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URBIS

CONSULTATION REPORT

50S Gillwell Road, Lalor

Prepared for
BAPTCARE AFFORDABLE HOUSING
December 2021

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EXECUTIVE SUMMARY

This report has been prepared by Urbis on behalf of Baptistcare Affordable Housing to summarise the Community consultation undertaken for the proposed social housing dwellings at No. 50S Gillwell Road, Lalor ("the site") funded under the Rapid Grants Round of the Social Housing Growth Fund. The report explains the consultation approach, how engagement with the community has occurred, key stakeholders, and presents a summary of the key insights and submissions received that have been used to inform the preparation of an application pursuant to Clause 52.20 of the Whittlesea Planning Scheme.

PLANNING SCHEME AMENDMENT VC190

Gazetted on the 1st of December 2020, Amendment VC190 introduced a new particular provision into all Victorian Planning Schemes. Titled 'Victoria's Big Housing Build', **Clause 52.20** of the Victoria Planning Provisions was gazetted to expedite the planning process for the development of housing projects by or on behalf of the Director of Housing. These streamlined planning provisions include development standards which seek to limit amenity impacts, and ensure good design outcomes and appropriate car parking provision.

Clause 52.20 removes the need for a planning permit to develop a housing project if funded under Victoria's Big Housing Build and supported by the Director of Housing, with a planning 'approval' or 'consent' granted in place of a permit. The amendment also specifies the Minister for Energy, Environment, and Climate Change to be the Responsible Authority under Clause 72.01.

Inclusive of Clause 52.20, is a requirement to undertake community consultation prior to an application being submitted to DELWP.

SUMMARY OF CONSULTATION

The proposed consultation strategy was approved by Homes Victoria on 27 September 2021.

Table 1: Summary of Consultation

Summary of Consultation	
Consultation period	28 September 2021 – 25 October 2021
Mail out of notices and plans to owners and occupiers within 150m radius of the site	132 notices / plans
Signs on site	2x signs displayed from 28 September - 26 October 2021.
Service Providers notified	N/A
Number of submissions received	99
Other consultation activities	Online Consultation Session – 18 October 2021
Council Administrators	Briefing memo issued 6 October 2021
Online community consultation forum	56 online attendees
Information provided for consultation	Architectural and landscape plans, reports including Civil, ESD, Planning, Services, Traffic.

1. INTRODUCTION

This report describes the consultation undertaken in relation to the proposed development of No. 50S Gillwell Road, Lallor with 48 affordable dwellings within single and double storey forms. The proposal provides at least one car space per dwelling and includes a new internal access road and landscaping across the site. The proposed design response is shown below:

Figure 1: Site Plan



Source: Clarke Hopkins Clarke

This consultation report has been prepared to satisfy the consultation requirements at Clause 52.20-4. This report seeks to:

- Outline the various methods of consultation undertaken, and the groups consulted with
- Sets out feedback received
- Sets out the manner the feedback has been considered by the client and project team and provides a response to each key message. These responses set out why the proposal has changed or not changed in response to each matter raised.

Key changes made to the proposal following the consultation period are summarised below. Full lists of the changes made in response to community and council feedback are provided at Section 3 of this report.

- Revised site layout and subsequent changes to the dwelling mix to respond to Council requirements around roadway design, including:
 - Reduction in dwellings from 48 to 45
 - Deletion of Type C and E dwellings
 - Introduction of Type F dwellings
 - Revised dwelling mix to 23x one bedroom dwellings, 4x two bedroom dwellings, 2x four bedroom dwellings, and 16x one bedroom dwellings within two storey 'walk-up' buildings
 - Deletion of 3x on-street visitor car parking spaces

- Road design revised to meet Council's ECDM requirements for Level 1 Access Roads, Access Lanes and Mews Roads, including road reserve widths, splays, crossovers
- Solar PV systems revised to 4kW panels for each home
- Updated stormwater calculations
- Removal of the pedestrian link to Gillwell Road, with area reallocated to adjoining private open space areas
- Windows added to side façades of dwellings at the end of rows where practical.
- The primary private open space area of G.20 (previously G.22) reoriented to the north of the dwelling, with the sliding door to the living area also relocated to the north façade
- Type D dwelling design adjusted including:
 - Revised bin enclosure and location
 - Improved front and rear entry, with canopies added to front entrances
 - Windows adjacent rear car spaces updated to show highlight windows to maintain internal amenity via good daylight provision while improving sense of privacy
 - Car parks allocated to each Type D dwelling to limit conflicts between car movements and adjoining windows
 - Storage enclosures relocated internally to entry lobby

2. CONSULTATION APPROACH

2.1. COUNCIL

A pre-application meeting occurred with Council on 23 August 2021 (online). Under the consultation phase, Council was formally referred the draft proposal on 20 September 2021. Administrators (in place of Councillors) were provided with a briefing memo on 6 October 2021.

Several rounds of feedback received from Council is set out at Section 3.1, along with changes made to the draft proposal in response to Council feedback.

2.2. REFERRAL AUTHORITIES

Clause 52.20-5 requires comments from a referral authority who would have been referred a copy of the application under Section 55 of the Planning and Environment Act 1987 were it not for the exemptions in clause 52.20-2. There are no referral authorities identified within the Whittlesea Planning Scheme relevant to the proposed development. No significant negotiations with service providers in relation to infrastructure assets are anticipated.

2.3. COMMUNITY

A mailout totalling 132 letters accompanied by architectural and landscape plans was undertaken by Council on behalf of Baptcare Affordable Housing. All owners and occupiers within 150m of the site boundaries were notified (see consultation mailout radius map below). In addition, signs were erected on site for 21 days.

An online consultation meeting was held on Monday 18 October 2021 via Zoom from 6pm to 8pm. A total of 56 attendees from the local community and an additional 13 attendees representing Baptcare, Urbis and Clarke Hopkins Clarke were present. This consultation meeting provided information on BAH, the proposal and the planning process, the level of demand for affordable housing in the area, and allowed for questions and discussion with the project team.

A total of 95 emailed enquiries and submissions were received (refer redacted submissions at Appendix C). An email response was provided to each submission or enquiry received, with further information or clarification provided where necessary or where requested by the submitter.

A number of telephone enquiries and discussions were also held with individuals who sought to discuss the proposal and process further. These individuals were encouraged to put their submissions in writing.

The feedback received from the community, along with how it has been considered and responded to, is outlined at Section 3.2 of this report.

2.4. OVGA

A review by the Office of the Victorian Government Architect is required for projects in excess of three storeys or 100 dwellings. Given the proposal is for 48 dwellings with a maximum height of two storeys, the proposal was not required to undertake an OVGA review.



505 GILWELL ROAD, LALOR

SITE LOCATION

3. CONSULTATION FEEDBACK

3.1. COUNCIL FEEDBACK

Council was initially briefed on the proposal during the Rapid Grants Round in March 2021. At this point, feedback was sought on a preliminary concept design and layout. Council was generally supportive of the proposal and provided a number of high level comments, in addition to more specific guidance around the design of roads within the site if these roads were to be vested in Council in future. Email in appendix?

The revised design which was provided to Council on 20 September 2021 during the consultation process has been adjusted to respond to the preliminary comments of Council which were received earlier in the year. An official council response to the proposal was received on 8 November 2021, undersigned by Julian Edwards, Manager of Building and Planning. The letter provided broad support for the provision of new affordable housing within the City of Whittlesea:

On 15 March 2021, Council provided a Letter of Support in relation to the proposed Baptcare Affordable Housing. The Letter of Support indicates that the City of Whittlesea is one of the fastest growing Local Government Areas (LGAs) in Victoria and demand for affordable housing far outstrips supply. The proposed Baptcare Affordable Housing development will address the immediate need for additional affordable housing for people of the City of Whittlesea and will provide much needed local jobs in the municipality.

The proposed Baptcare Affordable Housing project has policy support within the Whittlesea Planning Scheme. Specifically, Clause 16.01-2L (Housing Affordability) and Clause 16.01-1L (Housing supply in established areas) provide this alignment and the proposal also aligns with City of Whittlesea's Social and Affordable Housing Policy (2012), as the project will provide vital housing to people experiencing homelessness and housing insecurity in the municipality.

Following the submission of the consultation pack on 20 September 2021, several emails with technical commentary were provided by council. The key message within this feedback was that Council would not consider taking on the new roads within the site if these roads did not meet requirements of Council's EDCM. This position triggered the need for a redesign to the road layout, which saw road layouts adjusted, a reduction in dwellings from 48 to 45, and an updated dwelling mix. This feedback and subsequent design responses are outlined below:

Summary of Council Feedback		
COUNCIL CONCERN	RESPONSE	CHANGE TO PROPOSAL
Engineering		
As there is no proposed carport/garage, all car parking spaces should only adhere to Table 2 within Clause 52.20 of the Whittlesea Planning Scheme. Car parking space dimensions to each dwelling/residential building have been provided in accordance with this clause.		
There are concerns of how access/egress will be provided to the most south-western car parking space within the development. Vehicle swept path analysis should be undertaken to demonstrate a motorist can enter and exit the car parking space in a forward direction in a maximum of 3 movements.	Swept paths have been prepared demonstrating access to/from the redesigned crossovers and car parks within the Mews Roads. The swept paths demonstrate that no corrective manoeuvres are required on either ingress or egress.	Traffic Report, OneMileGrid

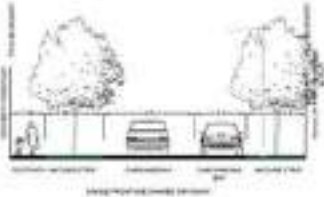
Summary of Council Feedback		
Dimensions have not been provided to the three (3) parallel parking spaces, which are required to be 2.3 metres wide and 6.7 metres long.	Following further feedback, the parallel parking spaces have been deleted.	N/A
Existing and finished surface levels should be shown on the plans to demonstrate that carparking and accessway gradients have been adhered to.	A plans showing existing site levels is included. The site will be generally flat prior to construction commencing.	TP01
Vehicle crossings to Pinetree Crescent are required be designed and constructed in accordance with Council Standard Drawing EDCM 503 (Heavy Duty).	Vehicle crossings to Pinetree Crescent comply with Council Standard Drawing EDCM 503.	TP05
Vehicle crossings from the internal accessways should be designed and constructed in accordance with Council Standard Drawing EDCM 501 (for single vehicle crossings) and EDCM 502 (for double vehicle crossings).	Vehicle crossings to parking spaces from the internal road network are designed in accordance with Council Standard Drawing EDCM 501 and EDCM 502.	TP05
It appears that the proposed eastern vehicle crossings will impact on the existing public lighting, Council drainage pit and speed hump within Pinetree Crescent. All existing infrastructure is required to be shown on the plans with minimum clearances to existing infrastructure to be provided in accordance with Council standard drawing EDCM 503 (Heavy Duty).	Existing infrastructure will be relocated as required, with clearances provided in line with Council requirements.	TP05, OneMileGrid FLP
It is recommended that a Car Parking Management Plan be prepared to distinguish the parking space allocation to each unit within a residential building. This will also satisfy Clause 52.20-6.20 to distinguish parking allocation between private tenancies and for public/communal use.	Car parks to Type D dwellings have been allocated, with the outer spaces allocated to the corresponding adjacent ground floor dwelling, and inner spaces allocated to first floor dwellings.	TP05
Indicative cross-sections of the internal accessways should be provided to demonstrate footpaths, nature strip areas, road pavement, etc.	A cross section will be completed during Detailed Design. Refer Civil sketch	FMG Engineering sketch

Summary of Council Feedback		
Convenient footpath links shall be provided between the inner footpath loop and the outer footpath loop to provide pedestrian connectivity within the development.	Convenient footpath connections have been provided to link the inner and outer footpaths.	TP05
All internal accessways should be retained in common property.	Comment noted. The proposal has been redesigned to allow for the roads to become public roads.	TP05
Corner splays must be provided accordingly.	Corner splays have been provided in line with EDCM requirements.	TP05
Waste management of the site must be undertaken internally by a private collection service and managed by the owner's/body corporation. A waste management plan must be submitted, identifying bin storage and waste collection demonstrating via the use of vehicle swept path plans, including the vehicle's ingress/egress from the site in a forward manner.	The proposal has been redesigned to allow for the roads to become public roads, and therefore bin collection will be provided by Council.	TP05
Following queries raised with Council around the feedback "all internal accessways should be retained in common property", Council provided the following further comments on the proposed road layout (8 November 2021):		
Council's development engineering has advised that it would not be appropriate for the internal roads to be handed over to Council unless there was a complete redesign of the road network to demonstrate compliance with the EDCM and other relevant guidelines, and private waste management is required.	A complete redesign has occurred to bring the site and road layout in line with requirements of Council's EDCM.	
Further, delivering Council road reserves constitute the subdivision of land. The Victoria's Big Housing Build policy (Clause 52.20) in the WPS does not apply to subdivisions so that a separate application would need to be provided similar to any other subdivision. Please note that the original Development Plan designated this area to be an 'Integrated Residential Age in Place Estate' see below link to development plan (page 24):	A superlot subdivision application has been made, outside of the Clause 52.20 process.	


Summary of Council Feedback

<p>The 'Integrated Residential Age in Place Estate' would generally be a Residential/Retirement Village which are normally controlled under a Body Corporate and not handed over to Council. Similarly to Residential/Retirement Villages, it is anticipated that the affordable housing will be rented out and owned by one entity, which is the reason why it should be retained in common property as residential buildings would still be controlled under a body corporate.</p>	<p>Baptcare Affordable Housing is a small housing provider who are not able to fund ongoing private waste collection. The site has been redesigned to ensure roads meet Council requirements, and can be vested in Council to become public roads.</p>	
<p>The proposal for the road reserves to be handed over to Council would require extensive rework of the whole development to ensure that the roads are in accordance with the Engineering Design Construction Manual (EDCM) and Council's Guidelines for Urban Development for Council to take ownership. The following concerns that the proposed development generates are, but not limited to;</p>	<p>The design has been revised in order to meet all EDCM requirements.</p>	<p>TP05</p>
<ul style="list-style-type: none"> Only one single width (3.5 metre) vehicle crossing to each allotment would be permitted, with a minimum clearance of 7.0 metres between vehicle crossings to allow a street tree within the nature strip and a vehicle to park on street without impacting on property access. 	<p>Each dwelling is provided with 1x single width crossover of 3.5m width maximum. Clearance of 7m between crossovers has been achieved.</p>	<p>TP05</p>
<ul style="list-style-type: none"> Lots should generally not have a dual frontage unless they are rear loaded from a laneway. Not providing a laneway compromises on nature strip opportunity as they have already shown. 	<p>Given the size and configuration of the site, and a number of competing requirements, some lots are dual frontage. The majority of dual frontage lots are rear loaded from the access laneway as sought.</p> <p>The remainder of dual frontage lots along the west boundary seek to address Gillwell Road whilst ensuring all vehicle movements occur within the site, rather than direct onto Gillwell Road. These lots provide nature strips in excess of 7m which support trees within the site. On balance, this is considered a suitable outcome in this instance.</p>	<p>TP05</p>

Summary of Council Feedback

<ul style="list-style-type: none"> Where would individual Council bins be placed within the internal streets, particularly between the proposed vehicle crossings and at the end of the proposed Mews Roads (extended driveway in southern corners) to not disrupt on vehicle access? 	Bin pickup locations have been indicated on plans for the Mews Roads dwellings.	TP05
<ul style="list-style-type: none"> Note that bin placement in Gillwell Road is generally unacceptable as they would be blocking a very large portion of indented parking spaces, as well as their being a bus stop that must be kept clear at all times. 	No bin pickup from Gillwell Road is proposed.	N/A
<ul style="list-style-type: none"> Footpaths would be required on both sides of the road. 	Footpaths have been provided on both sides of all roads.	TP05
<ul style="list-style-type: none"> Mews Road cross-section would need to be minimum 13.0 metres wide and reflect the below cross-section: 	Mews Roads have been updated to achieve a minimum width of 13m, with footpaths and street trees on both sides.	TP05
<ul style="list-style-type: none"> It is unclear how would the minimum building setbacks to Council road reserve impact on the development opportunity of each allotment. 	Comment noted.	
<ul style="list-style-type: none"> Proposed Pedestrian Link would likely be very narrow reserve narrow and would most likely not be supported. It is unclear what planting opportunities are there and is it easily accessible for maintenance? 	The pedestrian link has been deleted.	TP05
<ul style="list-style-type: none"> Property splays at all intersection and bends to maintain a consistent nature strip, adhere to sight distance requirements, etc. 	Property splays of 3x3m and 2x2m have been provided in line with EDCM requirements.	TP05
<ul style="list-style-type: none"> Stormwater Management Strategy for the site will need to be proposed, addressing Q5 and Q100 flows to the outfall. 	A stormwater drainage schematic has been prepared (and was provided to Council) which indicates flow direction, including the majority of flows directed to the south west.	FMG Engineering Stormwater Drainage Schematic

Summary of Council Feedback

<ul style="list-style-type: none"> It is unclear how will the rest of the development be impacted by the proposed alterations to the north west corner. 	Comment noted.	N/A
<ul style="list-style-type: none"> The 16.0 metre road reserve width to be consistent along the entire loop road, this is not achieved along the eastern boundary of proposed affordable housing 'D' style. 	The road alignment has been further updated to achieve the 16m minimum.	TP05
<ul style="list-style-type: none"> Property splays to be provided in accordance with Council's Guidelines for Urban Development: <ul style="list-style-type: none"> 3m by 3m at residential street intersections (including at sharp bends and Mews Road intersections); 2m by 2m at laneway entrances. 	Property splays of 3x3m and 2x2m have been provided in line with EDCM requirements.	TP05
<ul style="list-style-type: none"> There is no need for the 3x indented parking spaces on the north side of the east-west road as a 7.3 metre road is proposed, which allows on-street parking on both sides of the road. 	The indented parking spaces have been deleted.	TP05
<ul style="list-style-type: none"> Development Engineering still has concerns surrounding the management of minor and major stormwater flows from the development to the ultimate outfall. A Stormwater Management Strategy is required to be completed that highlight where these flows will be conveyed. Please note that this site was intended to drain toward the south west of the property and not to the north as per the point of discharge location. These need to be addressed before we can consider taking over ownership of the road reserve. 	A stormwater drainage schematic has been prepared (and was provided to Council) which indicates flow direction, including the majority of flows directed to the south west. Further clarity has been sought from Council regarding what they are seeking, however at the time of submission a response had not been received.	

Summary of Council Feedback

Summary of Council Feedback		
Urban Design		
Pedestrian access should be well-lit to support (perception of) safety and security.	Street lights are indicated on plans.	TP05
Ensure no visually obstructive landscaping that creates areas of concealment is introduced within the corridor.	Species have been selected and arranged to ensure no opportunities for concealment across the site.	FFLA Landscape plan
Avoid blank walls and incorporate windows (whenever practical) on walls next to the pedestrian access to facilitate passive surveillance.	The pedestrian access from Gilwell Road has been deleted	TP05
Units should avoid to have their side or rear fence adjacent to Pinetree Crescent and Gillwell Road.	Fences to the existing streets are a maximum of 1.5m and incorporate visually permeable elements and inset landscape areas to ensure a good public realm outcome with connection to / from the street.	TP05, TP09-11
SPOS should not be located immediately adjacent to Gillwell Road and Pinetree Crescent. We encourage SPOS to be located at the rear of the dwelling.	Location of POS with 1.5m fencing to Gillwell Road and Pinetree Crescent is considered a better design outcome than multiple crossovers and car parks.	TP05
Maintain vehicle access through the internal road to minimise crossovers on Gillwell Road and Pinetree Crescent.	No individual crossovers are proposed to Gillwell Road and Pinetree Crescent, with all vehicle access, new car parks and crossovers contained within the site. The new internal loop road connects to Pinetree Crescent in two locations.	TP05
Encourage higher tree canopies provision. Considering the size of the development, the number of trees proposed within the site is limited	The proposal has sought to maximise canopy tree cover in private open space areas, front setbacks, and along new accessways.	FFLA Landscape Plan
Council officers have some concerns with the proposed Street frontage to internal road. The units marked in red have blank walls fronting the road highlighted in orange (Road A). This is considered a poor public realm outcome, it is recommended that the units marked in red to front Road A instead of Laneway B.	A fence 1.5m in height is proposed to the POS of the central row of dwellings, in order to balance the need for privacy with the need to activate the frontage to Road A (as per diagram below). Laneway B is primarily for vehicle access, ensuring the primary internal road is activated and pedestrian friendly with limited crossovers. Under the redesign, double storey Type D dwellings are now located within the	TP05

Summary of Council Feedback



'central row' with first floor balconies further activating the main access road and adding further passive surveillance and connection.

