

Dear Resident

Thank you for your ongoing interest in the redevelopment of 6 Paine Street Newport. To respond to community aspirations for a development that better reflects the character of the local neighbourhood and address feedback from Hobsons Bay City Council and its urban design consultants, Raio Pty Ltd has prepared amended development plans for Application 3, copies of which are attached. The table over page provides a summary of community and Council feedback and how this has influenced the amended plans for this site.

Where to from here?

The developer is in the final stages of preparing detailed designs for submission to Council. As indicated in previous communications, the developer made a commitment that residents would be alerted to the preparation of final plans (see plans attached) and also provide an opportunity for a final discussions with residents prior to plans being submitted to Hobsons Bay City Council.

Should this interest residents, the developer proposes that this discussion take place on:

Thursday 13 June 6.30pm – 8pm at The Chambers, level 1, Williamstown Town Hall, Ferguson Street. (Light refreshments will be provided).

The discussion will provide time for:

- A brief report back on the action taken in response to community and stakeholder feedback
- A presentation of amended plans with community questions and comments being taken and recorded
- Further information regarding the anticipated timeline for lodgement with Council

If you are interested in joining the discussion on the 13 June an RSVP is necessary by 4th June.
Please contact me on 9762 5093 or by email info@collectivepossibilities.com.au to RSVP

If you are unable to attend on June 13 you are welcome to send your feedback directly to me via email info@collectivepossibilities.com.au up until 8pm Friday 14 June.

Feedback obtained via resident discussions and email submissions will assist Raio Pty Ltd to finalise development plans prior to submission to Hobsons Bay City Council.

Thank you again for your ongoing interest.

Kind Regards,

Lindy Amos



Domain Hill Property Group Pty Ltd - A.B.N. 15 083 565 940
Loft 1, 49 Smith Street, Fitzroy Vic 3065
PHONE: (03) 9419 8588 FAX: (03) 9417 3820
www.domainhill.com.au

COMMUNITY AND STAKEHOLDER INFLUENCES ON AMENDED PLANS

Proposed Redevelopment of 6 Paine Street, Newport

The developer is seeking to ensure the design submitted for Application 3, as far as possible balances the concerns of Council, the local community and the previous VCAT recommendations.

Community Workshop Priorities:

As previously reported the two community workshops held in March 2013 prioritised key community concerns. These concerns have influenced the amended design as follows:

Development Aspect	Community Concerns	Developer's response (refer to plans dated 23 May 2013)
Density	Overdevelopment of quiet neighbourhood. Significant decrease in number of dwellings sought.	43 Townhouses proposed. VCAT and Council did not seek reduction in dwelling numbers
Height	Too high.	VCAT and Council did not seek reduction in building height. However plans have been amended to reduce visual bulk and increase upper level setbacks
Neighbourhood character	Not in keeping with the character of the area.	VCAT required revisions to better reflect neighbouring housing styles and materials. Plans amended to introduce hipped roofs and a range of materials compatible to the neighbourhood.
Setbacks	Upper levels should be recessed from lower level and not visible from the street.	Plans amended with upper level dwellings setback
Parking and Traffic	More non car stacker parking spaces should be provided on site to reduce on street impacts.	VCAT and Council did not seek revisions. No changes proposed

Stakeholder Feedback:

Raio Pty Ltd has received the following comments on the design of the current development proposal from Hobson's Bay City Council and its Urban Design consultants Rob McGauran (of MGS Architects). The Developer's response to the Urban Design feedback has influenced the amended design and is provided in the table below:

Development Aspect	Urban Design feedback on current plans	Developer's response (refer to plans dated 23 May 2013)
Setbacks	Setback the first floors of the dwellings facing Paine Street and Crawford Street to provide greater articulation and a more prominent single storey form. These setbacks can be absorbed within the internal areas of the 'Podium'.	Plans amended with upper level dwellings set back. Balconies now set back in line with lower level dwellings, to provide a small verandah type effect that provides shelter to lower level open space
	Chop' the corner balcony of Townhouse 31 (first floor corner Crawford and Paine Streets).	Plans amended accordingly
	The upper (second floor) dwellings to be setback further. These setbacks can be absorbed within the internal areas of the 'Podium' by way of being cantilevered over the courtyard/entry points of their lower (podium) level.	Plans amended accordingly

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Development Aspect	Urban Design feedback on current plans	Developer's response (refer to plans dated 23 May 2013)
Façade and articulation	Improved articulation of the respective east and west facades of Townhouses 36 & 35 (first floor fronting Paine Street) by 'flipping' the internal layout and incorporate 'openings' to the (communal) courtyard.	Plans amended accordingly
Dwelling and internal amenity	'Flipping' the staircase between Townhouses 1 & 16 (ground floor LaTrobe Street) to allow window openings to be incorporated into the northern facade of Townhouse 16 and allow the internal light court to be deleted.	This item refers to Townhouse 1 and 15 on current plans. Townhouse 15 receives natural light to bedroom 2
	'Flipping' the staircase between Townhouses 15 & 14 (cnr Paine and LaTrobe Streets) to allow window openings to be incorporated into the southern facade of Townhouse 14, allowing the internal light court to be deleted, and provide opportunities for a private court yard to the south of Townhouse 14.	This item refers to Townhouses 13 and 14 on current plans. Townhouse 14 receives natural light to bedroom without internal light court.
	Consider provision of a 'large' rectangular-shaped first floor 'communal garden/space' in the order of approximately 10m by 20m in area or more incorporating a BBQ and/or sheltered space.	Vacant open space on podium level to include design that incorporates extensive landscaping
	The 'communal' first floor space between Townhouses 27 & 28 (facing Crawford Street) can be used to provide for an addition dwelling or the space used to increase the overall width of Townhouses 26-30.	Plans amended accordingly
Armstrong Reserve Frontage	Creation of a direct pedestrian 'link' from Armstrong Reserve to the 'first-level podium'.	Plans amended accordingly. Detail to be provided on final plans being prepared for submission to Council
	Incorporate a path within site along the Armstrong Reserve interface to delineate public and private realms. This might also involve an increased setback of the respective dwellings (Townhouses 1-5).	Path shown on plan
	A 50/50 mix of 1800mm & 1200mm high permeable/transparent fences along the Armstrong Reserve interface and around the entire site.	To be provided. Detail to be provided on final plans being prepared for submission to Council
Internal dwellings	With the deletion of the internal light courts for Townhouses 15 & 16 attach the two-storey envelope of the 'internal' dwellings 41 – 43 (which might incorporate 3 or 4 dwellings) to the eastern elevation of Townhouses 39 & 40.	Plans amended accordingly. Retain 3 dwellings only
Roof form	The roofs over the 2 storey Townhouses 25 & 17 (fronting Armstrong Reserve) to be a simple hip-roof form with eaves that extend back to the respective facades of Townhouses 24 and 18.	Plans amended accordingly
	The following 'bookend' Townhouses 18, 21, 22, 24, 26, 30 31, 35, 36, 38, 39 & 40 to incorporate a hip-roof form with eaves.	Plans amended accordingly