prior approval).
  - It is preferable for the development meet the minimum 1.6:1 plot ratio upfront. If there is an opportunity to achieve this through the permit conditions it would be encouraged and supported.
  - However, the context of the existing approval is acknowledged, and it is accepted that the new design represents an equal or marginally improved outcome that could be supported as a minimum in this context.

#### 5. RESPONSE TO LAND USE MIX – RESIDENTIAL



**What is proposed?**

- A total of 213 dwellings, 12 of which are nominated as affordable housing.
- A mixture of dwellings with 64 (30%) 1-bedroom, 98 (46%) 2-bedroom and 51 (24%) 3-bedroom apartments, with several typologies across each size of dwelling.
- Residential Communal Open Space of 640.5sqm , comprising 216 sqm on podium level 4 and 424.5 sqm on the rooftop.

**Referral comments - dwelling density and affordable housing requirements:**

- Clause 22.15 (Fishermans Bend Urban Renewal Area Policy) and at Clause 37.04 (Capital City Zone) requires in summary:
  - o 6% of all dwellings be provided as Affordable housing
  - o Dwelling Density requirement of 450dw/ha (Montague Precinct Core Area),
  - o Allowance to exceed the Dwelling Density requirement only if 1 social housing unit is provided for every 8 additional dwellings.
- The new application's 213 dwellings should incorporate 12 affordable housing units (6% of 213 is 12.78, rounded down to 12) and additional social housing uplift units to meet planning scheme requirements.
- Item 14-b-ii of the Fishermans Bend Standing Advisory Committee Terms of Reference (May 2020) does not require development to meet dwelling density requirements. This methodology was applied to the original approval which allowed for the dwelling density requirement to be exceeded and required a 6% affordable housing contribution only (Condition 4.13 to 4.17 of the incorporated document).
- While the social housing uplift continues to be a preferred requirement for Council, the site's approval history and decision-making methodology is acknowledged. Aligning with the decision and methodology applied in the original approval, it is acceptable for the new application to provide 213 dwellings including affordable housing units as proposed.

**Referral comments - dwelling diversity:**

- Clause 22.15 (Fishermans Bend Urban Renewal Area Policy) encourages a diversity of dwelling typologies and sizes, and includes criteria that proposals of more than 100 dwellings should provide 25% as 3-bedroom dwellings.
- The proposal provides 64 (30%) 1-bedroom, 98 (46%) 2-bedroom and 51 (24%) 3-bedroom apartments, with several typologies across each size of dwelling.
- The applicant notes that side-by-side apartments 10 and 11 on levels 6 and above have been designed to allow for potential conversion into a 3-bedroom apartment to increase the 3-bedroom percentage. While potential for future conversion is commended, the initial design should be updated prior to approval (or as a condition of approval) to meet the 25% 3-bedroom criteria at the outset.

**Comments - Communal Open Space:**

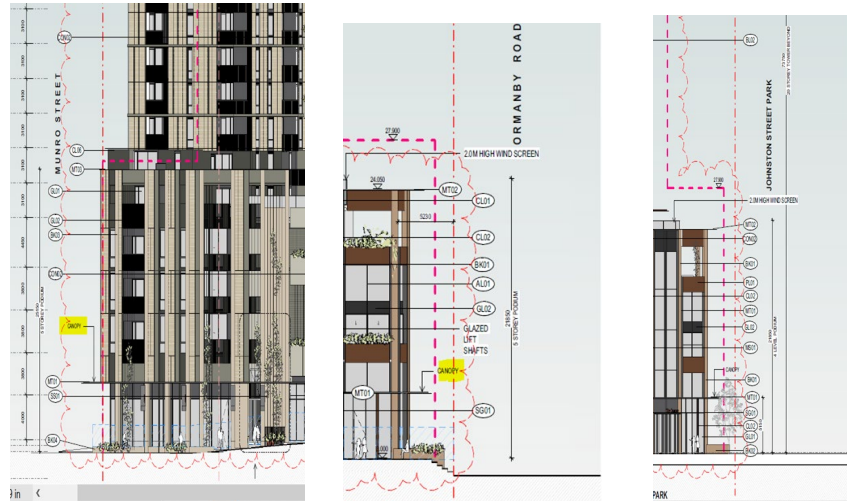
- Clause 58.03-2 (Apartment Development Communal Open Space Objective) Standard D7 requires a minimum 220 sqm of communal open space.
- The original approval provided 1,171 sqm. The new application seeks a reduced size of 640.5 sqm. While it is acknowledged that the reduced size exceeds minimum requirements, it is not preferable. Recommend exploring options to increase the size where practical within the confinements of the rooftop.
- The podium level contains a passive green space with mounded lawn, garden beds and decking. The updated rooftop space has been designed with a multitude of uses on the rooftop level, described as including plunge pools, a fire pit, boardwalk, a

dining booths, food preparation and BBQ area, deep planting areas and vegetable gardens. From a strategic planning perspective, the multitude and variety of functional spaces within this layout is generally supported, subject to meeting wind comfort requirements, and any urban design/landscape requirements provided by other areas of Council.