3.2. COMMUNITY FEEDBACK

A total of 99 written submissions were received from the Lalor community. Whilst some submitters were in support of the proposal or were seeking to secure a home within the proposal for a family member, the majority of submitters raised a range of concerns with the proposal and were not in support. A number of matters were also raised in an online petition, which have been included in the table below. At the time of finalising this report, the petition had 803 signatures.

Full transcripts (with names and identifying information redacted) are contained in Appendix C. The concerns raised within all submissions and the petition are set out in the table below, sorted into categories, along with the applicant's response to each.

Summary of Community Consultation Feedback

COMMUNITY CONCERN	RESPONSE	CHANGE TO PROPOSAL
<u>Social Housing Use</u>		
Social housing use	The use of the site and proposed dwellings for social housing / affordable housing is not a planning scheme consideration.	Nil
Grouping of troubled people in one area, rather than spread through the neighbourhood	The proposal seeks to provide much needed housing on one site, as is the case with many Clause 52.20 projects.	Nil
Already new social housing being built in Epping, Wollert. There is a lack of demand in the area.	There is significant demand for affordable housing in this area. In March 2021 according to the Victorian Housing Register there were 443 single older people in the area needing affordable accommodation and there are very few single units in which to accommodate them. The area's waiting list at that time also had 309 families in need of a 3 bedroom house and 345 people in need of 2 bedroom units. The demand is further highlighted by Council - https://www.whittlesea.vic.gov.au/about-us/advocating-for-community-needs/social-and-affordable-housing/	Nil

Summary of Community Consultation Feedback		
Safety of the area -the social housing use may increase crime, theft, drug use, violence, noise	BAH requires tenants to let their neighbours live in peace, and does not tolerate anti-social behaviour. Should any problems with tenants arise, BAH and the Residential Tenancies Act have processes to deal with these problems. Noise will be of a residential nature and is suitable to the context.	Nil
Impact on property values	There are no planning controls within the planning scheme or Planning and Environment Act 1987 which require a responsible authority (in this case State Government) to determine the impacts of a proposal on land valuation.	Nil
Prestige area of Lalor	The proposal has been designed in a tenure blind manner utilising design elements common to the area, in order to fit comfortably with existing character.	Nil
Increased insurance premiums due to increased crime.	This is not relevant to the proposal.	Nil
Unightly, unkempt properties may result	The properties will be managed under the Residential Tenancies Act, like any rental property. Occupants will be required to maintain their home and garden appropriately.	Nil
Future plans to develop more social housing on adjoining land.	The balance of the land has an approval for a retirement village. This was approved at the same time as the residential aged care home that has now been constructed. Should Baptcare seek to alter the plans for a retirement village an application will need to be made to Council.	Nil
Built Form Feedback:		
Visually bulky	The proposal uses a mix of single and double storey forms as seen in the wider area. All buildings are well articulated and visually interesting, and set behind landscaped front setbacks to ameliorate the appearance of visual bulk. The redesign which has relocated the double storey forms to the centre of the site with only single storey dwellings around the perimeter / interface to existing roads will further assist in reducing perceived bulk.	TP05
Lack of Garden Area (and areas less than 1m included)	The provision of 'Garden Area' is not required pursuant to Clause 52.20. Notwithstanding, landscape areas have been maximised across the site whilst still making efficient use of the site and delivering much needed housing.	Nil

Summary of Community Consultation Feedback		
Deep soil area	The proposal provides a deep soil area of approximately 21% of site area.	Nil
Each dwelling is not provided 25sqm of POS	A range of private open space areas are provided, including those under and over 25sqm, in order to cater to the needs of future occupants. All private open space areas feature landscaping and can cater to the recreational and service needs of future occupants.	Nil
Landscape plan does not provide enough detail on mature height and canopies of the trees.	The revised landscape plan provides a planting schedule with information on tree species, mature height and mature canopy spread.	FFLA Landscape plan
Inadequate space for canopy tree planting in POS, especially where it is less than 25sqm. This will shade the clothes lines.	One canopy tree is proposed within each dwelling setback to Gillwell Road and Pinetree Crescent, and within each private open space area, in addition to street tree planting in a 'boulevard' style along the new internal road. The level of tree planting is in keeping with the level of planting and overarching landscape character of the surrounding area.	Nil
External storage is vulnerable to break ins, and should be within the dwellings	External storage for walk-up dwellings has been relocated to the internal lobby for added security. Storage for all single storey dwellings is located in fenced private open space areas	TP05, TP09-11
Setbacks to Gillwell Road do not reflect existing character of 4m+	Varied front setbacks of between 2.66 – 4.99m seek to balance the response to surrounding front setback character with the need to make efficient use of the site and meet Council requirements for the dimensions of the internal access road. Landscaping within the setbacks to Gillwell Road and Pinetree Crescent has sought to tie in with the surrounding front setback landscape character.	TP05
The setback of 2734mm to the corner of Gillwell and Pinetree is not accurate, the true setback would be less than 1m	Acknowledged. This setback has been increased to 3.81m under the redesign, and 'holds the corner', a common approach to corner lots.	TP05
Limited front setbacks will in turn not allow for landscaping in keeping with surrounding character.	One canopy tree is proposed within each dwelling setback to Gillwell Road and Pinetree Crescent. Most front setbacks within the site include one canopy tree. In addition, street tree planting in a 'boulevard' style is provided along the new internal roads. The level of tree planting is in keeping with the level of planting and overarching landscape character of the surrounding area.	TP05

Summary of Community Consultation Feedback		
Clotheslines within front setbacks to Gillwell Road does not align with neighbourhood character	Clotheslines do not directly abut the street frontage, and views to these private open space areas will be filtered via part-permeable, part solid fencing.	Nil
Solar array of 5.5kw for each dwelling will not fit on double storey typology, impacting 7.5 star rating	NaTHERS does not consider solar panels. Solar arrays have been revised to 4kw.	Nil
Landscape plan requires more detail around mature heights and canopy trees.	The updated landscape plan includes further detail on canopy trees, including mature heights and canopy spread.	FFLA Landscape Plan
Consistent two storey forms to Gillwell Road does not include some single storey forms as per neighbourhood character.	Double storey development is present in the surrounding area. The redesign which has relocated the double storey forms to the centre of the site with only single storey dwellings around the perimeter / interface to existing roads will further assist the proposal to sit comfortably in the surrounding context.	TP05
Speed hump on Gillwell Road already results in noise disturbance and house movement, and will be exacerbated.	The traffic volumes generated by the proposal are very low and are expected to be easily accommodated by the surrounding road network.	Transport Impact Assessment, OneMileGrid
Density of the proposal is out of character with the area	The surrounding area exhibits high site coverage with many dwellings built to one or both side boundaries. The proposal seeks to pick up on this streetscape rhythm whilst at the same time allowing for landscaping. The proposal has a site coverage of 30%, which is significantly lower than many surrounding residential lots.	Nil
The number of dwellings should be reduced.	The proposal has sought to strike a balance in making efficient use of the site in providing affordable housing whilst seeking to tie in with surrounding character. The redesign has resulted in a reduction from 48 to 45 proposed dwellings.	TP05
Dwellings / lots are too small	The lots make efficient use of the site whilst also catering to needs of future tenants who may be elderly or have limited mobility. Single level homes are of a size and layout that cater to these needs.	Nil

Summary of Community Consultation Feedback		
The new road should connect to Gillwell Road as per the original plan.	Connection of the internal site road to both Pinetree Crescent and Gillwell Road would result in a 'shortcut' bypassing the roundabout.	Nil
Transport Feedback:		
Traffic / congestion / parking impacts / lack of access to arterial road connections / emergency service access across the wider area / road safety for children / waste collection	<p>Traffic volumes generated by the proposal are expected to be very low, in part due to the affordable housing use, and are expected to be easily absorbed into the surrounding road network.</p> <p>The proposal provides car parking in excess of requirements at Clause 52.20, with one car park per dwelling and three visitor parks.</p>	Nil
Traffic surveys were conducted in lockdown conditions no reflective of normal traffic volumes	Traffic generation estimates by One Mile Grid were conservatively high. Traffic volumes generated by the proposal are expected to be very low, in part due to the affordable housing use, and are expected to be easily absorbed into the surrounding road network.	Nil
Lack of car parks proposed	The proposal provides car parking in excess of requirements at Cl. 52.20, via allocation of one car park per dwelling, and two car parks per Type F dwelling.	Nil
Road width of Pinetree Crescent, insufficient for movement and kerbside parking	The land is zoned GRZ and residential uses are anticipated on this site. The widths of surrounding roads and availability of kerbside parking are typical of the wider area and wider Melbourne, and the proposal will not result in unreasonable impacts on traffic movements and street parking beyond that expected in residential areas.	Nil
Limited public transport in the area	The proposal's design and density aligns with the level of intensity sought for the 'Suburban Residential Change Area' which recognises the level of public transport available to the site. Bus route 557 has a bus stop on the west boundary of the site on Gillwell Road. This bus route provides connection to a local shopping strip including Woolworths Lalor, as well as to train stations on the Mernda line.	Nil
Change to Approved Use and Development of the Land:		
Not aged care as previously proposed	Landowners are able to change their views on how to best use and develop their landholdings.	Nil
I would not have purchased my property had I know this site	Landowners are able to change their views on how to best use and develop their landholdings.	Nil

Summary of Community Consultation Feedback		
would not be developed with aged care, and developed with affordable housing		
The new road should connect to Gillwell Road as per the original plan.	Connection of the internal site road to both Pinetree Crescent and Gillwell Road would result in a 'shortcut' bypassing the roundabout. The new internal road has been designed to cater to the proposed use and anticipated vehicle movements generated.	Nil
Clause 52.20 Process		
Lack of consultation / letters not distributed widely enough	Consultation has occurred in line with Homes Victoria Consultation Guidelines and in accordance with the Consultation Strategy approved by Homes Victoria.	Nil
Consultation material was only distributed in English and does not cater to those with English as their second language.	The consultation was carried out in line with requirements of Homes Victoria, and the consultation strategy approved by Homes Victoria. Baptcare offered translators to liaise with residents who required them.	Nil
Whittlesea Council were not represented at the Consultation meeting.	Council were consulted separately. It was not appropriate for Council to attend the consultation meeting, given the need for independence from the Cl. 52.20 decision process.	Nil
Urbis and Baptcare did not circulate minutes following the consultation meeting, so items discussed were not captured.	At the consultation, attendees were encouraged to put their submissions in writing. Whilst minutes were taken, these cannot be distributed due to privacy restrictions.	Nil
A further meeting should be held with Urbis, Baptcare, Whittlesea Council, Minister for Energy Environment and Climate Change, and residents. Minutes should be taken and actions and decisions distributed after the meeting.	Consultation, including the meeting held, were undertaken in accordance with the consultation strategy approved by Homes Victoria.	Nil
The information pack was sent to some	Properties within 150m of the site were notified by mail in accordance with Consultation requirements of Homes	Nil

Summary of Community Consultation Feedback		
neighbours with the expectation they would distribute the information further	Victoria, There was no expectation or onus to distribute information further.	
Miscellaneous Feedback:		
Council is under administration and the development should be delayed until there is an elected member to support local residents	The consultation phase has been undertaken in line with Homes Victoria requirements. The provision of much-needed affordable homes is sought under the Clause 52.20 'fast-track' process, and should not be delayed indefinitely.	Nil
Not clear how the proposal will help the economy after the impact of COVID-19	The proposal will support and generate employment, particularly in the construction sector.	Nil
Lalor is already overpopulated	The site is a vacant lot which is zoned General Residential Zone. Residential development at the density proposed is anticipated on this vacant land. It is noted the proposal proposes fewer dwellings than the current aged care approval on this site (45 vs 53).	Nil
Density and COVID19 transmission	All dwellings and common areas have good cross-ventilation.	Nil
Capacity of local schools, services, infrastructure, playgrounds, sports grounds, hospital	It is anticipated that many future residents already live in the Lalor area, and these residents will not represent an increase in population or additional demand on local services and schools. The land is zoned for residential purposes and the provision of residential homes on the site is anticipated.	Nil
The proposal does not consider impacts on the local community.	The proposal has been designed in a manner which addresses planning considerations, including seeking to tie in with surrounding character.	Nil
Area needs other services such as library, shops, aged care, cafes, shops, sports facilities on this land.	Landowners can determine how to best use and develop their landholdings.	Nil
The Council should be involved, State Government are too far removed from the area to make good decisions	Pursuant to Clause 52.20, DELWP is the responsible authority on behalf of the Minister for Energy, Environment and Climate Change. Feedback from Council has been sought and considered during the consultation phase.	Nil

Summary of Community Consultation Feedback		
Too close to existing retirement home	Baptcare own and operate the existing residential aged care facility. The proposal's design, along with the focus on housing older people, are in harmony with the existing RACF.	Nil
Need housing for older Lalor downsizers to remain in the area	The proposal seeks to cater to older people in need of housing in the area, with compact homes designed for this purpose.	Nil
Air pollution, littering	Air pollution requirements within the planning scheme do not apply to residential developments and uses. There is no reason the proposal will generate litter, given recycle and waste bins are provided which will rely on Council collection, in line with arrangements for the surrounding residential area.	Nil
No nearby supermarket, chemist, other amenities to service the new population.	The proposal's design and density aligns with the level of intensity sought for the 'Suburban Residential Change Area' which recognises the level of public transport and amenities available to the site. Bus route 557 provides connection to a supermarket and chemist along with a range of other shops and services within the Lalor local shopping area to the east.	Nil

3.3. REFERRAL AUTHORITIES FEEDBACK

The application was not required to be referred to any external agencies.

CONCLUSION

The consultation phase in relation to No. 50S Gillwell Road, Lalor has been carried out in accordance with Homes Victoria Guidelines and with the Consultation Strategy approved by Homes Victoria.

Baptcare Affordable Housing has considered all relevant matters raised by the community, Council, DELWP and Homes Victoria, and has made some adjustments to the proposal's design as outlined above. As outlined, Baptcare Affordable Housing determined that some / many matters raised were not relevant to the planning process or did not require a change to the proposal, with the rationale for each set out within this report.

In summary, the final proposal submitted in conjunction with this report has appropriately responded to and balanced the consultation feedback, the site context, the planning policy framework and the requirements of Clause 52.20 Victoria's Big Housing Build.

DISCLAIMER

This report is dated December 2021 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Baptcare Affordable Housing (**Instructing Party**) for the purpose of Town Planning Consent Application (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A

COUNCIL FEEDBACK

8 November 2021

Mr Phil Gleeson
Urbis
Email: pgleeson@urbis.com.au

Dear Mr Gleeson,

Proposal: Baptcare Affordable Housing
Location: 50S Gillwell Road, Lalor

I refer to the Baptcare Affordable Housing Consultation Letter dated 29 September 2021.

On 15 March 2021, Council provided a Letter of Support in relation to the proposed Baptcare Affordable Housing. The Letter of Support indicates that the City of Whittlesea is one of the fastest growing Local Government Areas (LGAs) in Victoria and demand for affordable housing far outstrips supply. The proposed Baptcare Affordable Housing development will address the immediate need for additional affordable housing for people of the City of Whittlesea and will provide much needed local jobs in the municipality.

The proposed Baptcare Affordable Housing project has policy support within the Whittlesea Planning Scheme. Specifically, [Clause 16.01-2L \(Housing Affordability\)](#) and [Clause 16.01-1L \(Housing supply in established areas\)](#) provide this alignment and the proposal also aligns with City of Whittlesea's Social and Affordable Housing Policy (2012), as the project will provide vital housing to people experiencing homelessness and housing insecurity in the municipality.

Council Officers have reviewed the relevant information and offer the following technical commentary:

- As there is no proposed carport/garage, all car parking spaces should only adhere to Table 2 within Clause 52.20 of the Whittlesea Planning Scheme. Car parking space dimensions to each dwelling/residential building have been provided in accordance with this clause.
- There are concerns of how access/egress will be provided to the most south-western car parking space within the development. Vehicle swept path analysis should be undertaken to demonstrate a motorist can enter and exit the car parking space in a forward direction in a maximum of three (3) movements.
- Dimensions have not been provided to the three (3) parallel parking spaces, which are required to be 2.3 metres wide and 6.7 metres long.
- Existing and finished surface levels should be shown on the plans to demonstrate that carparking and accessway gradients have been adhered to.
- Vehicle crossings to Pinetree Crescent are required be designed and constructed in accordance with [Council Standard Drawing EDCM 503](#) (Heavy Duty).

Council Offices

25 Ferres Boulevard, South Morang VIC 3752

Mail to: Locked Bag 1, Bundoora MDC VIC 3083

Phone: 9217 2170

National Relay Service: 133 677 (ask for 9217 2170)

Email: info@whittlesea.vic.gov.au

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ABN 72 431 091 058

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- Vehicle crossings from the internal accessways should be designed and constructed in accordance with [Council Standard Drawing EDCM 501](#) (for single vehicle crossings) and [EDCM 502](#) (for double vehicle crossings).
- It appears that the proposed eastern vehicle crossings will impact on the existing public lighting, Council drainage pit and speed hump within Pinetree Crescent. All existing infrastructure is required to be shown on the plans with minimum clearances to existing infrastructure to be provided in accordance with Council Standard Drawing [EDCM 503](#) (Heavy Duty).
- It is recommended that a Car Parking Management Plan be prepared to distinguish the parking space allocation to each unit within a residential building. This will also satisfy Clause 52.20-6.20 to distinguish parking allocation between private tenancies and for public/communal use.
- Indicative cross-sections of the internal accessways should be provided to demonstrate footpaths, nature strip areas, road pavement, etc.
- Convenient footpath links should be provided between the inner footpath loop and the outer footpath loop to provide pedestrian connectivity within the development.
- All internal accessways should be retained in common property.
- Corner splays must be provided.
- Waste management for the site must be undertaken internally by a private collection service and managed by the housing provider. A waste management plan should be submitted, identifying bin storage and waste collection and demonstrating via the use of vehicle swept path plans, the waste vehicle's ingress/egress from the site in a forward manner.

Urban Design

- Pedestrian access should be well-lit to support (perception of) safety and security.
- Ensure no visually obstructive landscaping that creates areas of concealment is introduced within the corridor.
- Avoid blank walls and incorporate windows (whenever practical) on walls next to the pedestrian access to facilitate passive surveillance.
- Units should avoid having side or rear fences adjacent to Pinetree Crescent and Gillwell Road.
- Secluded Private Open Space (SPOS) should not be located immediately adjacent to Gillwell Road and Pinetree Crescent. Council encourages SPOS to be located at the rear of the dwelling wherever practicable.
- Maintain vehicle access through the internal road to minimise crossovers on Gillwell Road and Pinetree Crescent.
- Encourage higher canopy tree provision. Considering the size of the development, the number of trees proposed within the site is limited.
- Council officers have some concerns with the proposed street frontage to the internal road, the units marked in red have blank walls fronting the road highlighted in orange (Road A). This is considered a poor public realm outcome. It is recommended that the units marked in red front Road A instead of Laneway B (as shown below).

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If you have any questions regarding the above comments, please contact Sammi Xu or Robert Cobolli in the Building and Planning Department on 9217 2259. We would welcome a workshop with the relevant Council officers if needed to work through the items identified above.

Yours sincerely



Julian Edwards
Manager Building and Planning

Council Offices

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[REDACTED]

From: [REDACTED]
Sent: Monday, 8 November 2021 11:30 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: OFFICIAL: Homes Victoria and the streamlined planning pathway

Hi [REDACTED]

Council's development engineering has advised that it would not be appropriate for the internal roads to be handed over to Council unless there was a complete redesign of the road network to demonstrate compliance with the [EDCM](#) and other relevant guidelines, and private waste management is required.

Further, delivering Council road reserves constitute the subdivision of land. The Victoria's Big Housing Build policy (Clause 52.20) in the WPS does not apply to subdivisions so that a separate application would need to be provided similar to any other subdivision. Please note that the original Development Plan designated this area to be an 'Integrated Residential Age in Place Estate' see below link to development plan (page 24):
https://whittlesea.sharepoint.com/sites/act_regenf_plan_strat/LandUseStrategy/Forms/Current.aspx?FilterField1=Suburb&FilterValue1=Lalor&FilterType1=TaxonomyFieldType&viewid=b4f1a598-3cc9-480c-9d80-15b3b8ca4dcd&id=%2Fsites%2Fact_regenf_plan_strat%2FLandUseStrategy%2FLalor%2FDevelopmentPlan%28Amended%29%2FSeptember%202015%2Fepdf&parent=%2Fsites%2Fact_regenf_plan_strat%2FLandUseStrategy

The 'Integrated Residential Age in Place Estate' would generally be a Residential/Retirement Village which are normally controlled under a Body Corporate and not handed over to Council. Similarly to Residential/Retirement Villages, it is anticipated that the affordable housing will be rented out and owned by one entity, which is the reason why it should be retained in common property as residential buildings would still be controlled under a body corporate.

The proposal for the road reserves to be handed over to Council would require extensive rework of the whole development to ensure that the roads are in accordance with the Engineering Design Construction Manual (EDCM) and Council's Guidelines for Urban Development for Council to take ownership. The following concerns that the proposed development generates are, but not limited to;

- Only one single width (3.5 metre) vehicle crossing to each allotment would be permitted, with a minimum clearance of 7.0 metres between vehicle crossings to allow a street tree within the nature strip and a vehicle to park on street without impacting on property access.
- Lots should generally not have a dual frontage unless they are rear loaded from a laneway. Not providing a laneway compromises on nature strip opportunity as they have already shown.
- Where would individual Council bins be placed within the internal streets, particularly between the proposed vehicle crossings and at the end of the proposed Mews Roads (extended driveway in southern corners) to not disrupt on vehicle access?
- Note that bin placement in Gillwell Road is generally unacceptable as they would be blocking a very large portion of indented parking spaces, as well as their being a bus stop that must be kept clear at all times.
- Footpaths would be required on both sides of the road.
- Mews Road cross-section would need to be minimum 13.0 metres wide and reflect the below cross-section:

Can you please review and advise as soon as convenient?

Happy to discuss further.

Cheers

[REDACTED]
DIRECTOR

[REDACTED]
It's time to unwind.

Like many communities, the lockdowns in NSW and VIC have been a challenge for our own.

On Monday 1 November and Monday 6 December our #cityshaper offices in Melbourne, Geelong, Sydney and Parramatta will close so that our teams can relax, unwind and enjoy a long weekend.

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From: [REDACTED]
Sent: Monday, 8 November 2021 10:20 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: OFFICIAL: Homes Victoria and the streamlined planning pathway

Hi [REDACTED]

Thanks for your email.

Please find attached council's feedback letter to the proposed Baptcare Affordable Housing Project at 505 Gillwell Road, Lalor.

Regards,

[REDACTED] | Senior Planner
Building and Planning Department
City of Whittlesea

Phone 03 9217 2565 | Fax 03 9409 9890 | TTY: 133 677 (ask for 9217 2170)

web <http://www.whittlesea.vic.gov.au>

Street Address: Civic Centre, 25 Ferres Boulevard, South Morang, Victoria 3752 (Melway 183 A10)

Postal Address: Locked Bag 1, Bundoora MDC, 3083

From: [REDACTED]
Sent: Friday, 5 November 2021 5:01 PM
To: [REDACTED]
Subject: RE: OFFICIAL: Homes Victoria and the streamlined planning pathway

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Hi [REDACTED] and [REDACTED]

Happy Friday.

Community consultation has concluded for 50s Gilwell Road, Lalor.

The consultation summary report is currently being finalised by the applicant and responds to council officer level feedback. Is council intending to provide a formal position in response to the application?

Kind Regards

[REDACTED] (she/her)
Senior Planning Officer, Statutory Planning | Planning and Pipeline Development
Homes Victoria | 50 Lonsdale St, Melbourne, Victoria 3000
t. 03 9456 4105 | e [REDACTED] | www.homes.vic.gov.au



I acknowledge the Traditional Owners and Custodians of the lands on which I live and work and pay my respect to them, their cultures and their Elders past, present and future.



OFFICIAL

From: [REDACTED]
Sent: Wednesday, 18 August 2021 4:12 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: OFFICIAL: Homes Victoria and the streamlined planning pathway

Hi [REDACTED] and [REDACTED]

Thank you both for meeting with us earlier today.

We appreciate that there was a lot in the presentation, but hope it was informative for you and have attached the presentation and the 'consultation guidelines' to share with your team.

[Consultation](#)

With regard to consulting owners and occupiers, and noting the *Privacy and Data Protection Act 2014*, it is suggested that the best way forward is for Council to send out letters on behalf of HV and/ or Community Housing Associations on a fee for service basis. If you are agreeable to this proposal please let me know how HV can best approach your team and what information you would like us to provide you with (letter template, marked map, etc.).

Our HV team look forward to working collaboratively with you and your team in the future to deliver more social and affordable housing in your Municipality.

If you or your team have any questions regarding HV, the guidelines or Clauses 52.20 & 53.20 please contact me directly.

If you have any questions regarding the 50 Gilwell Road application please contact Leo who is copied in on this email.

Regards,

[redacted] (he/him)
Senior Planning Officer, Statutory Planning | Planning and Pipeline Development
Homes Victoria | 50 Lonsdale St, Melbourne, Victoria 3000
Ph: (03) 9500 7043 | Email: [redacted] | www.homes.vic.gov.au



I acknowledge the Traditional Owners and Custodians of the lands on which I live and work and pay my respect to them, their cultures and their Elders past, present and future.



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From: [REDACTED]
Sent: Thursday, 2 December 2021 1:30 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 50s Gilwell Road, Lalor

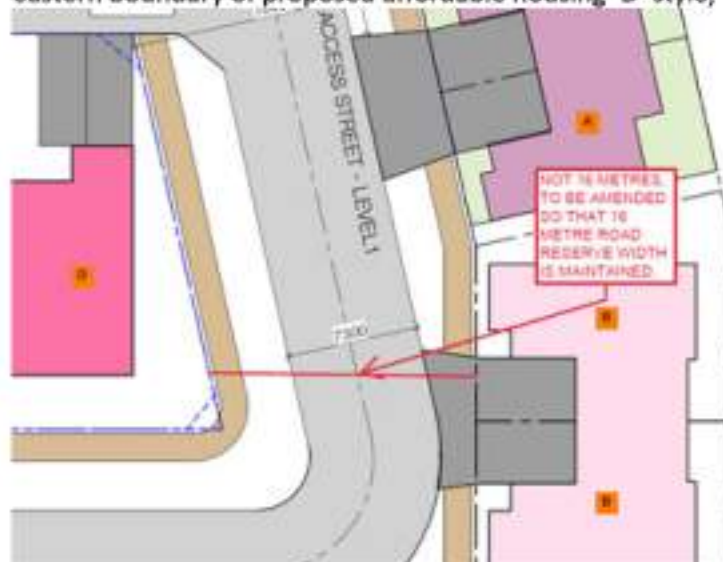
Follow Up Flag: Follow up
Flag Status: Flagged

Hi [REDACTED]

Thanks for your patience.

I can provide you with the following technical comments from our engineering team in relation to the proposed public road:

- The 16.0 metre road reserve width to be consistent along the entire loop road, this is not achieved along the eastern boundary of proposed affordable housing 'D' style,



- Property splays to be provided in accordance with Council's Guidelines for Urban Development:
 - 3m by 3m at residential street intersections (including at sharp bends and Mews Road intersections);
 - 2m by 2m at laneway entrances.
- There is no need for the 3x indented parking spaces on the north side of the east-west road as a 7.3 metre road is proposed, which allows on-street parking on both sides of the road.
- Development Engineering still has concerns surrounding the management of minor and major stormwater flows from the development to the ultimate outfall. A Stormwater Management Strategy is required to be completed that highlight where these flows will be conveyed. Please note that this site was intended to drain toward the south west of the property and not to the north as per the point of discharge location. These need to be addressed before we can consider taking over ownership of the road reserve.

Please do not hesitate to contact me should you require clarification of the above.

Regards,

[REDACTED] | Senior Planner
Building and Planning Department

City of Whittlesea

Phone 03 9217 2565 | Fax 03 9409 9890 | TTY: 133 677 (ask for 9217 2170)

web <http://www.whittlesea.vic.gov.au>

Street Address: Civic Centre, 25 Ferres Boulevard, South Morang, Victoria 3752 (Melway 183 A10)

Postal Address: Locked Bag 1, Bundoora MDC, 3083

From: [REDACTED]
Sent: Thursday, 2 December 2021 1:21 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: 50s Gilwell Road, Lalor

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Hi [REDACTED] / [REDACTED]

I hope you are both well.

As you are aware, we have been seeking to obtain some input from Council on the revised proposal for the site following the feedback from Council's engineers regarding the road details.

We are desperately seeking to meet with yourselves and Council's engineers at the earliest opportunity.

Can you please contact me so that we can discuss further?

Thanks

[REDACTED]
DIRECTOR

It's time to unwind.

Like many communities, the lockdowns in NSW and VIC have been a challenge for our own.

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Learn more about our [Reconciliation Action Plan](#).

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 December 2021 10:21 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 50s Gilwell Road, Lalor
Attachments: 210014_TP05_Overall Floor Plan Ground_m.pdf; 210014_TP06_Overall Floor Plan First Floor_h.pdf

Hi [REDACTED]

I hope you are well. Thanks for your on-going assistance with this project.

Please see attached the amended concept based on Council's comments below.

Can Council please review and advise further?

Happy to discuss further with you.

Cheers

[REDACTED]
DIRECTOR



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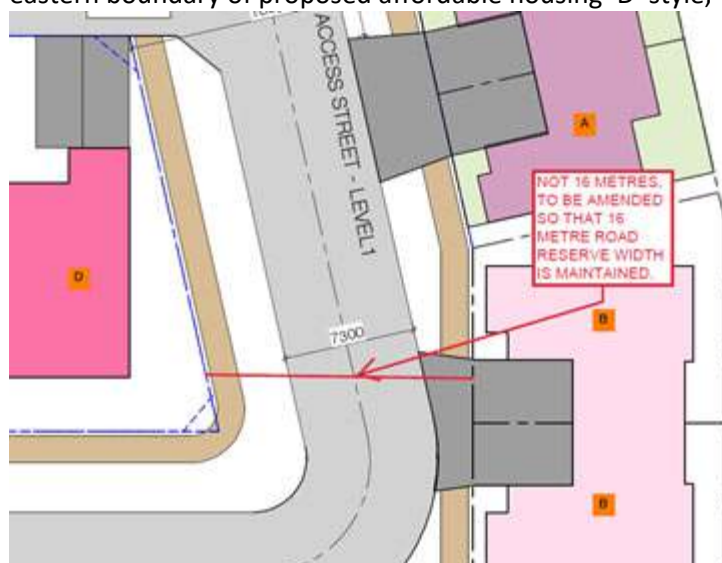
From: [REDACTED]
Sent: Thursday, 2 December 2021 1:30 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: 50s Gilwell Road, Lalor

Hi [REDACTED]

Thanks for your patience.

I can provide you with the following technical comments from our engineering team in relation to the proposed public road:

- The 16.0 metre road reserve width to be consistent along the entire loop road, this is not achieved along the eastern boundary of proposed affordable housing 'D' style,



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 - 3m by 3m at residential street intersections (including at sharp bends and Mews Road intersections);
 - 2m by 2m at laneway entrances.
- There is no need for the 3x indented parking spaces on the north side of the east-west road as a 7.3 metre road is proposed, which allows on-street parking on both sides of the road.
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Please do not hesitate to contact me should you require clarification of the above.

Regards,

██████████ | Senior Planner
Building and Planning Department
City of Whittlesea

Phone 03 9217 2565 | Fax 03 9409 9890 | TTY: 133 677 (ask for 9217 2170)

web <http://www.whittlesea.vic.gov.au>

Street Address: Civic Centre, 25 Ferres Boulevard, South Morang, Victoria 3752 (Melway 183 A10)

Postal Address: Locked Bag 1, Bundoora MDC, 3083

From: [REDACTED]

Sent: Thursday, 2 December 2021 1:21 PM

To: [REDACTED]

Cc: [REDACTED]

Subject: 50s Gilwell Road, Llor

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Hi [REDACTED] / [REDACTED]

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As you are aware, we have been seeking to obtain some input from Council on the revised proposal for the site following the feedback from Council's engineers regarding the road details.

We are desperately seeking to meet with yourselves and Council's engineers at the earliest opportunity.

Can you please contact me so that we can discuss further?

Thanks

[REDACTED]
DIRECTOR

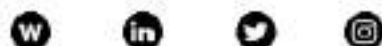
[REDACTED]

It's time to unwind.

Like many communities, the lockdowns in NSW and VIC have been a challenge for our own.

On Monday 1 November and Monday 6 December our #cityshaper offices in Melbourne, Geelong, Sydney and Parramatta will close so that our teams can relax, unwind and enjoy a long weekend.

**SHAPING
CITIES AND
COMMUNITIES**



OLDERFLEET, LEVEL 10, 477 COLLINS STREET
MELBOURNE, VIC 3000, AUSTRALIA
T +61 3 8663 4868

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).

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Development Summary

SITE AREA			0.86 Ha (Approx)
SITE COVERAGE			30% (Approx)
DEEP SOIL AREA			XXXXXX% (Approx)
SINGLE STOREY HOUSES			
A	TYPE A 1 BED, 1 BATH, SINGLE GARAGE	23 UNITS (51%)	
B	TYPE B 2 BED, 1 BATH, SINGLE GARAGE	4 UNITS (9%)	
TWO STOREY HOUSES			
D	TYPE D 1 BED, 1 BATH, SINGLE GARAGE	16 UNITS (36%)	
E	TYPE E 4 BED, 2 BATH, SINGLE GARAGE	2 UNITS (4%)	
TOTAL 45 UNITS			
1 BEDROOM (87%)			
2 BEDROOM (9%)			
4 BEDROOM (4%)			

Legend

- EXISTING TREES
- NEW TREES
NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.
- TITLE BOUNDARY
- 1500 HIGH SEMI-PERMEABLE VERTICAL SLAT FENCE
- 1500 HIGH SOLID VERTICAL SLAT FENCE
- 1800 HIGH SOLID VERTICAL SLAT FENCE
- PLANTER BOXES
- 1 EXISTING LIGHT POLE AND SIGN POST TO BE RELOCATED
- 2 EXISTING SPEED HUMP TO BE DEMOLISHED AND ROAD MADE GOOD
- 3 PROPOSED NEW LOCATION OF SPEED HUMP
- 4 EXISTING STREET TREES TO BE REMOVED
- 5 PROPOSED RAIN GARDEN



Development Summary

SITE AREA		0.88 Ha (Approx)
SITE COVERAGE		30% (Approx)
DEEP SOIL AREA		XXXXXX% (Approx)
SINGLE STOREY HOUSES		
A	TYPE A 1 BED, 1 BATH, SINGLE GARAGE	23 UNITS (51%)
B	TYPE B 2 BED, 1 BATH, SINGLE GARAGE	4 UNITS (9%)
TWO STOREY HOUSES		
D	TYPE D 1 BED, 1 BATH, SINGLE GARAGE	16 UNITS (36%)
F	TYPE F 4 BED, 2 BATH, SINGLE GARAGE	2 UNITS (4%)
TOTAL: 45 UNITS		
1 BEDROOM (57%)		
2 BEDROOM (9%)		
4 BEDROOM (4%)		

Legend

- EXISTING TREES
- NEW TREES
NOTE: SUFFICIENT OPEN AREAS TO MEET DEEP SOIL PLANTING REQUIREMENTS.
- TITLE BOUNDARY
- 1500 HIGH SEMI-PERMEABLE VERTICAL SLAT FENCE
- 1500 HIGH SOLID VERTICAL SLAT FENCE
- 1800 HIGH SOLID VERTICAL SLAT FENCE
- PLANTER BOXES
- 1 EXISTING LIGHT POLE AND SIGN POST TO BE RELOCATED
- 2 EXISTING SPEED HUMP TO BE DEMOLISHED AND ROAD MADE GOOD
- 3 PROPOSED NEW LOCATION OF SPEED HUMP
- 4 EXISTING STREET TREES TO BE REMOVED
- 5 PROPOSED RAIN GARDEN



APPENDIX B

COUNCIL ADMINISTRATOR BRIEFING MEMO

6 October 2021

Administrators
City of Whittlesea
Via email

Dear Administrators,

BAPTCARE AFFORDABLE HOUSING PROPOSAL - NO. 50S GILLWELL ROAD, LALOR

BRIEFING MEMO - CITY OF WHITTLESEA ADMINISTRATORS

INTRODUCTION

Baptcare Affordable Housing have put forward a proposal for 48 social housing homes at No. 50S Gillwell Road, Lalor, under the new 'Victoria's Big Housing Build' process. This memo sets out key information about the proposal and its benefits, those who it seeks to accommodate, and the approval process.

THE PROPOSAL

The proposal will deliver a total of 48 new homes to assist in alleviating some of the unmet need for social housing in Lalor. Future residents will be those on the Victoria Housing Register waitlist. Whilst the proposal will cater to this important unmet demand, it seeks to be 'tenure' blind, and integrate into the existing character via site and building design which complements surrounding character. Homes address the street frontage and provide passive surveillance and connection to the immediate area.



A render of proposed one-bedroom attached homes – CHC Architects



A render of proposed one-bedroom homes, with two ground floor homes and two first floor homes provided in each building – CHC Architects

The site is located at the corner of Gillwell Road and Pinetree Crescent, Lalor - alongside Baptcare's existing aged care facility on Pinetree Crescent. It seeks to complement this facility with a focus on housing older people in need of secure housing, via provision of 38 single bedroom homes. Of these, 26 are ground floor homes designed with mobility in mind, via zero thresholds, accessible or adaptable bathrooms, and compact low-maintenance private open space areas. The balance are provided at first floor level.

In addition to the single bedroom homes, 6x two bedroom homes and 4x three bedroom homes are provided, aimed at accommodating families of different sizes.

All homes are provided with one car space, and an outdoor private open space area in the form of a patio, yard, or balcony. Landscaping is proposed across the site – both within the front and rear setback of each dwelling, and along the new loop road which provides access throughout the site and connects to Pinetree Crescent.

Victoria's Big Housing Build Development Standards which ensure appropriate outcomes in regards to site layout, building design, car parking and access, landscaping, internal amenity and off-site amenity have been considered and addressed in the proposal.

THE PLANNING APPROVAL PROCESS

To facilitate the Big Housing Build Program, the Victorian Government introduced a new clause into planning schemes across Victoria, including the Whittlesea Planning Scheme. *Clause 52.20 – Big Housing Build* streamlines the planning assessment and approval process for social and affordable housing projects. Under Clause 52.20, applicants must first seek feedback from the community and Whittlesea Council, including Administrators. This feedback is then considered before the application is finalised and submitted for assessment by the Department of Environment, Land, Water and Planning on behalf of the Minister for Energy, Environment and Climate Change. This streamlined process is different from the normal application process as feedback is sought before submission of the application, rather than after an application is submitted. This allows for feedback to be incorporated into the final design before it is submitted for assessment.