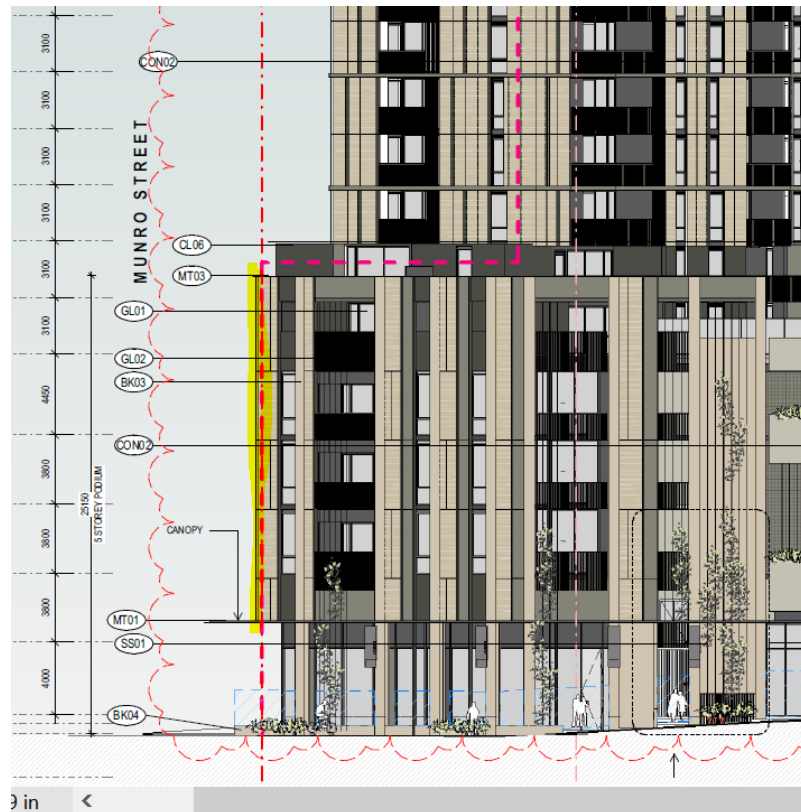
**Development Engineer**  
John Tran

**07-09-2022**

- From a drainage perspective, as the water falling on the proposed canopy highlighted below can drip on the pedestrians which can cause a nuisance, hence, water falling on these features need to be captured and conveyed to the legal point of discharge.

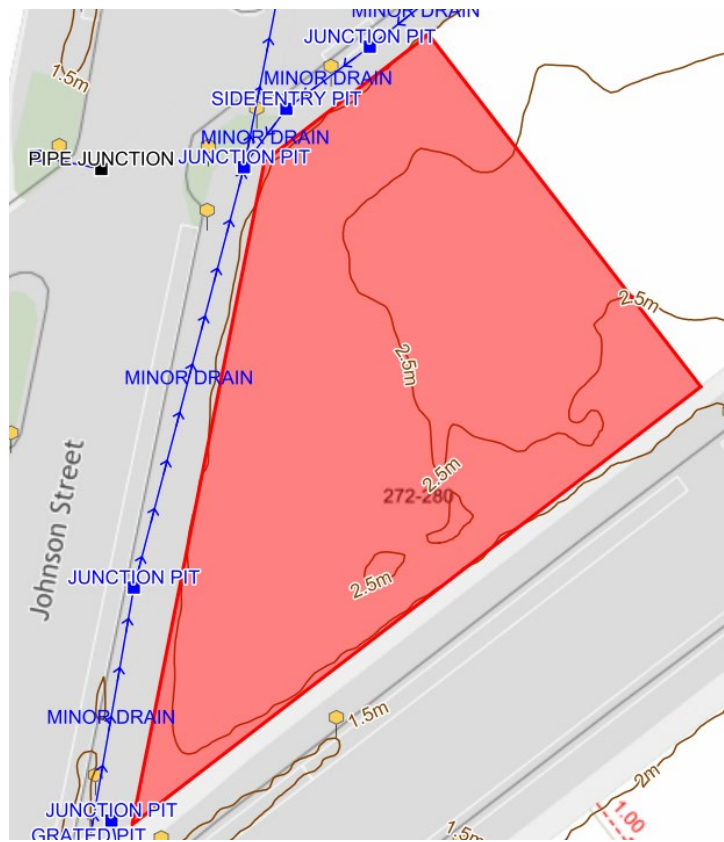


- Any wall projection highlighted below should not encroach onto the public realm and be constructed within the property boundary.