This proposal is currently in the consultation phase, with owners and residents within 150m of the site recently notified via letter and provided with plans and access to additional supporting information. This can be accessed at <https://www.baptcare.org.au/services/housing/affordable-housing>

Due to current Covid-19 restrictions, an information session for surrounding residents and interested parties will take place online. This is occurring on Monday 18th October at 6-7pm. Members of the



project team including Baptcare Affordable Housing and the project architects, CHC Architects, will be available to outline the project and answer questions.

Feedback on the proposal is currently being gathered from the community, Council officers, Homes Victoria, and Administrators. Once the consultation period concludes on Monday 25th October, feedback will be considered and included in a report which will be submitted with the application to the Department of Environment, Land, Water and Planning. This report will detail how the feedback has been considered and any changes made to the proposal as a result.

CONCLUSION

We would welcome the opportunity to discuss this important and much-needed proposal at Lalor with you further. Please contact Phil Gleeson on 03 8663 4949 or Helen Allison on 03 9617 6632.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Phil Gleeson".

Phil Gleeson
Director
03 8663 4949
pgleeson@urbis.com.au

APPENDIX C

COMMUNITY FEEDBACK

Item	Comment
1.	No
2.	<p>Dear Mr Gleeson</p> <p>Thank you for your time</p> <p>We are expressing our deep concern in relation to the new project,</p> <p>We believe its not suitable place and the area needs other important facilities like library and shops, and Aged care unit. more important than commission house,</p> <p>We are living in area ever body like to live in, safe, quite and never hear any bad reputation .</p> <p>Please consider you plan at other area.</p> <p>In fact ,there are no enough large street to tolerate the congestion of the traffic,</p> <p>I appreciate your time and consider other spot .</p> <p>[name redacted]</p>
3.	<p>Hello we live in the Mosaic estate and DO NOT WANT commission housing built in our area.</p> <p>We appose the development and think this will be a monstrosity and a disaster to the area.</p> <p>Thanks [name redacted]</p>
4.	<p>Good afternoon,</p> <p>I would like to be involved (to virtually attend) the 'interactive online forum' for the above mentioned Project.</p> <p>I am not supportive of the current plans / proposal to build 48 dwellings on the allocated 8632 SQM of this land.</p> <p>At less than 180 SQM per dwelling - it is hard to imagine how these conditions would be attractive or appropriate for this area.</p> <p>The vehicle traffic for such a development would be far greater than what would be sustainable or suitable for the area - and access to and from the land is not well supported by arterial roads - just small, tight, and limited suburban streets that drive past or near kids play areas and schools.</p> <p>It has been over 10 years since we bought 'our' land in this estate, when we were told of the impending retirement village to come. We were about to have our first child, and had parents entering retirement age - so this was a large part of the appeal to the area and influence on our decision to move / purchase here.</p> <p>Now we find that not only has it taken 10+ years for Baptcare to develop this land . . . but they want to do THIS with it?</p> <p>I am looking forward to hearing you 'pitch this' to the local community for their support.</p> <p>Regards,</p> <p>[name redacted]</p>
5.	<p>I would like to express my anger, disappointment and to OBJECT STRONGLY that this project has been proposed without letting all people in the estate know about it. Surely if you are going to turn a prestige pocket where houses are selling for a million dollars into a ghetto the whole estates of Carlingford and Mosaic,</p>

as well as the houses in the surrounding streets in the older part of Lalor have a right to be informed of your plans. It feels like you have been very sneaky in not advising the whole community. What sort of community consultation is that? This will affect all of us. What a disgrace. This is a quiet, safe area with a lot of young families and elderly people who have worked hard to build their homes and enjoy a quiet, safe environment now have to live with the fear of having the possibility of unkept unsightly properties on their doorstep. While I appreciate the need for low cost housing and that not all people in need of this are of bad character, with such a high concentration of commission houses in one spot, the chances of it attracting tenants of a bad nature is very high. There are already 1500 low cost houses being built in Epping. I repeat this pocket of Lalor has a lot of prestige properties and with the building of this project the values of these properties will plummet significantly and the residents will now have to in all probability, lose their meat, well looked after safe environment. I have told as many people as I can who live in the area about this project, and none of them knew about it. There is a lot of empty land in other areas, why ruin our neighbourhood! I wish to join the zoom meeting on 18 October.

6. Hi Phil

I am a resident in the community of the mosaic estate in Lalor. I am writing to express my concerns regarding the proposed housing (commission) you intend to build in my community. When we built (bought) our family home the original planning scheme was for a retirement village for seniors. The plans for the development proposed seems quite excessive and unnecessary. I do not oppose affordable housing but what I do oppose is a proposed mass social housing being set up on my door step. Affordable housing should be something that is integrated and scattered throughout the community. The people in need of these homes should be integrated into communities and not plonked in the one spot.

We should not be building Mass housing in one isolated area in our suburbs where families have worked hard to build their livelihoods. I stress that this proposed development is unnecessary. affordable housing is currently under construction in New Epping. literally a couple of kms down the road.

I ask that the proposal be withdrawn and reconsidered on the grounds of concern for the local community. There are many concerned families in the area who are frightened at the prospect of this development going ahead.

Grounds for withdrawal of your application:

1. Social housing or affordable housing aka commission homes should not be Combined in masses. These houses should be integrated into the community seamlessly without obvious means to ensure the community maintains its prestige and avoids Troubled families congregating, as this allows negativity and distractions towards those who are trying to put there lives back on track.
2. There are excessive amounts of social housing already under construction in New Epping. only 2 km down the road. Its unnecessary to also bring another Precinct to one of the most prestige zones in the suburb of Lalor.
3. The initial planning scheme was for a retirement village. privately owned villas for the elderly. This was on all the marketing for Mosaic and Carlingford estate. Not a social housing precinct. These are very different. Owners in this area have paid premiums for the land in this suburb based on original planning. If this proposal was in the planning scheme I sense that the success of the sales in the area would have been quite different as would the value.
4. I can 100% uphold that if this planning scheme was positioned in the original marketing of this estate i would NOT have purchased my home here at a premium price as would a large portion of other home owners in the estate.

To the parties involved in this proposal, I strongly oppose this proposal for social housing at 50s Gilwell Rd Lalor. Please take the time to respond to my concerns at your earliest convenience. Please advise what this feedback means and who will receive it and consider it & why have residents not been given ample notice about this proposal? only a portion of the residents received a letter regarding the proposal. This seems sneaky and disguised.

It has come to the point where development of further construction in our community needs to stop, and enjoy a well-developed area.

IT IS NOT ALL ABOUT SOCIAL HOUSING:

We are currently managing a population of an estimated 23,000 in Lalor alone (this is based on 2016 census report). This entails an average crime rate of 228 per quarter (based on 2017 stats) we assume this has close to double by now.

It also appears The social housing development of (50S Gillwell Road, Lalor) has further plans to develop more than the 48 allotment, this is unclear.

Planning is already showing cracks by not being able to cater for required car space, and assuming that a percentage will not have their own transport , I can already see issues with off road parking. This to me shows no consideration towards existing residence.

WE LIVE IN AN OVER POPULATED SUBURB; WE NEED TO START TAKING INTEREST IN OUR SURROUNDINGS AND GET INVOLVED

7.

URBIS

LEVEL 104
77 COLLING STREET
MELBOURNE VIC 300003 9221 0000
03 9221 0000
MBA 36110 200 210

CONSULTATION FEEDBACK FORM

BAPTCARE AFFORDABLE HOUSING PROPOSAL NO.

50S GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Planning Victoria to be made publicly available following a decision on the proposal.

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal:

We reject this plan due to it deviating from the original plan, we had paid a premium price to stay in Posable Living Development and we expected Baptcare to stick with their original plan to build a retirement village. There is a need for a retirement village here.

Currently, Pinetree Crescent is already experiencing traffic congestion due to visitors to the Baptcare Aged Care, parking on the streets rather than the residents. Mind you, it is not as if the Aged Care facility doesn't have its own parking. Why do the visitors need to park on the road? We see almost the same cars daily. We see ambulances arriving almost daily, with an occasional fire truck, to the facility. The need to this new development is best to branch out and end at Gillwell Road as per the original plan.

The council should be involved in this plan because it is local. Not sure having the state government to be involved is a good idea. They are too far away and no clue about the needs of the people living here. Also made worse by Baptcare receiving money from the government for this development. Almost like a "bribe".

The "Best Interest" of the current residents that will be impacted should also be considered shouldn't it? We bought our home on Pinetree crescent in good faith and accept the purchase with the knowledge that the retirement village will be built as planned on "Gillwell Road" (not a social housing).

How will you be affected by the proposal:

We are owner/occupier of our property and so we are likely to suffer from property devaluation due to the social housing. Such developments should have been included in the original plan, even before the first land was sold.

The traffic congestion will likely get worse, resulting in delays for emergency services to get to the aged care and to other residents in this area.

There is also not sufficient parking on Pinetree Crescent (There is no road shoulder parking lots dedicated for parking unlike Gillwell Road)

Having a road opening in front of our home will increase the risk of accidents from the oncoming vehicle that are turning.

This development will likely introduce "antisocial characters", other than the unfortunate elderly, to our immediate vicinity. My home faces to 2/3 bedrooms units. Why should we bore the brunt of it? We haven't done anything wrong.

Apparently, we no longer have the option of a retirement village due to reasons claimed by Baptcare. If Baptcare can't build a retirement village due to these reasons, they should sell the land for more private housing development. Don't force your stake down the Pinetree living residents' throats.

Signature:

Date:

20/10/2021

Limited Audience

7 b.

We are emailing you regarding the development of social housing on the empty land, next to Baptcare Aged Care. Before we bought the land, we knew that the land opposite ours would be developed as a retirement village. Seems that Baptcare is deviating from its plan again. We, like most of my neighbours, oppose the building of the housing. Below are the reasons.

- Social housing is a broad term. It can also mean commission housing. We paid a high premium to stay in Mosaic Living Lalor, your development will highly likely destroy our property's value. One of the houses near us already broken \$1000,000 mark years ago. We don't want to think what will happen to the poor owner's property value. Compared to the rest of Lalor, Mosaic Living and Carlingford developments command higher premium in land sales. Look up realestate.com.au to see the property prices in our immediate area. Just imagine what your development will do to it.
- The road width of Pinetree Crescent was not build for high volume of vehicle flow purpose. The road (at Pinetree Crescent) is small, narrow and there are no road shoulder for parking compared to Gillwell Road which is wider and if the entries for the new development are built on Gillwell Road, this will help with the influx of vehicle and movement of the new development.
- Since the opening of the current retirement home, there have been an influx of visitors parking on the road side and has cause significant congestion at times. It is also important to note that emergency vehicle (ambulance/fire engine) does come through Pinetree crescent due to emergency (we have witness this may times at the retirement home) hence the proposed building of the two road entries/exits on the vacant plot, connecting Pinetree Crescent, does not help in maintaining a free flow of traffic.

Please seriously consider our concerns. We are still waiting for the scheduled zoom meeting link, scheduled on 18/10/2021 6pm.

Regards

[name redacted]

[street number redacted] Pinetree Crescent, Lalor

8.



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3008

URBIS CONSULTING
URBAN DESIGN
AND LANDSCAPE ARCHITECTS

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 505 GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Homes Victoria to be made publicly available following a decision on the proposal.

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal:

We do not support this proposal.

How will you be affected by the proposal:

We were under the belief that it would be a retirement village. We would not have built here if we knew it would be for affordable housing.

Signature:

Date:

11/10/2021

8 a. To whom it may concern,

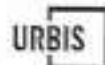
I am deeply concerned that you have not sent out the information packs to all of the residents in the Mosaic community. My mother also lives in the estate and she did not receive one. She strongly opposes this development, just as I do, but how can her voice be heard?

	<p>There are many of us who are against this proposal. However you have not allowed all of us a voice. I work on Mondays and will not be able to attend your online forum. So I want to express my objection in this email.</p> <p>This community is a lovely little pocket of Lalor. Bringing in this development will disrupt that. It will become congested and there will be much more traffic with no major roads to facilitate the extra cars. There are many units being built in the neighbouring suburbs and thus it is not required here in our community.</p> <p>I have also submitted my opposition to the development in the feedback form you sent us, but I would like you to add this email to your correspondence to the State Government as part of their assessment of the proposal.</p> <p>Thanking you kindly,</p> <p>[name redacted]</p>
9.	NO
10.	<p>Dear All,</p> <p>Objections against the Proposed Community Housing Project-50s Gilwell Road, Lalor</p> <p>As residents of this area, we strongly object to the above-mentioned community housing project. This comes as a rude shock to thousands of residents who bought their lands and built their houses with hopes to live in a peaceful location.</p> <p>We, ourselves, have invested our savings in this present location due to its convenience and peaceful neighbourhood. When we bought our land, we did not see the exact place, but went ahead as the property was situated in a convenient location, close to all local amenities. We were given hopes that we could live here without any further disturbances of a mega-project taking place except for a retirement village that was a desirable feature in a quiet neighbourhood. All our neighbours were given this hope.</p> <p>We now realise that the hopes we were given are false. The developers waited until every plot of land has been sold at exorbitant prices. Some very close to the Freeway, with high noise levels, have been bought due to the attractive prospects of living in this area. However, the very best location, close to the main roads, bus-stops and every other facility, is to be utilised for an affordable housing project. Is not this a violation of rights of the thousands of residents?</p> <p>Every time we renew our insurance policies for home and vehicles, the premium is increased. On enquiry we are continuously told that it is due to the crime rates in Lalor. Does this community housing project mean even further increases? Could not this be the epicentre of further crimes? We all are very concerned.</p> <p>We do not object to all people having a decent living, but we object to the way this whole concept of a community housing project in one place is going to disturb the lives of thousands of families.</p> <p>We earnestly request you to stop this.</p> <p>Kind Regards</p> <p>[names redacted]</p>
11.	Hi

	<p>I am writing to state my opposition to this proposal in Lalor.</p> <p>This project is unwanted.</p> <p>We are a small and fairly new estate and to have a housing commission has shocked us.</p> <p>We will fight this and will take all necessary action to fight this. Local council has been contacted as well as lawyers. Local real estate and businesses have and will oppose this also.</p> <p>There is enough trouble and issues in the north. So much pressure put on the police to then have so many of low socio economic in the area.</p> <p>You have failed to contact all the houses in the estate and I'm doing so have rattled the community.</p> <p>This plan will not go ahead - we will not allow it.</p> <p>Please add me to the meeting in October. We shall talk then!!!</p> <p>[name redacted]</p>
11 a.	<p>Just a question- had this proposal been confirmed or is it still a discussion to be had with the community? Or is this just a zoom to present what is already to be enacted?</p> <p>Is there a chance this will not go ahead?</p> <p>Seems from all the information online that there has been a lot of money and a lot of work done into this and having this meeting is just to lie to us about the housing co</p> <p>[name redacted]</p>
12.	<p>Hi</p> <p>I have just seen this advertised on the local Fbook page and was wondering why this has not been communicated with all residents in the local area. I live on Pelister Fairway which is very close to the proposed site, I would not have know about it hadn't it been for someone else sharing on Fbook.</p> <p>My questions are:</p> <ol style="list-style-type: none"> 1. Is this Commission housing ? Or affordable housing for retired people? 2. Has this been approved for construction? 3. What is another proposal you have with this location? <p>As a home owner in this area I am happy for a retirement complex to go ahead ans expand but there is a difference between retirement complex and commission homes.</p> <p>It was my understanding when I built my home in the area that there would be a retirement complex but there was no mention of commission or affordable housing. Surely as a community we would have a say in the matter? Esp when the value of our homes will decrease.</p>

	<p>They are already building affordable housing in epping which is down the road I do not think it is necessary in our area.</p> <p>Why not use the space to enhance your facility for the people living within your organisation?</p> <p>Please be advised that the community will be taking this forward and making a stand against any commission homes if this is in deed your plan.</p> <p>Kind regards [name redacted]</p>
13.	<p>Good afternoon Phil and Helen</p> <p>Have received a notification via mail that there is an intent to build Commission Housing at 50 Gillwell Road Lalor. I oppose to this building development as</p> <p>Firstly this is in too close a proximity to Aged care facilities property and that could in itself become a security issue for the elderly living there, also being on a corner allotment, will create congestion to the main road, being (Gillwell Road) which most current residents use to access their homes. Especially during peak hour period, the road can become quite congested. Also building this development will indeed bring down the value of existing homes, that people have painstakingly created. Lalor residence <u>do not</u> want our suburb to turn into a Broadmeadows area under any circumstances</p> <p>The proposed site should be utilised for either a Childcare centre, Kindergarten or Aged retirement facility, whereby existing residence can cohesively exist with minimal disruption</p> <p>All residence in Prilep Heights have voiced their concern and plan to protest and sign a petition. We DO NOT want Commission Housing developed</p> <p>Thank you</p>
14.	<p>Hi Phil & Helen,</p> <p>Please find consultation feedback form attached.</p> <p>We are writing to provide our feedback and express our concerns over the proposed affordable housing development in Lalor.</p> <p>Evidence shows that with the introduction of community housing crime, drugs and theft increase in the neighbourhood thus driving property values down.</p> <p>Also considering the accomodations are built very densely the traffic and congestion increases will be felt.</p> <p>We have purchased in a good area and we do not want to see this change nor the value decrease for something that could have been avoided.</p> <p>Concerned. [names redacted]</p>

15.



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

03 9220 2211
03 9220 2212
03 9220 2213

CONSULTATION FEEDBACK FORM

BAPTCARE AFFORDABLE HOUSING PROPOSAL

NO. 505 GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by
Homes Victoria to be made publicly available following a decision on the proposal

Name

Address

Postal Address

Email Address

Telephone Number

Please provide your feedback on the proposal

Accommodation very dense &
will create more traffic &
congestion.

How will you be affected by the proposal?

Value of our property will be decreased.
It has been shown that crime, drugs
& theft increase with the introduction
of community housing. We did not
purchase in a good area to have this

Signature

Date

5/10/21

16. Subject: NO COMMISSION HOUSESSSSS

May u please not build houses near me thank you

16 a.

No! No!

17.	<p>Hi Phil / Helen,</p> <p>I was unable to attend the session last night regarding Gillwell Road due to other commitments – is there a recording available by any chance?</p> <p>I am a local resident and would like to hear what was discussed.</p> <p>Please let me know when possible.</p> <p>Thanks</p> <p>[name redacted]</p>
18.	<p>RE: Commission apartments in Lalor</p> <p>To whom it may concern,</p> <p>I oppose to apartments being built in this area.</p> <p>Thank you</p>
19.	<p>Dear Phillip Gleeson</p> <p>I want to voice my strong objection to the development of commission houses on Gillwell st Lalor.</p> <p>My objections are as follows</p> <ul style="list-style-type: none"> - concerns about the amount of traffic that will on Gillwell st - 150 units is going to cause major congestion and density in the area. - concerns on property prices dropping in the area. <p>I have chosen to live in Carlingford Estate as there is a beautiful park on Kingsway Way for children to enjoy, this will be a safety issue with traffic and the amount of people gathering at the park.</p> <p>I would appreciate your support in stopping the development.</p> <p>Regards</p> <p>[name redacted]</p>
20.	<p>To whom it may concern,</p> <p>I refer to your letter regarding the Baptcare Affordable Housing Proposal for No. 50s Gillwell Road, Lalor.</p> <p>We believe that when the Baptcare Aged Care service was being developed, we were told via documents that it would not only be an aged care service but also a retirement village. According to the documents that you have sent and having had discussions with some of the residents of Pinetree Crescent regarding this project, it doesn't state anything about this project being a retirement village. My question to you is, why are we being told that this is now going to be developed into a housing project and not a retirement village? I feel this is rather contradicting and deceitful to inform the residents of one thing and then tell them another.</p> <p>My mother, myself and some of the residents would like to express our dismay with the proposal of the Baptcare Affordable Housing Project. We believe that this will become an issue for the neighbourhood. Our concerns are that there will be drug and alcohol issues, violence, excessive noise and further car parking issues. We already have issues with excessive noise from drivers speeding all the time, especially at night, and making skidding noises to show off. In the past, this has resulted in an accident in front of my mother's house involving my previous car. Also, we have an issue with the car park of the Baptcare Aged Care Service. I raised the matter with Baptcare that this would potentially cause another accident as we cannot see whilst reversing from our driveway. They informed</p>

	<p>their staff and I mentioned that they should consider building a car park to allow their staff members and the public to use rather than block our view on the side of the road. I approached the City of Whittlesea, regarding the carpark matter and submitted photos only to receive the response of "You have a driveway", I found this to be a very rude and blasé response.</p> <p>We are extremely concerned about our safety and would like for this matter to be resolved carefully.</p> <p>Thankyou for your time</p> <p>[name redacted]</p>
21.	<p>Hi Phil and Helen,</p> <p>I'm writing this email to express my concern about the proposed affordable housing development proposed at 50s Gillwell Road, Lalor.</p> <p>Below are a couple of key points I would like to express why my family and I object to the building of affording housing in the new estate in Lalor .</p> <ul style="list-style-type: none"> • There has been a complete lack of community consultation to the point that only the resident that live right next to it where informed of this proposal and I live 2 streets away and wasn't advised. • The estate is small and lacks the infrastructure required for a build this big. The only public transport we have is a bus. • The estate is already over populated we already have affordable house being built around the corner next to Epping hospital and also Wollert. Why is still required? • Why would you put affordable housing next to an age care facility. It doesn't make sense. • When I purchased the land 10 years ago I was advised that the land would be for an age care centre and also a retirement village which I was happy with why have these plans changed. • The fact that the state government is pushing this in Lalor is a concern as it's a complete conflict of interest as the administrator running the council are members of the state government that were out in their positions and not elected members from the community. • The area doesn't have public transport, shops and schools to cater of the amount of people planned in the estate. <p>I'm not against affordable housing and understand the need but you need to understand the location you plan to put it in. It makes no sense to make one in Epping which is 2 min away from this proposal. Epping will be housing another 1500 people but it makes sense to have it there as it next to the hospital, public transport and shopping centre. Gill well road is not required and am completely against it.</p> <p>Can you please send me the link for the online meeting for tomorrow Monday the 18th.</p> <p>Thank you for your time to read my email. I hope the right decision is made for the best interest of the community</p> <p>Regards,</p>
22.	<p>Hi Helen ,</p> <p>Trust you are well.</p> <p>I wanted to provide you my feedback in regards to S50 Gillwell Rd, Lalor. There is no reason why to develop these commission homes when they are being built 1.5km away in Epping so why do we really need them so close together? The only reason I purchased my expensive home is because I did my research on having the local footy and soccer oval, local shops and being in a friendly and safe area. By you developing these commission homes you are just increasing the crime rate in the area and I won't feel safe having my children play on the oval especial when these homes are across the road.</p>

	<p>You made us to believe that area will be a retirement home which we need more of. I strongly disagree with this new development and believe we have been lied to by false advertising stating it was all going to be retirement homes. We have all paid big dollar in the area for our homes for now only to have the value reduced.</p> <p>I don't want my kids growing up in the same street as the commission homes. This has brought so much stress and anxiety not only to my family and all the neighbours around.</p> <p>I would also like to register the online forum on Monday 18th October 2021</p> <p>Kind Regards,</p>
22 a.	<p>Hi Phil, Trust you are well.</p> <p>I wanted to provide you my feedback in regards to S50 Gillwell Rd, Lalor. There is no reason why to develop these commission homes when they are being built 1.5km away in Epping so why do we really need them so close together? The only reason I purchased my expensive home is because I did my research on having the local footy and soccer oval, local shops and being in a friendly and safe area. By you developing these commission homes you are just increasing the crime rate in the area and I won't feel safe having my children play on the oval especial when these homes are across the road.</p> <p>You made us to believe that area will be a retirement home which we need more of. I strongly disagree with this new development and believe we have been lied to by false advertising stating it was all going to be retirement homes. We have all paid big dollar in the area for our homes for now only to have the value reduced.</p> <p>I don't want my kids growing up in the same street as the commission homes. This has brought so much stress and anxiety not only to my family and all the neighbours around.</p> <p>I would also like to register the online forum on Monday 18th October 2021</p> <p>Kind Regards,</p>
23.	<p>Subject: Development in lalor</p> <p>NO</p>
24.	<p>Dear Helen,</p> <p>Thank you for your reply and pointing us to the provisions of the Victoria Big Housing Build.</p> <p>This makes it quite clear to us that the proposed project is in fact not a retirement village. From this document we found, to quote: "Affordable housing is a broad term describing housing suitable for the needs of a range of very low to moderate income households and priced (whether purchases or rented) so these households can meet their other essential living costs; and Social Housing is an umbrella term that includes both public housing and community housing. It generally indicates housing that involves some degree of subsidy".</p> <p>From the above definitions/descriptions we have now the additional concern (in addition to the one cited from previous email) of the negative effect this will have on our property and the resulting loss. A research cited by Domain has found that house prices close to these type of housing could be impacted negatively (https://www.domain.com.au/news/social-housing-has-dramatic-effect-on-house-prices-analysis-20160209-gmpyn7/) and ours will likely be the one of those that will suffer most based on our proximity.</p>

	<p>We are not against affordable housing; however, when we purchased our property, this was not the plan that was presented to us. I have also previously sent you a copy of this plan. At the time of purchase, Mosaic Living Housing Estate was priced more than its neighbouring residential properties and we had to pay extra because we wanted to be part of this community and we saw this as good investment.</p> <p>We hope that you will value our concerns and pursue a proposal that is not to our disadvantage.</p> <p>Kind regards</p>
24 a.	<p>Dear Phil and Allison,</p> <p>We are writing to request clarification and to put forward concerns regarding the proposed affordable housing development. We are a resident-owner of [street number redacted] Pinetree Crescent. We established residence in this area because prior to our purchase in 2014 this was planned as a retirement village, knowing that this will be peaceful and quiet. Attached is a map that was presented to us on purchase of this property for your ready reference. Our question: Is this proposed affordable housing a retirement village?</p> <p>We are also concerned that having two roads along Pinetree Crescent to service the 48 dwellings will be to our disadvantage considering that traffic along Pinetree Crescent has already increased because of the Aged Care Facility.</p> <p>It would also have been good to have received a mailed copy of the notice to make the plan more obvious to us.</p> <p>We are hoping to hear from you soon.</p> <p>Kind regards,</p>
25.	<p>Subject: NO COMMISSION HOUSES</p> <p>Do not build commission houses at Lalor</p> <p>Thank you</p>
26.	<p>Subject: NO</p> <p>No to housing commission in lalor</p> <p>Regards,</p>
27.	<p>Hi I am writing to say a big NO to affordable housing in my area.</p> <p>This is definitely something that our area does not need and I am so upset at hearing about this. We definitely need more retirement homes and definitely not affordable housing. I would never want to live near affordable housing being a single mother I would feel so unsafe and would never let my kids to enjoy the area with affordable housing around.</p> <p>I speak on behalf of the area please don't do this to us we all paid a fortune for the homes here so just let us live in peace. WE DO NOT NEED THIS IN OUR AREA.</p> <p>Regards,</p>
27 a.	<p>Hi Helen,</p>

	<p>I understand what your saying but we already have a new retirement home built in our area and I would never want my parents or myself to live next door to affordable housing. I live on Gillwell Road and I'm just so angry because we all paid a fortune for our homes here and this is so unfair to throw at us after we spent the money.</p> <p>I'm a single mother with a teenage daughter and this has caused so much unnecessary stress into my life, the thought of us being home alone at night or leaving my daughter home while I work next to affordable housing is already giving me panic attacks.</p> <p>Please don't allow this to happen.</p> <p>Regards</p>
28.	<p>Hi Phil,</p> <p>My name is [redacted] and I am a resident in the Mosaic estate. I have lived in the estate for ten years.</p> <p>I just recently found out that there is a proposal planned to build a low income housing development in the estate next door to the Nursing home on 50 Gillwell road, Lalor.</p> <p>I am writing this email to express my displeasure and to provide reasons as to why i am against it being built.</p> <p>When we first looked at buying a block in Mosaic estate Lalor we were told that there was going to be a nursing home as well as a retirement village built next door to this in the estate. This suited our future plans as my wife and I both have elderly parents.</p> <p>There is already a plan to build 151 units only 1.5 km away in Epping so i don't see the need to build even more in such close proximity. Mosaic estate is very family oriented and building low income housing will only increase the crime rate in the area. Everyone I have spoken to is fearful for their children who at the moment roam freely in the estate knowing we all look out for one another.</p> <p>Infrastructure is already at a breaking point in the area. Edgars rd is already at its limits. We need a retirement village built as there is an ageing population in Lalor.</p> <p>The people in Mosaic Estate and I will fight tooth and nail until the decision to build a low income housing establishment is overturned. We have all worked hard to make the estate a pleasurable place to live and will not stand for this to be jeopardized.</p> <p>Kind regards,</p>
29.	<p>Hi Phil my name is [redacted] and I am writing to you regarding the commission housing being developed by Baptcare housing at Gillwell rd Lalor 3075.</p> <p>As a local resident, I do not want this development to take place at this location due to the heavy traffic congestion as there are no major arterial roads close to the housing.</p> <p>There are 151 units being developed 1.5 kms away in Epping and I see no reason for these commission homes to be built here.</p> <p>Kind regards</p>



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3008

URBIS CIVIL
10007 10000
MEL 5033 200 200

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 505 GILLWELL ROAD, LALOR

*Important Note: your submission will be included within a feedback report which is required by
Homes Victoria to be made publicly available following a decision on the proposal.*

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal:

I would like to object or reject the proposal of the affordable housing. When I bought my property they told me it will be a retirement village. I paid a big amount of money to build a house for my retirement and a place to live which I believe will be a quiet and good community to live. I chose this area for a future good investment as well. I am under impression that the plan to rather build a retirement home which is more preferable for me. I believe the proposal to build an affordable housing brings disadvantage to the homeowners. I personally think that it would be difficult to maintain the order and character of the neighborhood. I am not against in any way in helping and being compassionate to others but I have to take into account the safety and orderly of what I have been calling home for years.

I am truly concern about the negative impact of this proposal and how it will affect my social and psychological well being. As a senior citizen, I am trying to avoid any unnecessary stress and always tries to stay healthy and worry free.

How will you be affected by the proposal?

Definitely, I will be impacted of the proposal for number of reasons. One of which is as an elderly I am expecting my community to be quiet and orderly and so I am concerned the future dwelling will affect and contribute to the noise which can be a cause of stress for some one vulnerable as me.

I am also concerned how it will impact the traffic in the area which can affect our daily living. It will definitely increase the volume of cars and vehicles which could potentially make the area accident prone. Not to mention the road that is planned to be placed in adjacent to 66 Pineview Street where I live which can be a risk to the safety of the households along the street.

Also, at the moment, the Pineview Crescent street is already busy since the establishment of Bapcare Facility because of the noise brought by ambulance passing by. Additionally, we have to deal with the daily activities during school time especially during sports activity in the field.

Signature:

Date:

20 October 2021

30 a. Dear Phil and Helen,

Please see my feedback enclosed and hopefully my personal opinion about the matter will be heard and considered.

	<p>Cheers,</p> <p>[name redacted]</p> <p>Homeowner – [street number redacted] Pinetree Crescent Street, Lalor 3075.</p>
31.	<p>Hi Phil & Helen,</p> <p>We do not want commission housing in Lalor due to increased traffic, congestion, already dense surroundings, no major arterial roads near by & whatever else it could bring in to such a great area. There is already enough commission housing being built in the area in Epping 1.5kms away! Why would you want to build commission housing next to a assisted living centre? Build retirement homes next to it not commission housing!</p> <p>Imagine that being built in your area!</p> <p>Regards</p>
32.	<p>Hi Phil and Allison</p> <p>I am a resident in the community of the mosaic estate in Lalor. I am writing to express my concerns regarding the proposed housing (commission) you intend to build in my community. When we built (bought) our family home the original planning scheme was for a retirement village for seniors. The plans for the development proposed seems quite excessive and unnecessary. I do not oppose affordable housing but what I do oppose is a proposed mass social housing being set up on my door step. Affordable housing should be something that is integrated and scattered throughout the community. The people in need of these homes should be integrated into communities and not plonked in the one spot.</p> <p>We should not be building Mass housing in one isolated area in our suburbs where families have worked hard to build their livelihoods. I stress that this proposed development is unnecessary. affordable housing is currently under construction in New Epping. literally a couple of kms down the road.</p> <p>I ask that the proposal be withdrawn and reconsidered on the grounds of concern for the local community. There are many concerned families in the area who are frightened at the prospect of this development going ahead.</p> <p>Grounds for withdrawal of your application:</p> <ol style="list-style-type: none"> 1. Social housing or affordable housing aka commission homes should not be Combined in masses. These houses should be integrated into the community seamlessly without obvious means to ensure the community maintains its prestige and avoids Troubled families congregating, as this allows negativity and distractions towards those who are trying to put there lives back on track. 2. There are excessive amounts of social housing already under construction in New Epping. only 2 km down the road. its unnecessary to also bring another Precinct to one of the most prestige zones in the suburb of Lalor.

3. The initial planning scheme was for a retirement village, privately owned villas for the elderly. This was on all the marketing for Mosaic and Carlingford estate. Not a social housing precinct. These are very different. Owners in this area have paid premiums for the land in this suburb based on original planning. If this proposal was in the planning scheme I sense that the success of the sales in the area would have been quite different as would the value.
4. I can 100% uphold that if this planning scheme was positioned in the original marketing of this estate I would NOT have purchased my home here at a premium price as would a large portion of other home owners in the estate.

To the parties involved in this proposal, I strongly oppose this proposal for social housing at 50s Gilwell Rd Lalor. Please take the time to respond to my concerns at your earliest convenience. Please advise what this feedback means and who will receive it and consider it & why have residents not been given ample notice about this proposal? only a portion of the residents received a letter regarding the proposal. This seems sneaky and disguised.

It has come to the point where development of further construction in our community needs to stop, and enjoy a well-developed area.

IT IS NOT ALL ABOUT SOCIAL HOUSING:

We are currently managing a population of an estimated 23,000 in Lalor alone (this is based on 2016 census report). This entails an average crime rate of 228 per quarter (based on 2017 stats) we assume this has close to double by now.

It also appears The social housing development of (50s Gillwell Road, Lalor) has further plans to develop more than the 48 allotment, this is unclear.

Planning is already showing cracks by not being able to cater for required car space, and assuming that a percentage will not have their own transport, I can already see issues with off road parking. This to me shows no consideration towards existing residence.

WE LIVE IN AN OVER POPULATED SUBURB; WE NEED TO START TAKING INTEREST IN OUR SURROUNDINGS AND GET INVOLVED

Regards

33. Hello,

I would like to register to attend the zoom call on Monday regarding the proposed development on Gilwell road, Lalor.

This proposal is so poorly thought out for this local area and you are effectively creating a ghetto. This is an area with many young families and strong sense of community. How anyone can consider a development of this nature and excessive size being appropriate for this estate is beyond me.

Thankyou

34. Hi Phil,

Thanks for the session tonight,

Please accept my vote for AGAINST the proposal of Social Housing on Gillwell Road Lalor.

I am a local who is invested in the estate. Who has children who go to the schools.

A few things concern me and are listed in bullet points:

- Traffic congestion.
- We currently struggle with traffic congestion at school pick up and drop off, which reaches outside of the school street, pouring out onto Pinetree Crescent. The addition of these complexes will only worsen the matter. Extra cars, visitors etc, the Baptcare Aged Care already overflow on Pinetree Crescent, making it difficult to drive through the thoroughfare.
- Lack of facilities for establish community:
- We do not have facilities for our establish community. Only half a bus route to the train station, no direct access to high schools, as our Peter Lalor shut many years ago and is now a trade school. The area does not zone to a local high school, and flows into Thomastown Secondary College, which already services another suburb. It's a 20min walk to the nearest bus stop to get to Epping Plaza. We only have a little shopping strip we were initially promised a bakery and an IGA in this complex, but the developer decided to capitalise on the residential property market and cut that plan in half. Leaving us with the bare essentials of a convenience store for milk and bread a kebab shop, child care and a laundrette etc. You can imagine how the rest of the estate feels when promised plans have already been cancelled, and once again the promise of the retirement village now cancelled to be replaced with social housing. The residents have been scarred, told to invest in the community, at premium prices, to be robbed of the dream for moving there. The developer asked for premium prices for land, promising a premium estate. The lack of facilities, There are already too many residents with not enough infrastructure. We do not even enough playgrounds to service the children.
- I understand the value of social housing, but the proposal of 150 properties behind Costco is going ahead, the need to include more in our niche estate will just ostracise them, and easily identified as a vulnerable person by where they live and their address.
- The waste collection, at 48 units x 2 every fortnight will only cause more havoc for the existing residents as Kingsway, Pinetree and Gillwell road are the way out of the estate. I have been one to be stuck behind a garage truck on bin collection day in these types of complex, especially with a narrow street to begin with, is approx 10mins, to be fighting traffic between these housing estates and the aged care on top of this.
- The schools in the area are already struggling to manage with the existing enrolments and those from vulnerable households.
- House values have proven around Melbourne, that those near these complexes have their house valued less.
- We are yet to have facilities to cope with the current and new homes in the estate, let alone and additional 48 units in a vulnerable complex.
- The estate plan may seem good on paper to Baptcare, but for the locals, this doesn't work. Baptcare should revisit investing in a retirement village as planned to allow those old people in a large family home to be able to downsize and REMAIN in THEIR neighbourhood, so that new families can move in to their homes as Cliff said these applicants are picking Lalor to be near their family, we need a retirement village in the area, so that our elderly can down size and retire. We need to service the EXISTING Lalor before we bring in more people who need support.

Please ACCEPT this email for an AGAINST the proposal.

Regards,

35. To whom it may concern,

Re: housing commission development for Gillwell rd Lalor 3075.

I am a local resident and say NO to this development.