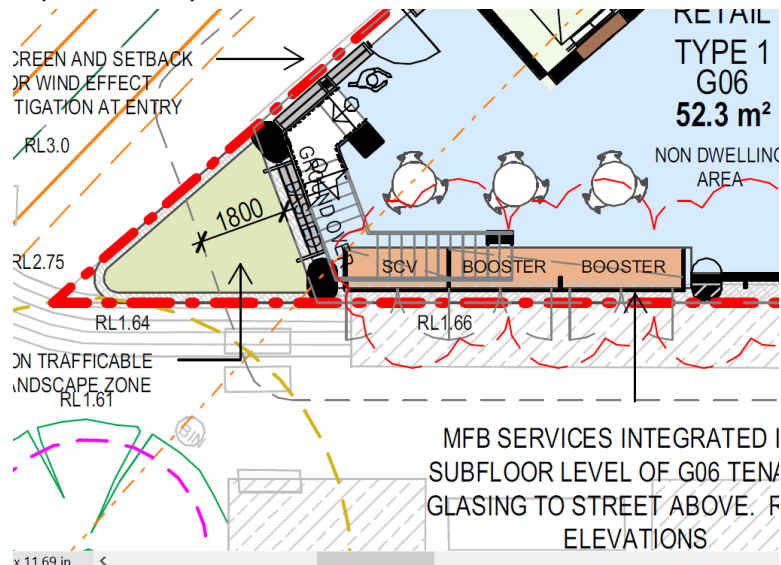


- Any proposed on-ground facilities (seating arrangement, arbour etc) not to obstruct the existing stormwater pits along Johnson Street. Pits to be made accessible for future maintenance and replacement of pipe/pits.

- Recommend considering the permeable paving/ passive irrigation strategy on the proposed Johnson St Park. Open Space, Arborist and Urban Design to comment further.



- Access doors to the services (SCV, Boosters) shown below are required to be:
  - o Self-closing and can be held fully open against the building wall for the time personnel are occupying the facility;
  - o In the fully open position do not encroach more than 100mm into the Road Reserve;
  - o Have a minimum clearance of 150mm from the footpath surface;
  - o Open onto a footpath with a minimum width of 1500mm.
  - o The doors must be kept locked when not in use with the keys made available to approved personnel only



<p><b>Housing Officer</b> Gary Spivak</p>	<p><b>13-09-2022</b></p> <p>I provide more substantive comments as follows:</p> <p>The permit allows for three contributions options for the 12 required affordable housing dwellings (6% of the 213 total dwellings):</p> <ul style="list-style-type: none"> <li>• Option 1 - transfer of 12 units @35% discount to market value.</li> <li>• Option 2 - transfer of 5 units @100% discount to market value (i.e. gifting)</li> <li>• Option 3 - cash transfer to a registered housing agency to fund stand alone affordable housing.</li> </ul> <p>I prefer Option 1 - transfer of 12 units at 35% discount to market value, as that will deliver more units, and has the capacity to be funded under the Big Housing Build, subject to the outcome of a funding application by a registered housing agency.</p> <p>A second preference is Option 2, if it can be demonstrated that Option 1 is not achievable.</p> <p>I do not support Option 3, as there is no guarantee that the cash will be expended on a stand alone affordable housing project in Fishermans Bend, because:</p> <ul style="list-style-type: none"> <li>• Available sites are difficult to acquire or afford for a registered housing agency.</li> <li>• Any acquisition by a registered housing agency will most likely be subject to State funding, and it is understood that funding will not be allocated to a hypothetical purchase.</li> </ul> <p>These constraints should not be a grounds for purchase of a site under Option 3 elsewhere in Port Phillip outside the Fishermans Bend Urban Renewal Area, as that will not be contributing to the supply of affordable housing in Fishermans Bend, and it will undermine the purpose of the planning policy.</p> <p>However, if a registered housing agency can guarantee it can secure a site for a stand alone affordable housing project in Fishermans Bend, Option 3 could be considered on its merits.</p> <p>The applicant has indicated that it has an opportunity to partner with Women's Property Initiatives or Housing Choices Australia. Either housing agency would be suitable.</p>
<p><b>Waste Management</b> Binita Shrestha</p>	<p><b>15-09-2022</b></p> <p>.... I've reviewed the WMP and have following comments:</p> <ul style="list-style-type: none"> <li>• Residential – allocation of recycling bins is not sufficient. Garbage is sufficient.</li> <li>• Would highly recommend the use of compactors to minimise the collection frequency.</li> <li>• Please note on the WMP about the responsibility and management of hard waste in the building.</li> <li>• Would be great to have some information regarding how food organics will be collected from within the development (i.e. will residents use the Chute system or will be collected separately (and how) etc.</li> <li>• Chute outlet missing on the plan for level 7.9.12.14.16.19.</li> </ul> <p>Rest all looks good.</p>