There will be increased Traffic congestion in small an already small community

There are Enough commission housing locally and Space should be used for further retirement housing

There will be Potential of an Undesirable community with increased potential for criminal activity locally

	<p>This is a Growing family estate, not fit for commission housing and not wanting families exposed to undesirable associations</p> <p>This will largely reduce the value of our estate and property in the real estate market</p>
35 a.	<p>To whom it may concern,</p> <p>Re: housing commission development for Gillwell rd Lalor 3075.</p> <p>I am a local resident and say NO to this development.</p> <p>There will be increased Traffic congestion in small an already small community</p> <p>There are Enough commission housing locally and Space should be used for further retirement housing</p> <p>There will be Potential of an Undesirable community with increased potential for criminal activity locally</p> <p>This is a Growing family estate, not fit for commission housing and not wanting families exposed to undesirable associations</p> <p>This will largely reduce the value of our estate and property in the real estate market</p>
35 b.	<p>Hi Helen,</p> <p>Thank you for your email.</p> <p>You have stated that 38 of the 48 homes proposed are designed to accommodate single older people from Lalor with affordable housing.</p> <p>Firstly, the master plan which has always been available on the Whittlesea councils website states that this land space was only ever going to be used as a retirement village/aged care. The master plan is still current stating this.</p> <p>A Retirement village and affordable commission housing are completely seperate things and can have complete opposite effects on the community.</p> <p>You have mentioned that these homes will only be available to "older people" but baptcare or the government will always have control and management over this and therefore there is no guarantee of whom will be allocated to these homes as it will be a needs based allocation regardless of age, especially if emergency housing is required eg domestic violence.</p> <p>If many residents in our estate were made aware of future plans of commission housing then many families would have taken this into consideration and land sale costs etc should have also been aligned.</p> <p>I am now curious as to the purpose of the other 10 proposed homes that you have not mentioned. could you please confirm what these will be used for.</p> <p>I have discussed these concerns with many local residents and We are all outraged and don't understand how changes like this can be made under our noses. How can this be justified and what is our chance of winning this petition?</p> <p>Regards,</p>

36.	<p>Hi,</p> <p>I recently heard from a resident in the area that a housing development is coming to our estate. These are my concerns:</p> <ul style="list-style-type: none"> - 48 homes is a substantial amount, having that many people that are struggling will cause issues. There should be a small progression into the community. What type of individuals/families will there be? Will this issue crime rate? Drug use in the area? - The initial planning scheme was for a retirement village. This was on all the marketing for Mosaic and Carlingford estate. I paid premium for the land in this suburb based on original planning. I doubt the sales would have been a success. - I am concerned that the value of my home will decrease. We have already spent over for land. Some lots valued as over \$600,000 which is ridiculous. - I did not receive a letter drop which concerns me that this process is very hush hush. There should be a great level of transparency with residents - traffic is already an issue on the extension of Gillwell Road, I suspect parking will also be of concern. <p>Why not use the land that would be useful to the community, cafes, shops, sporting facilities for adults and children.</p> <p>Regards</p>
37.	<p>Hello,</p> <p>Please consider this my formal objection of the above development.</p> <p>I was shocked to learn that you're planning to develop 48 commission houses a few doors down from my home. Who came up with the idea to put this in a quiet street? Surely a main road would be better. Next to vulnerable people in nursing homes, young families, young children in childcare and soccer practice and elderly people that have lived in the area for 40+ years? Also to now expect 48 cars to 48 houses is a joke, the street will become a hazard with the amount of cars. Seriously, who come up with this? Look at the town houses on mosaic drive. There's 28 town houses and 52 car spots and the streets are still littered with cars.</p> <p>I can not understand why it would be such a great idea to do this in such an established area.</p> <p>This is a hazard to safety, a complete disregard to the lifestyle people want to live to when they bought in this lovely estate and a big money grab for government hand outs that has no regard for hard working people who want to feel safe in their homes and in their estate.</p> <p>I'm still unsure why someone would think this is a good idea? Like, what? Seriously?</p>
38.	<p>No to commission housing being developed by Bapcare housing at 50sGillwell road Lalor 3075 I vote NO ,,,,,,</p>
39.	<p>CONSULTATION FEEDBACK BAPTCARE AFFORDABLE HOUSING PROPOSAL NO. 50S GILLWELL ROAD, LALOR Name: [redacted]</p>

Address: [street number redacted] Gillwell Road, Lalor
Email Address: [redacted]
Tel. Number: [redacted]
Date: 19 October 2021

Mosaic Estate is among the most prestigious outer northern residential areas. Blocks of land here were worth more than houses with land in the rest of Lalor or the adjoining suburbs. We were deceived that a retirement village was going to be built on this allotment of land. The intention to build affordable dwellings was made public only a few weeks ago which has greatly distressed the local community. This is a beautifully designed housing estate of quality homes with landscaped gardens. Mosaic residents are hard working parents who want to raise their families in a safe and pleasant environment.

The proposed crowding of dwellings will be in complete contrast to the open space design of the housing estate and ruin the quality of life for Mosaic residents. Concentrating a huge number of people in a small area will inevitably cause problems in terms of safety, traffic congestion, parking availability and pollution.

The current pandemic has shown that densely populated housing complexes pose a risk to the spread of Covid -19, as they have quickly turned into hot spots. I am concerned about future outbreaks of this virus or new viruses in a crowded complex within meters of other houses and a residential aged care facility.

Large concentration of residents in a single area results in increased crime rates, dangerous behavior and violence. This will make our homes and streets less safe, which will increase our house and cars' insurance premiums and devalue our homes. The estate developer's guidelines encouraged open plan front yards, which have added to Mosaic's appeal. We would have to replace them with high fences and security gates.

Higher volume of traffic will pose additional danger on the road for motorists and pedestrians. These dwellings will have no garages and only a single parking spot. There is already a lack of parking spaces on Gillwell Road and Pinetree Crescent. Even now, we often have our driveways obstructed by parked cars and have to park away from our houses when all nearby spots are taken. Where will the affordable housing residents park the second or third car of the household members? What about their visitors? Some of the residents will be vulnerable, requiring case managers and other support workers. Where will they park?

From an environmental point of view, fumes and traffic pollution decrease the air quality and residents' general health, which will be further impacted by increased noise and littering.

During our conversations many neighbors have indicated that if the proposal was to go ahead, they'll seriously consider selling their homes. Mosaic estate will see an exodus of its adversely affected residents. Having to leave our homes that we have built with so much love and care and in which we have invested our lifetime savings is tragic. It will be a challenge to sell our homes and we will lose a lot on the sale of our houses, as not many people will be willing to pay a good price for a property next to a jungle of "affordable dwellings" and all the mentioned implications of having them in one's neighborhood.

We respect everyone's right to a stable accommodation, but this location is not even suitable for the purpose. There is not a single supermarket in the area, no chemist or other amenities and it's a several kilometre distance to a train station.

Why ruin the quality of life and devalue the homes of hardworking residents?

I vehemently oppose this proposal.

40. No, for the commission housing in Lalor Would be better idea if we have retirement village in the area plus there is more than 150 commission houses built in Epping no point to make the area more busy with traffic and more noisy cars around There's no much roads around.
Retirement houses much better and less trouble in the area

41.	<p>Dear sir</p> <p>My husband and I live at [street number redacted] Lomond Crt Lalor 3075. Merle Parker and Robert Parker reside and own house at above address. I wish to point out that as we only have one way out of court onto Pinetree Crescent we will find extremely difficult to go out onto this road because of the already traffic which will be made much worse if new houses are built as there is not enough arterial roads for the new housing people to get out of their area except via Pinetree crescent and/or Barry Rd at other end but mostly people going to Pacific Epping and Costco And station will be using Pinetree crescent much more and more congestion on Kingsway Drive and near the school in that street. The same goes for other houses along Pinetree crescent as a lot of them are Courts. We strongly object to this proposal.</p> <p>Yours faithfully</p>
42.	<p>Dear Helen,</p> <p>I am a resident in the community of the mosaic estate in Lalor. I am writing to you to express my concerns regarding the proposed housing commission you intend to build in my community. When i built my family home the original planning scheme was for a retirement village for seniors. The plans for the development proposed seems quite excessive and unnecessary. I do not oppose affordable housing but what I do oppose is a proposed ghetto being set up on my door step. Affordable housing should be something that is integrated and scattered throughout the community. The people in need of these homes should be integrated into communities and not plonked in the one spot.</p> <p>We should not be building Ghettos in our suburbs where families have worked hard to build their livelihoods. I stress that this proposed development is unnessesary. affordable housing is currently under construction in New Epping, literally a couple of kms down the road.</p> <p>I ask that the proposal be withdrawn and reconsidered on the grounds of concern for the local community. There are many concerned families in the area who are frightened at the prospect of this development going ahead.</p> <p>Grounds for withdrawal of your application:</p> <ol style="list-style-type: none"> 1. Social housing or affordable housing aka commission homes should not be Ghettos in our suburbs. These houses should be integrated into the community seamlessly without obvious means to ensure the community maintains its prestige and avoids Ghettos being formed. 2. There are excessive amounts of social housing already under construction in New Epping, only 2 km down the road. its unnecessary to also bring another Precinct to one of the most prestige zones in the suburb of Lalor. 3. The initial planning scheme was for a retirement village, privately owned villas for the elderly. This was on all the marketing for Mosaic and Carlingford estate. Not a social housing precinct. These are very different. Owners in this area have paid premiums for the land in this suburb based on original planning. If this proposal was in the planning scheme I sense that the success of the sales in the area would have been quite different as would the value. 4. I can 100% uphold that it this planning scheme was positioned in the original marketing of this estate i would NOT have purchased my home here at a premium price as would a large portion of other home owners in the estate.

	<p>Helen, I strongly oppose this proposal for social housing at 50s Gilwell Rd Lalor. Please take the time to respond to my concerns at your earliest convenience. Please advise what this feedback means and who will receive it and consider it & why have residents not been given ample notice about this proposal? In my Street only a portion of the residents received a letter regarding the proposal. This seems sneaky and disguised.</p> <p>Sincerely</p>
43.	<p>Hi there,</p> <p>I saw that we can provide feedback to this email address regarding the proposed affordable housing in Lalor mosaic estate.</p> <p>After paying over a million dollars with stamp duty for my property and also a local business owner I am concerned what the proposed housing estate will do to the property prices and safety in this area as I have previously lived not to far from these houses in the past and wouldn't have considered purchasing a property near these estates. Nor would other home buyers.</p> <p>Also the proposed area is placed between an aged care facility and the local soccer club where children frequently visit.</p> <p>It is also in one of the main roads entering the estate and will not be very appealing/ welcoming to perspective buyers or visitors to the area.</p> <p>From my experience I haven't yet seen an affordable housing area where the gardens and homes are maintained. I am not suggesting everyone who requires affordable housing is a bad person however, I feel that this kind housing always portrays a negative image on the surrounding area especially when the proposal is for 48 dwellings.</p> <p>Feel free to contact me on [phone number redacted]</p>
44.	<p>Hey there</p> <p>Please noooo we dont want commission housing in lalor..</p> <p>Thnku</p>
45.	<p>Hi Helen,</p> <p>I'm emailing to you about commission homes built in my street.</p> <p>I don't agree with Baptcare building commission homes .doing so it will devalue our homes / property in selling in the future. Not only that depending on the people in it can make the area look untidy/ messy looking We need more retirement villages as they had proposed in the beginning. Happy with having a nursing home near by.</p> <p>Hopefully we can stop them going through with it</p>
46.	<p>Hello Phil & Helen,</p> <p>My husband and I are writing to you in regards to the Baptcare Affordable Housing Proposal.</p> <p>[redacted name] [redacted street number] St Naum Terrace, Lalor VIC 3075 [redacted email] Redacted phone number]</p> <p>We are local residents who live in St Naum Terrace (street opposite the development site) and have been living in the Mosaic estate for the last 8 years. Our estate is currently a very family oriented community that we are very happy to be a part of and have grave concerns about how this housing development will affect our community.</p> <p>Please see the following reasons why:</p>

	<ol style="list-style-type: none"> 1. We purchased in this estate based on the information given in regards to future development in this area. That being a nursing home and retirement village. We are a hard working young family and now have great concern that the property value in our area will largely decrease the value of our homes due to this development going ahead. 2. Pinetree Crescent is currently a very dangerous street, not only to drive on but to cross the road with our children on bikes or even walking. This is due to the amount of cars that park on both sides of the road, that being both current residents and those from the nursing home. The lack of car spaces in the plans will then further increase this problem and make it more unsafe for our young children. 3. The amount of housing that is in the proposal in one concentrated area, is too much for the suburb. Our suburb is very developed and full, this will only over populate the community. 4. Just down the road in Epping's new estate 'Riverlee' there will already be 151 apartments for social housing and another complex in Wollert. These should be spread out over a larger area. 5. Plans are inconsistent after further looking into this proposal. <p>This is confirmation that we are totally against this development.</p> <p>We would like to be a part of the upcoming meeting that will be held on the 18th of October. Could you please send us the details.</p> <p>Regards,</p>
47.	<p>Hi,</p> <p>I am one of the resident living on Gillwell Road and i strongly oppose the idea of commission housing getting build on 50s Gillwell Road Lalor. This is a very peaceful area and this project will impact the value of this estate and can have impact on our safety. There are 151 units being developed 1.5 away in epping. This definitely is not required.</p> <p>Thanks Nav</p>
48.	<p>Attn Phil Gleeson & Helen Allison</p> <p>I am writing regarding the current town planning application being advertised at No. 50s Gillwell Road, Lalor.</p> <p>After reviewing all documentation, I have concerns that the proposed development is an over development and does not fit in with the neighbourhood character of the estate. The development is visually bulky and fails to provide enough garden area. The development does not demonstrate an integrated approach to social housing within the community (Proposed social housing defined to one area within the entire estate).</p> <p>A successful integrated outcome would be to reduce the overall development and provide a 33% mix for retirement living as per the previously approved permit, 33% mix of social housing and 33% mix of privately owned dwellings. This will provide a greater sense of community one that integrates all status of people and will contribute to the thriving community that is present within the estate.</p> <p>Please find below my concerns/objections:</p>

1. The proposed development does not meet the minimum garden area of 35% and is an over development. There is no plan showing how the garden area has been calculated. Hatched landscaped areas on the Architectural plans are under 1m and it is unclear if these have been calculated as part of the 35% garden area.

Design Response

SITE AREA	8633 SQM
OPEN AREAS	1915 SQM
ROAD	1530 SQM
CURBS & CROSSTOVERS	965 SQM
DWELLINGS	2700 SQM
SITE COVERAGE TOTAL OF DWELLINGS, ROADS, CURBS & CROSSTOVERS	5205 SQM (60%)
GARDEN AREA	2737 SQM (32%)
TOTAL OF POS AND OPEN AREAS	
PERMEABILITY	3068 SQM (35%)

How does the amendment address any environmental, social and economic effects?

Amendment VC187 introduces planning provisions that directly support the development of more dwellings and social and affordable housing in Victoria by providing a streamlined permit process for the development of dwellings where the application is by or on behalf of the Director of Housing.

The prompt introduction of Amendment VC187 will have positive economic effects. It will support the Victorian Government's investment of almost \$500 million to build and upgrade community and public housing as part of the Building Works package dedicated to creating thousands of jobs and boosting Victoria's economic recovery from the coronavirus (COVID-19) pandemic.

The amendment will have beneficial social effects by supporting Government initiatives to substantially increase investment in and development of housing through:

- The social housing stimulus package to renew and significantly increase the supply of social housing.
- The 1000 homes initiative which will help Victorians escape family violence, homelessness and life on the streets by building 1,000 new housing properties. The initiative will provide homes for about 1,800 Victorians across the State.
- A \$1 billion social housing growth fund to deliver more social housing and a four-year \$185 million program to redevelop public housing estates.

The amendment will have a net community benefit and ensure that planning applications assessed under the new provisions will implement the objectives of planning in Victoria, notably proper and orderly planning because:

- All of the developments will be on residential zoned land where the use of land for a dwelling does not require a permit.
- The development of a dwelling must meet development requirements that will limit amenity impacts upon adjoining dwellings. This includes requirements to setback buildings from side and rear boundaries.
- Any building height and garden area requirements of an applicable zone must be met.
- The requirements of overlay provisions must be considered, ensuring necessary assessment of matters such as Heritage Overlays and development overlays.

Does the amendment address relevant bushfire risk?

2. With the Architectural plans the development summary states that 60% of the site is developed and 60% of the site allows for deep soil. This does not add up if the garden area is under 35%

Development Summary

SITE AREA

0.00 Ha (0.00m²)

SITE COVERAGE

0.0% (0.0m²)

DEEP SOIL AREA

0.0% (0.0m²)

SINGLE STOREY HOUSES

A	TYPE A 1 BED, 1 BATH, SINGLE GARAGE	16 UNITS (80%)
B	TYPE B 2 BED, 2 BATH, SINGLE GARAGE	2 UNITS (10%)
C	TYPE C - VILLAGE BUILDING 2 BED, 2 BATH	4 UNITS (20%)

3. A minimum 25sqm of private open space is not provided to each dwelling on ground floor and does not allow sufficient space for all services and storage within these spaces.
4. The private open spaces that are under 25sqm are mostly covered by the balconies above and will be shaded for majority of the day.
5. There is not enough space for a medium canopy tree to grow within the private open spaces under 25sqm without shading the clothes line.
6. Storage units accessible from the street can easily be broken into and pose a security risk. The storage units will be more secure within the residence private open space.
6. Storage units accessible from the street can easily be broken into and pose a security risk. The storage units will be more secure within the residence private open space.



7. Setbacks of the dwellings facing Gillwell road do not reflect the existing neighbourhood character of 4+ meters. The dimension of 2734mm is not taken from the corner of the building the true setback would be less than 1000mm





8. All dwellings facing Gillwell road have clothes lines within the front setbacks, which does not fit within the neighbourhood character

6.7. ENVIRONMENTALLY SUSTAINABLE DESIGN

A Sustainability Management Plan has been prepared by Energy Water and Environment (EWE), demonstrating compliance with ESD requirements and meeting Industry Benchmarks, in particular:

- All dwellings have been designed to achieve a minimum individual compliance of 7.5 Stars under the National House Energy Rating Scheme (NatHERS), implementing high-performance glazing and insulation measures.
- All dwellings will meet the Green Star Homes (Self Certification) standards.
- All dwellings will be installed with water resilient appliances, achieving minimum WELS ratings.
- A Minimum 5.5kW (total) solar PV system will be installed per dwelling.
- Daylight targets of 1% daylight factor are achieved for over 99% of the room area for 86% of living areas.

For further details on proposed sustainability measures, please refer to the report prepared by Energy Water and Environment (EWE), dated 16 September 2021.

9. A minimum of 5.5kw to be installed per dwelling is a great outcome however, with the average size of a solar panel being around 1.7m x 1m and in order to achieve 5.5kw of solar, approximately 24.8 - 27sqm (14-16 panels) of roof space is required. The Architectural drawings do not demonstrate how all these panels will fit as the dwellings along Gillwell road provide two dwellings under the same roof.

If a minimum of 5.5kw of solar cannot be installed per dwelling this would greatly reduce the dwellings overall energy rating and I question whether these dwelling will meet the 7.5 stars as outlined in the provided report.

10. The proposed landscape plan does not provide enough details on the mature height and canopies of the trees proposed.

The medium sized trees proposed in dwellings with less than 25sqm private open spaces may not be able to grow or will provide constant shade over the proposed cloths lines



11. Reduced setback to Gillwell road & Pinetree Crescent does not provide enough landscaping opportunity that is prevalent within the estate.

12. The overall 2 story built form massing is excessive along Gillwell road and does not provide varied single storey built form breaks that are prevalent.





<https://www.google.com/maps/@-37.6643424,144.9964816,3a,90y,112.71h,86.97t/data=!3m6!1e1!3m4!1sp2c5IX7xzILBuFGopM7SHA!2e0!7i16384!8i8192>

48 a. Hi Phil,

I have a couple of concerns with the housing proposal.

1. I would like to know who will be servicing the new road within the complex? (Council)
2. There will be a major increase in road traffic which already impacts us. Not to mention noise. The speed hump in front of 44 Gillwell rd is a problem. Whenever a bus, truck or car going faster than usual goes over the bump all the houses in that area get ground movement and their houses shake. The residents have told me they get woken up by it. Having more traffic will have a further impact to this problem. I have contacted council about it but they have done nothing. We would appreciate it if this gets looked into. All the residents are concerned it will damage their homes foundations in the long term.
3. Im wanting to know when you're looking into starting to build this project?
4. What happens if we get damage to our homes caused by the build? Will there be any sort of compensation?
5. A huge population growth in a small area.

Looking forward to responses.

[name redacted]

[street number redacted] Cambala av lalor

48 b. Attn Phil Gleeson & Helen Allison

I am writing regarding the current town planning application being advertised at No. 50s Gillwell Road, Lalor. After reviewing all documentation, I have concerns that the proposed development is an over development and does not fit in with the neighbourhood character of the estate. The development is visually bulky and fails to provide enough garden area. The development does not demonstrate an integrated approach to social housing within the community (Proposed social housing defined to one area within the entire estate). A successful integrated outcome would be to reduce the overall development and provide a 33% mix for retirement living as per the previously approved permit, 33% mix of social housing and 33% mix of privately owned dwellings. This will provide a greater sense of community one that integrates all status of people and will contribute to the thriving community that is present within the estate.

	<p>Please find attached a pdf of my concerns relating to the proposed development.</p> <p>Kind Regards,</p>
49.	<p>Good Afternoon,</p> <p>I am writing this email in regards to the proposed development of commission housing within the Mosaic and Carlingford Estate of Lalor VIC 3075. I would like to express strongly and believe if this development were to go ahead, it will cause much pain for the existing community. The current Baptcare - age care home will also be affected as it will cause much traffic, congestion and disruption within the larger community. Currently many families within the community are discussing the proposed development and all are against the idea.</p> <p>I hope you take our concerns and responses seriously and have a change of heart to the current proposal.</p> <p>Sincerely,</p> <p>[name redacted] Resident Of Mosaic Living Estate Lalor VIC 3075</p>
50.	<p>To Whom It may concern</p> <p>I am writing to you in regards to the above mentioned development, as a concerned resident and I believe I can speak for many others. I will get to the point to make your reading short. At this point you are seeking feedback on your efforts to build 43 social housing units, firstly this is misleading as there are plans to build a further 83 social housing units. Going off your plans it shows the first part at 53 units and further 83 that are not disclosed, which brings a total of 135 units.</p> <p>In the meantime further development of this land was listed as an expansion of aged care housing. This was publicly listed for many years whilst many housing developments were still in progress, and I along with many others were told and had the right to know we were investing in a prestigious part of Lalor, as we were advised social housing is not part of the new Lalor development.</p> <p>I have no objection to helping people in need and hard times, this can be done by spreading out social housing, and if you asked me would be much beneficial to some families escaping a past and not congregating with troubled families and people, as you are planning to house them in the one cramped location, this is only a fraction of the reason. Not forgetting the social housing development in progress only 1.5km away.</p> <p>The traffic report is based on 43 units not the further 83 units intended for the near future, again this is misleading to other governing bodies. Excuse my ignorance it appears many efforts were made to get to this planning stage, by misinforming councils, governing bodies and most importantly the local people.</p> <p>Although my say may not make an impact, I ask you to reconsider this development as me and many others are looking into this matter further and other governing bodies. Please take the time to visit the petition and peoples concerns. https://www.change.org/Stop-baptcare-social-housing-lalor</p>
50 a.	<p>New petition to you: stop the housing development of 505 Gillwell Road, Lalor https://www.change.org/Stop-baptcare-social-housing-lalor</p>
51.	<p>Hi</p>

I have just seen this advertised on the local Fbook page and was wondering why this has not been communicated with all residents in the local area. I live on Pelister Fairway which is very close to the proposed site, I would not have know about it hadn't it been for someone else sharing on Fbook.

My questions are:

1. Is this Commission housing ? Or affordable housing for retired people?
2. Has this been approved for construction?
3. What is another proposal you have with this location?

As a home owner in this area I am happy for a retirement complex to go ahead ans expand but there is a difference between retirement complex and commission homes.

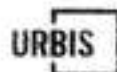
It was my understanding when I built my home in the area that there would be a retirement complex but there was no mention of commission or affordable housing. Surely as a community we would have a say in the matter? Esp when the value of our homes will decrease.

They are already building affordable housing in epping which is down the road I do not think it is necessary in our area.

Why not use the space to enhance your facility for the people living within your organisation?

Please be advised that the community will be taking this forward and making a stand against any commission homes if this is in deed your plan.

Kind regards



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

Phone: 03 9606 1234

Fax: 03 9606 1235

CONSULTATION FEEDBACK FORM

BAPTCARE AFFORDABLE HOUSING PROPOSAL

NO. 505 GILLWELL ROAD, LALOR

Whether from your submission or from a verbal phone consultation, please provide the following information to help us understand your views on the proposal.

Name:

Address:

Postal Address:

E-mail Address:

Telephone Number:

Please provide your feedback on the proposal.

We reject the proposal because it is not compliant with the development plan that was provided us when we decided to pay extra money for the land. The development plans showed the site to be a retirement village which is still reflected on the Whitelee Council website.

There is a need for a retirement village in Lalor. There is already a social housing project at 215 Cooper Street.

This proposal is disadvantageous to the residents of the established community and will not be able to maintain the neighbourhood character.

The revision of the plan submitted by Bapcare for the prime reason that retirement village is not financially feasible for them despite them operating a number of retirement villages with no social housing project of this scale to show. Bapcare wants to be seen as compassionate to the needy but to the expense of the people residents around this existing community.

There is a potential serious traffic problem in the proposed entrance to the subject site.

The Whitelee Council should be represented in the proposal and planning stage out of respect to the residents who are members of this council.

Any development that is proposed should equally benefit the existing established community and Bapcare. How will you be affected by the proposal?

We are owner/occupier of [redacted]. As such, there is a real potential of our property to be devalued being close to social housing.

We will no longer have the option of a retirement village.

There is potential social problem created with social housing lumped in one area and we will likely be affected most because of our close proximity to the proposed project especially when we live across a 2- and 3-bedroom overlying units. The targeted population is not only older single women but also families. This will not provide the same peaceful environment as what is expected from a retirement village.

With the entry/exit road moved to Pineview Crescent, there is potential safety issues in terms of vehicle movement and existing traffic congestion. This will be aggravated when Bapcare cannot ensure that occupancy is according to the planned number of occupants.

The rear balcony of a 2-storey 2-bedroom unit faces our entrance. This may affect us if Bapcare fails to ensure that this is maintained to be aesthetically pleasing.

Signature:

Date:

19 October 2021

53.



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3008

URBS.COM.AU
1800 177 111
03 9510 100 208 228

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 505 GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Homes Victoria to be made publicly available following a decision on this proposal

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal:

Mosaic, Lalor is a new housing estate within an old suburb and the pre-existing infrastructure, schools and available services are currently stretched to capacity.

The proposed 48 high density dwelling would add further strain and are not sustainable within the existing infrastructure and available services.

I understand and acknowledge the need for affordable housing but this need is addressed with the Riverlee development.

The Riverlee affordable housing development, surrounded by 2 main roads is within 1.5km from the proposed Bapcare Affordable Housing and will offer 500 townhouses and 1500 apartments.

Additional affordable housing (Bapcare Affordable Housing) is not required within 1.5km of Riverlee.

How will you be affected by the proposal:

- Local Roads will be congested with additional vehicles and access to Mosaic estate in Lalor in particular compromised.
- Access and availability to local public schools limited. Class sizes increased with potential for learning compromised.
- Less access to private and public services in the local area
- Additional Affordable Housing not required with Riverlee Affordable Housing opening under 1.5km away.

Signature:

Date:

54.

Subject: No to house commission

	We do not want this to proceed because there are far too many cars on road as is we need more children play centres for all the kids in the area to play and enjoy outdoors not housing
55.	<p>I am a resident in the community of the mosaic estate in Lalor. I am writing to express my concerns regarding the proposed housing (commission) you intend to build in my community. When I purchased my property the original planning scheme was for a retirement village for seniors. The plans for the development proposed seems quite excessive and unnecessary. I do not oppose affordable housing but what I do oppose is a proposed mass social housing being set up on my door step. Affordable housing should be something that is integrated and scattered throughout the community. The people in need of these homes should be integrated into communities and not plonked in the one spot.</p> <p>There will also be 1500 affordable housing options built only 1.5km up the street therefore I stress that this proposed development is unnecessary with a range of affordable housing currently under construction in New Epping. literally a couple of kms down the road.</p> <p>I ask that the proposal be withdrawn and reconsidered on the grounds of concern for the local community. There are many concerned families in the area who are frightened at the prospect of this development going ahead.</p> <p>Grounds for withdrawal of your application:</p> <ol style="list-style-type: none"> 1. Social housing or affordable housing aka commission homes should not be Combined in masses. These houses should be integrated into the community seamlessly without obvious means to ensure the community maintains its prestige and avoids Troubled families congregating, as this allows negativity and distractions towards those who are trying to put there lives back on track. 2. There are excessive amounts of social housing already under construction in New Epping. only 1.5 km down the road. its unnecessary to also bring another Precinct to one of the most prestige zones in the suburb of Lalor. <p>To the parties involved in this proposal, I strongly oppose this proposal for social housing at 50s Gilwell Rd Lalor. Please take the time to respond to my concerns at your earliest convenience. Please advise what this feedback means and who will receive it and consider it & why have residents not been given ample notice about this proposal? only a portion of the residents received a letter regarding the proposal. This seems sneaky and disguised.</p> <p>Planning is already showing cracks by not being able to cater for required car space, and assuming that a percentage will not have their own transport , I can already see issues with off road parking. This to me shows no consideration towards existing residence. But even more concerning is the parking on Gilwell road in the middle of the day on the street is already busy in the middle of the day. Excess cars could cause issues for larger emergency services vehicles being able to gain access to the nursing home, which sadly I see there regularly.</p> <p>THIS IS NOT ABOUT AFFORDABLE HOUSING. WE LIVE IN AN OVER POPULATED SUBURB.</p> <p>Regards</p>
56.	Hi there,

	<p>I'm writing to you in regards to the Bapcare Affordable Housing plans, myself and my wife wish to object to these plans. We are a young family and are very concerned about having commission homes so close to us. We were told this would be a retirement village. Why and how have the plans changed? And why weren't we consulted? We live 700ms away and did not receive a letter.</p> <p>Thanks</p>
57.	<p>Subject: NO COMMISSION HOUSES</p> <p>May u please not build houses there thanks</p>
58.	<p>Subject: NO COMMISSION HOUSES,</p> <p>We don't want that !!!!!!!!!!!!!</p>
59.	<p>Subject: Commission house</p> <p>No</p>
60.	<p>No to commission homes on gillwell road Lalor. We don't want commission homes here. It's a small estate with narrow roads. We don't want more traffic congestion and population growth and besides thomastown and Lalor have become high rental areas attracting people with affordable rent. Our community has done enough to help people who are struggling. Build them elsewhere.</p>
61.	<p>Att Phil Gleeson,</p> <p>I would like to register with your company a "no" from us to develop commission housing at 50s Gillwell Road, Lalor.</p> <p>The following reasons below are listed to support our decision</p> <ol style="list-style-type: none"> 1. Additional traffic and congestion will be around the roads where it will create unsafe roads for a estate that predominately the demograph is family with young children. 2. No major arterial roads close to the housing 3. Devalue our current home and estate 4. As we live across from the retirement homes, many potential residents have knocked on our door wanting a spot in the retirement home. Why are we not creating more homes for these people <p>Kindly reconsider your position and listen to the people of the estate.</p> <p>Kind Regards,</p>
62.	<p>To whom it may concern</p> <p>Firstly I would like to express my utter disappointment in the way the council and Bapcare have gone about trying to hide the fact that affordable houses are bringing proposed to be built. As a resident of the Estate, I believe that all households in the area should have been properly informed about the proposal just as we were when the nursing home was being built, as this was regularly advertised for many months prior.</p> <p>I am all for the council and government to purchase or build affordable houses for people who are in need as they are vital and necessary for at-risk people and families. However, I do not support the build of 48 affordable housing in one space. Originally when we bought our land we were told that 50 Gillwell Rd would have a nursing home and retirement village. Due to a large number of elderly people in this area I thought that this would be very beneficial. With the elderly people living there they would be able to walk and access buses to get around.</p>

	<p>Yet with lots of younger people living in the affordable houses, there will be a huge increase of cars driving to work, school and daily living. With the constant amount of houses in this area, there has already been a large number of traffic issues. This will then be escalated with the additional affordable houses. Also as there are no other major arterial roads close to the Estate it will mean further traffic on small suburban roads.</p> <p>Please reconsider this proposal.</p>
63.	<p>Feedback on the proposal:</p> <p>Since we purchased across the road from the proposed site, the vacant land has always been advertised and promoted as aged care and caring for the elderly. Prior to purchasing as part of my research I called the City of Whittlesea and asked what the planning permits were for the site. I was advised by town planning that the original proposal had an aged care facility on the vacant land, however that was changed and the facility was built where it currently stands today, with the vacant land in question listed as future aged care retirement living. What you and the developers are proposing does, by no means, resembles or addresses that criteria. After having downloaded the proposal for this area from the Baptcare website and reading the criteria this will not be available for the elderly retiring residents. The website also makes mention to social housing, which I don't believe that is what you have proposed, is appropriate for this area or appropriately constructed and positioned next to an aged care facility. We often see residents and their carers walking along Pinetree Crescent and I don't feel this is safe or in the best interests for them.</p> <p>Traffic will be impacted by your proposal. By adding 48 dwellings this significantly increases the traffic on a residential road which at certain times during the day is quite busy. There are no traffic lights at the intersection of Gillwell Road/Pinetree Crescent/Mosaic Drive. With only a roundabout this poses as a high traffic congestion, high risk intersection which impacts all residents and makes it very difficult for the residential houses along Pinetree Crescent to enter and leave from their driveways.</p> <p>During the online forum you advised that a traffic survey and report was conducted. How can an appropriate and most concise report be prepared by qualified consultants who support your proposal, if it was conducted during a period where Victoria is in lockdown. The flow of traffic along Pinetree and Gillwell Road would not be anywhere near the volume if people were not ordered under current emergency provisions. More importantly children were not at school. Remote/home learning was in place therefore there would have been no school traffic at all. I don't believe the traffic report is at all reflective of the volumes during a normal day and question their viable recommendations based on the current restrictions.</p> <p>The proposal has 48 units/townhouses planned, which will only takes up half of the land at the site will ultimately means there will be more to come. This is of great concern and will also add to the point around traffic mentioned earlier. During the online forum we were told that there would be no further plans to build additional social housing on the remainder of the site. We were also told that it was not economically/financially viable to build retirement homes. If Baptcare is true as a not-for-profit organisation wouldn't a retirement village be in the best interests for the people they serve a purpose to? We were also told that at this stage there are no plans at all for the site. 48 dwellings in the current proposal plus "plans for the remaining site" to be determined creates a need to understand the development for the entire site which ultimately impacts the residents of the estate.</p> <p>All the residents are of the view that there was a lot responses made verbally but not supported with evidence or clarity, which begs the question in time as to what else may be come of the site without transparency or meaningful consultation.</p> <p>I understand that this development is allowed under the planning guidelines however it is not fair and is unjust to those who have bought in this area when they were provided with the information that had been submitted to Council that this development would be for a retirement village. When the estate was being developed, the developer also provided advice to families buying land in the estate what was planned for the site. This is a great deviation from what was advised.</p> <p>Also, during the online forum the representative from Baptcare advised that the site is in close proximity to amenities, shopping complex and public transport. This is definitely not the case. The shops at Mosaic Village consist of a gym, convenience store, laundrette, child care and three take-away food stores. The only form of public transport is one bus stop on Gillwell Road. The closest train station which is not in walking distance is Lalor train station. Therefore this does not</p>

demonstrate that appropriate research has been undertaken to determine that this is the appropriate location for affordable housing, especially in comparison to the site at Epping which has bus stops, Epping train station, Pacific Epping shopping centre, hospital and direct access to major arterial roads and freeways.

I do agree that the disadvantaged need to be supported but this estate is not the appropriate area. Epping is currently developing an area of affordable living being constructed so I am unsure why we require it here also. There are more than 151 units proposed for the Epping site which is only 1.5km away. This type of development brings crime and we do not feel that in a young community this is fair.

Affected by the proposal:

As mentioned in the feedback section we purchased our 'dream family home' early last year and prior to purchasing we made sure to look into what was being proposed for the vacant land across the road. We contacted Whittlesea Council who informed us the vacant land was for a retirement village. What you are proposed is definitely not this! Your proposal has made us extremely anxious, worried and angry as we would not have purchased the home if we were aware of this proposal. Homes in this estate are sold in excess of \$900,000 with the larger homes in excess of \$1 million. Valuations of our homes are based on what is currently built and its surroundings, to potentially be living across the road from affordable housing which is ultimately privately-run commission housing this brings a significant impact to the valuation of our homes. This then impacts if families anticipate to sell and people looking to purchase. With our home being directly in front of the proposal we believe the value of our home will dramatically decrease if we ever came to a point where we need to sell.

We were attracted to living in this community as it consists of young families and nearby facilities that allowed our children to enjoy as they are growing up. This makes me question why you would feel that this proposal is right for this area. I am extremely concerned for the safety of our young children in the area. There are two bus stops directly in front of your proposal which many school children use and which my children will be using in the years to come. This is now a need to be concerned of their safety.

The newly proposed "U shaped" street will meet directly with my driveway. It is already difficult on some days to reverse out of my driveway due to oncoming traffic and the roundabout at the multiple intersection. With 48 townhouses and units being built this will bring a higher with it more traffic which will make our quiet area very busy and will impact street parking which is already impacted due to the nursing home on some days. As mentioned this is only the first stage of the development on the site! The traffic report on the website identifies traffic at the proposed number of housing being currently built however there is land that will not be touched which means there will be more to come. This is of a major concern! A retirement village does not bring with it a high number of traffic because of the age of the residents.

64.



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

03 9550 1211
03 9550 1212
03 9550 1213

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 50S GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Homes Victoria to be made publicly available following a decision on the proposal.

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal:

I Object to the proposal for No 50S Gillwell rd lalor.
This development should not be built in a
developed suburb especially in a small ~~estate~~ ^{estate}
as this will increase traffic & congestion.
There is currently a development 1.5 km away
in esping that will have more than 151
units.

How will you be affected by the proposal?

Increase in traffic which is ~~dangerous~~ ^{dangerous} for
young children.

Signature:

Date:

24/10/21

65.

To whom that may concern,

I am writing to you regarding the Commission Housing being developed by Baptcare Housing at 50s Gillwell Road Lalor 3075. Our family as well as many other families in this area very strongly disagree with this development and do not want this development for many reasons. There will be major issues with traffic, congestion and density since there are no major arterial roads close to the housing. This will immensely affect a lot of families in their daily lives. This area have many working families, it would create major

issues for parents taking their children to school and heading to work. Please consider all the people of the community that will be impacted by this development. There are more than 151 units and more to come being developed 1.5km away in Epping, so why do we really need this? If anything, we need more retirement homes not commission housing. Thank you for your time and consideration in this matter.

www.change.org/Stop-baptcare-social-housing-lalor

66. To Whom it May Concern,

It has been really devastating to find out that there will be houses developed in an area where we were promised there would be a retirement village. We made the decision 8 years ago to invest and build our dream family home where we could raise our children in a quiet, peaceful pocket of Lalor. We only made the decision after carefully researching and going through development plans of the area, where it was clearly stated that there would be a retirement village.

We are profusely AGAINST this development of houses and we believe that this is totally unfair and unjust.

We have been happily living and raising our family in St Naum Terrace, which is directly opposite Pinetree Crst and we would be highly impacted if the development of these atrocious houses go ahead. Our children enjoy riding their bikes and scooters up and down our family oriented quiet street trouble-free. Our family would be deeply affected with the amount of traffic that this supposed development could bring.

Just to state again, I am extremely AGAINST any development of houses on the clearly stated area that was meant to be a retirement village.

your Sincerely,

[name redacted]

Resident of St Naum Terrace



67. Dear Urbis,

Please note that this email is also being sent to my local MP, Bronwyn Halfpenny.

This is a response to the Baptcare Affordable Housing Proposal letter dated 29 September 2021.

I will note that I did not receive this proposal letter, rather my father happened upon a small board with a "notice of an application for planning consent", on the corner of Gillwell Road, whilst on a walk. This came as a major shock to my family, who had been told that this site, not 100 meters from our home, was being prepared for a large Aged Care facility. We have received no information at all regarding a change to this plan.

Upon seeing this notice, I contacted my neighbours to advise them. Most were unaware and furious to hear this, however one neighbour, whose English is extremely limited, stated that he had received a package with information from Urbis, which he stated he didn't really understand so he had put aside.

From what I gather in this package, Urbis expected this neighbour to further disseminate this information to his neighbours, this being the reasoning for not providing this to every single household in the immediate area. This expectation is absurd, especially given that many residents here are first generation migrants who do not speak English well or at all, and during a pandemic lockdown no less. It would not be lawful for these residents to go door-to-door to spread this information, and I find it very disturbing that

	<p>anyone would have made the decision to send out information for residents to comment on, in this way. I'm unsure if this was done purposefully to dramatically limit the feedback submissions from residents. No reasonable individual would consider this approach "community consultation", to use the wording in your literature.</p> <p>An explanation here is expected.</p> <p>I note that this matter has pushed one resident to create an online petition, which has attracted almost 1,000 signatures from residents. The themes in the comments are consistent.</p> <p>Many residents, including myself, do support social housing, however this needs to be spread through the community, not all clumped together in one location as is being proposed. Realistically speaking, due to the low socioeconomic status of most of these households, they are associated with higher levels of crime, as is evident in metropolitan Melbourne where social housing is clumped together. As such, residents are rightly concerned for their safety and the affect this will have on the family-friendly vibe of our area. Further to this, needless to say, large social housing estates such as the one proposed can only negatively affect the value of the surrounding real estate.</p> <p>I note that none of this has been addressed in any of the literature you have provided. Additionally, to state that this is will help our economy after the impact of COVID-19 seems a stretch, and no attempt has been made to elaborate on this point, any further than insinuating that more residents means more jobs. One could argue that 48 households spread throughout the suburb will have the same economic impact as 48 households clumped together, though without all the negatives stated above.</p> <p>I can state without any exaggeration that if you were to visit all surrounding residents and ask for their opinion on this proposal, not a single one would support it. Many residents who I have contacted are keen to contact the media regarding the manner this proposal was communicated, and the lack of care given to residents for a matter that could potentially majorly impact their lives.</p>
68.	<p>To whom it may concern</p> <p>Please do not build these commission Housing at Gillwell Road Lalor it will be disruptive to our quiet community and too much congestion we have already got a community centre and shops across the road adding the housing to the estate it will make it way too busy</p>
69.	<p>Goof afternoon,</p> <p>I am the resident of [street number redacted] Gillwell Road Lalor 3075 and I strongly oppose this proposal.</p> <p>Please see reasons as to why outlined below.</p> <p>1. Congestion</p> <p>Already Gillwell Road and Pinetree Crescent are congested. Cars are constantly double parked and you cant get though. Traffic then spills out onto Gillwell Road. With the additional housing there wont be ample parking for the development and the housing around it.</p> <p>2. Density</p> <p>The number of units proposed is way too much. The Mosaic Estate is predominantly single dwellings. The roads are considered as back street and don't have the capacity to deal with extra traffic as there is one road out of the estate. The streets are not wide enough for 2 way traffic as it stands and to have the extra density in the area will only add to this.</p> <p>3. Property Value</p>

	<p>This will dramatically reduce the value of our properties especially mine being so close to the development. We specifically purchased our home because of the Mosaic Masterplan which stated that there will be a retirement village in this position not commission housing.</p> <p>Nowhere in the original master plan did it indicate that commission housing will be build. If we had known this, we would not have purchased our property.</p> <p>It is unfair to those of us that have paid over a million dollars.</p> <p>As I understand it, there are further proposals being made for affordable housing in Epping which is only a kilometre away so I'm unsure as to how necessary this development is. We need more aged care not commission housing.</p> <p>After researching Baptcare, I am unsure as to why they would propose this idea, they are meant to be providing services for aged care, in home care and support for mental health.</p> <p>If this proposal is submitted to Whittlesea Council, I will be strongly opposing it.</p> <p>Regards</p>
70.	<p>Dear Phil,</p> <p>I am against the proposed commission housing development due to the following concerns:</p> <ul style="list-style-type: none"> - increased traffic around the neighbourhood - congestion around the suburb - lack of major arterial roads to facilitate with the increase in population on the roads - local area and age demographic require retirement village <p>Regards,</p>
71.	<p>Hi,</p> <p>I have received the letter you have posted. And I support for retirement homes not commission houses.</p> <p>I do not want commission houses due to the issues with traffic, congestion, density and that there are no major arterial roads close to housing. There are more than 151 units being developed in Epping so why do we really need this. We need more retirement homes not housing.</p> <p>Regards</p>
72.	<p>Hi Helen,</p> <p>Thank you for your time last week discussing this matter - however after reviewing the information I regret that my initial reservations / concerns on the proposal have not been alleviated.</p> <p>My biggest criticism of the plan is the idea of grouping so much social housing together in a single cluster, and the negative impacts this could have on the area as a whole. As a concerned resident I don't feel this issue is being adequately addressed, with the proposal appearing to put profits / personal interests ahead of</p>

	<p>the area's well being (dressed up in a positive political message). No one disputes the need for more social housing, however there are much more sustainable ways to achieve this by integrating it throughout the community rather than clustering it together in a single location.</p> <p>I would also like to point out the lack of infrastructure around the Mosaic area, with limited public transport options, supermarkets and other amenities all being a considerable distance away. This type of development is better suited to locations closer to the train line which are usually already established - such as around the Epping Plaza / High Street area where there are already significant social housing developments underway.</p> <p>The original retirement village expansion was a much more suitable option for this area, and I am disappointed that this plan appears to have been changed. I hope a more balanced solution can be achieved if this proposal is to proceed.</p> <p>Kind regards</p>
73.	<p>Hi Helen,</p> <p>We have resided in the area for 8 years and would like to submit the following feedback for the proposed Baptcare Affordable Housing project in Mosaic Estate Lalor.</p> <p>Although we believe that everyone should have safe and affordable housing, we just don't think this development will work in our small pocket of Lalor for the following reasons:</p> <ol style="list-style-type: none"> 1. Limited amenities around this side of Lalor. There are a few takeaway shops and a convenience store within walking distance and only a bus as means of public transport. Not ideal for the elderly, vulnerable or low income families who may not drive. There are already other public housing projects underway in Epping and Wollert much closer to shopping centres, trains etc. 2. The street proposed as main entry to the homes is Pinetree Crescent which is quite narrow and is already congested, especially during school times. 3. Social Housing for so many people in one area like this may create stigma. Social housing should be spread throughout communities for residents to blend in and feel like they truly belong. Having social housing set up like this may increase crime in community. <p>This development will affect us as social housing in close proximity can significantly decrease the value of our home. We were told this was to be a retirement village before we bought our land and built our home here. We feel misled and very anxious.</p>
74.	<p>NO!!!! Really don't want commission housing on Gillwell Rd because there is already way too much traffic on this road as it is! Have been a resident on Gillwell Road for 32 years & the traffic has become too much already since the new estate got developed! It takes ages to get out of my own driveway as it is! Thanks 🙌</p>
75.	<p>I am writing to you in regards to proposed Baptcare's Affordable Housing development at number 50s Gillwell Lalor. I am a concerned resident who can speak for other local residents in close proximity to the proposed development. The plan is to develop 48 new affordable homes in the Mosaic estate which was never in the original plans when I purchased the land in 2013. The plan was to build a retirement village and not social housing. I believe this is misleading to everyone who bought land in Mosaic Estate.</p> <p>The developer (Phil Gleeson and Helen Allison from Urbis) is seeking feedback from the residents and Whittlesea council in regards to the development and have asked residents within 150 metres to respond by Monday the 25th October 2021. I strongly oppose the proposed development at 50s Gillwell road Lalor and these are the reasons why:</p> <ul style="list-style-type: none"> • There are currently 151 social housing units being constructed within 1.5km proximity in Riverlee Epping so why do we need this? There isn't any data to support the need for an additional 48 units in close proximity to Riverlee development. https://www.riverlee.com.au/news/new-eppings-affordable-housing-takes-shape/

	<ul style="list-style-type: none"> During the online meeting with Baptcare on the 18/10/21, Baptcare could not provide any data to support the additional requirement for social housing in Lalor Mosaic Estate. The traffic report states that a minimum 0.6 car parks are required for each unit and they have allocated 1. This is not correct. All residential dwellings require a minimum of 2. This is not realistic. There isn't sufficient infrastructure to support 48 additional social houses. i.e there is only ONE bus on Gillwell road and no train stations, shopping centres close by. Both primary schools in close proximity St Catherines and Lalor Gardens are at capacity. Where are the additional Children going to go to school? The traffic report states that the traffic volumes generated by the proposed development are very low, and are expected to be easily absorbed into the surrounding road network. I am a resident and don't believe this is correct. I have witnessed a car accident and a number of potential accidents in Pinetree crescent, especially during peak periods so this development will only create more traffic and potentially more traffic accidents. The Whittlesea council is in administration so we do not have an elected member that can help and support the local residents. The administrators were appointed by the state government. This proposal needs to be delayed until we have an elected member to support the local community. Affordable housing should be spread out amongst the community and not crammed into a pocket of land. I believe the development should be reduced anywhere between 5 to 8 units. The planning proposal did not cater for people where English is their second language. The proposal needs to be sent out in various languages so everyone is given an equal and fair opportunity to respond. (We have a number of residents that are of European, India, Asian and Arabic background). There was NO representation from the Whittlesea council during the consultation meeting with Baptcare, Urbis and local residents on 18/10/21. Baptcare and Urbis did not provide minutes from the consultation meeting on the 18/10/21 so anything discussed was not formally captured. Another meeting should be held with all parties including Local Residents, Urbis, Baptcare, Whittlesea Council and the Minister for Energy, Environment and Climate Change. Minister for Solar Homes (Lily D'Ambrosio) . Minutes, actions and any decisions should be taken and distributed after the meeting. <p>I understand there is always a need for social housing, but it needs to be done correctly. The proposed development will ostracise the residents from the rest of the community and potentially create social issues. The 48 units should be spread out in the following suburbs (Lalor, Thomstwon, MillPark, Epping, South Morang, Mernda and Whittlesea) and not restricted in this small pocket of land.</p> <p>Please take the time to visit the petition and peoples concerns.</p>
76.	<p>We oppose Baptcare Hosing at 50 Gillwell Road Lalor. It will cause a lot of congestion and traffic and the quality of life of the residents in the area will be adversely impacted.</p> <p>Thanks</p> <p>A resident of Murpy Street, Lalor</p>
77.	<p>Hello,</p> <p>I am writing to inform you that I strongly oppose to the Baptcare Housing at 50s Gillwell rd Lalor 3075.</p> <p>This development will cause too much traffic congestion in a quiet part of the neighbourhood and there is no major arterial road close by. There should be more retirement homes for our ageing community.</p> <p>Please take note there are more then 151 units only 1.5km away in Epping, why do we need more in such close proximity.</p> <p>Please take note of these concerns which are felt by our community.</p> <p>Kind regards</p>
78.	<p>Please do not build these commission homes at 50s Gillwell road Lalor. These streets are already very congested and building new housing especially near a newly built sports stadium is going to cause not only traffic build up but a big danger around young families walking to the nearby parks and stadiums. There is</p>

	<p>only side streets to get to there and will also increase traffic noise in a quiet area. Building this near a nursing home is unimaginable these streets need to be kept quiet and easily accessible for the safety of everyone here. We have lived in this beautiful quiet streets for 48 years and have close relationships with the community having these built will change everything about what makes living here great. I appreciate having affordable housing and do not discriminate however after seeing first hand what my daughter went through when commission homes were built in her area the thought of them being built in such high numbers is causing a great deal of stress. The local roads are already over populated an influx of such a high number of people will make it almost impossible to drive in peak hour also causing dangerous driving conditions and a rise in aggression.</p>
78a.	<p>Please put a stop to building these commission homes in my street. The streets are already over congested, the traffic with the newly built structures such as the nursing home and sports stadium along with local shops has increase traffic buildup dramatically over the last year. Building these commission homes right next to nursing home will not only increase traffic congestion causing danger to local residents as it will get harder and more difficult to any emergency services trying to access the streets. There are a lot of young families here where kids are walking around and going to local parks the traffic has already changed and increasing that so dramatically will make our streets deadly to young children. The noise will also increase not only from the traffic but from the massive increase of population. Crime rates in our area will also increase dramatically it will drive out local residents and also disrupt local business, Schools and everything around.</p> <p>Kind regards</p>
79.	<p>To Whom it May Concern,</p> <p>It has been really devastating to find out that there will be houses developed in an area where we were promised there would be a retirement village. We made the decision 8 years ago to invest and build our dream family home where we could raise our children in a quiet, peaceful pocket of Lalor. We only made the decision after carefully researching and going through development plans of the area, where it was clearly stated that there would be a retirement village. We are profusely AGAINST this development of houses and we believe that this is totally unfair and unjust. We have been happily living and raising our family in St Naum Terrace, which is directly opposite Pinetree Crst and we would be highly impacted if the development of these atrocious houses go ahead. Our children enjoy riding their bikes and scooters up and down our family oriented quiet street trouble-free. Our family would be deeply affected with the amount of traffic that this supposed development could bring.</p> <p>Just to state again, I am extremely AGAINST any development of houses on the clearly stated area that was meant to be a retirement village.</p> <p>your Sincerely,</p> <p>[name redacted] Resident of St Naum Terrace</p>



80.

To whom it may concern,

Re: housing commission development for Gillwell rd Lalor 3075.

I am a local resident and say NO to this development.

There will be increased Traffic congestion in small an already small community

There are Enough commission housing locally and Space should be used for further retirement housing

There will be Potential of an Undesirable community with increased potential for criminal activity locally

This is a Growing family estate, not fit for commission housing and not wanting families exposed to undesirable associations

This will largely reduce the value of our estate and property in the real estate market.

Hi Helen,

Thank you for your email.

You have stated that 38 of the 48 homes proposed are designed to accommodate single older people from Lalor with affordable housing.

Firstly, the master plan which has always been available on the Whittlesea councils website states that this land space was only ever going to be used as a retirement village/aged care. The master plan is still current stating this.

A Retirement village and affordable commission housing are completely seperate things and can have complete opposite effects on the community.

You have mentioned that these homes will only be available to "older people" but baptcare or the government will always have control and management over this and therefore there is no guarantee of whom will be allocated to these homes as it will be a needs based allocation regardless of age, especially if emergency housing is required eg domestic violence.

If many residents in our estate were made aware of future plans of commission housing then many families would have taken this into consideration and land sale costs etc should have also been aligned.

I am now curious as to the purpose of the other 10 proposed homes that you have not mentioned. could you please confirm what these will be used for.

I have discussed these concerns with many local residents and We are all outraged and don't understand how changes like this can be made under our noses. How can this be justified and what is our chance of winning this petition?

Hi Helen,

Thank you for your email.

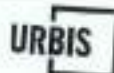
At the end of the day, this is not acceptable and our estates community in mosaic and carlingford and other local streets will continue to fight for this to be denied.

There is no doubt the negative effects it will have in our community.

Who will be responsible for our substantial property value reduction and cost of living increase due to the risk rise associated to the development?

	<p>This also goes against why we moved into these estates and the estate surely has some responsibility over this.</p> <p>Can you please confirm how likely hood of this development being denied and provide any further information on what else we can do as a community to stop this.</p> <p>Regards</p>
81.	<p>I am opposed to this development as this will impact prices of houses in the area as well as increase traffic. We residents already are impacted by heaps of traffic especially down near Gillwell Park area. In the last 4 years its doubled virtually.</p> <p>This project would also bring people who might not be socially equipped which would definitely bring the price down in our area!</p> <p>We do not want this project to go ahead!</p>

82.



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3008

03 9592 0100
03 9592 0101
03 9592 0102

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 505 GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is provided to
Homes Victoria to be made publicly available following the consultation process.

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal

I strongly object to this proposal for
"affordable living". This was not part of what
was told to myself and other residents when
we all initially purchased land & built our
family home. This area is already established
and all this new development will increase
traffic into an already small community.

There are not major arterial roads coming in and out of
the area which will make it extremely
dangerous for young children.

High density of traffic, making it extremely dangerous
- Not what was initially promised when we purchased
land.
- Very noisy and congested in a small area.
- Not necessary as there is plenty of affordable housing
only 1.5km in epping.

Date:

24/10/2021

83.

Good afternoon,

I am emailing you in relation about the proposed Baptcare Housing development in Lalor. Given this part of Lalor is surrounded by families with young children and is already quite dense, we object to this development. The playgrounds and soccer grounds are already crowded and having more people living in the area will crowd these areas further and add to congestion on the roads in the estate. Given it appears that there is housing being built in Epping, there is no need for further development in the North.

When we bought this land, we bought it thinking that a retirement village so we are happy to purchase it. We wouldn't have if we had known that this area was doing to be developed into an area with housing commissions.

Kind Regards

84.

Dear all,

I raise to you today a significant and exhaustive set of major concerns that the Keilor Downs community (read - Over 1000 petition signatures, both physical and electronic, noted in Annex A of the attachment) are providing to you regarding the development at 21 Copernicus Way, Keilor Downs. It is our expectation that each of the 1000+ respondents are included as a formal delivery of opposition to this development.

The issues contained in my attached assessment document are exhaustive, ranging from the significant lack of community consultation to unacceptable and worrying non-compliances with extant planning regulations and Clause 52.20 as well as inconsistencies and inaccuracies throughout the publicly available planning documentation. On this basis alone the development is requested to be halted.

Above all of this, is the deeply concerning lack of consideration for the local community, including the vulnerable and elderly, who make up a large percentage of the Keilor Downs residents. These people have been ignored, and it could be suggested that they were avoided, from clear communication on the development intentions discussed. Further to this, the COVID-19 restrictions, imposed by this State Government, appear to have been absent from the considerations during this process and the inability for the community to be made aware of this development remain aberrantly evident.

Further concern with the proposed project is the basis of the homelessness data in which the location is recommended. We have found the data at the government's ABS repository (Ref 2.) shows that Keilor downs, and most of the surrounding suburbs, are resident to very low numbers of homelessness (under 32 records, this is inline with most surrounding suburbs such as Taylors Lakes, Taylors Hill, Keilor, Keilor East etc). This is not consistent with placing 'at risk' residents in a location which is suitable for enabling them to progress with their lives. It is contrary to the intent of social housing as this will place residents far from their current likely residence (such as Sunshine, Sunshine West with over 200 records of homelessness) and away from their known community and essential services. This appears to be inconsistent with the approach detailed within the planning documentation and the overall intent of new Social Housing.

The information found is contrary to the local Council of Brimbank Meeting (19 October 2021) in which the Council stated, on multiple occasions, that "this area is subject to some of the highest rates of homelessness in victoria". Not only does this show a poorly prepared Council, but an uneducated Council which is out of touch with its community. Further to my concern is the significant lack of review and knowledge of our local council members, specifically Mayor Rasic lack of leadership and Deputy Mayor Nguyen's incorrect statements. The Deputy Mayor and multiple Councillors showed a significant lack of understanding of the proposed build where questions were posed to the forum which included but was not limited to:

- Whether the proposal was for 'Social housing' or 'Affordable Housing';
- How many dwellings were proposed;
- The proposed number of levels which were to be built;
- The location of the build;
- The proposed changes to the surrounding land which retains approvals for further developments; and
- Which housing company was providing the planning documentation and executing the project.

	<p>Due to the above reasons, I have significant doubt that the minutes released at Ref 1. were completed with accuracy and due process given the unconscionable lack of understanding presented by this local Council.</p> <p>Note that over 1000 responses have been received to object to this development which, due to COVID-19 restrictions, excludes many of the vulnerable and elderly as simple door knocking services are effectively unable to be conducted by this community to support their needs as this development and State Government appears to have forgotten that their opinion matters.</p> <p>For these reasons, and the detailed information attached, I request your support to re-consider the development and its purpose in Keilor Downs. These decisions must be made with the appropriate level of Community engagement, rather than a ham-fisted approach to a solution which is inconsistent with the Keilor Downs regular and well established planning requirements which are able to be avoided due to the poorly written Clause 52.20.</p> <p>Regards, [name redacted] and 1000+ residents of Keilor Downs, Melbourne 3038 Contactable via this email address or [phone number redacted]</p> <p>References: 1. Brimbank Council Meeting Minutes (19 October 2021) https://www.brimbank.vic.gov.au/council/council-meetings/2021-council-meeting-agendas-and-minutes https://www.youtube.com/playlist?list=PLEw1sHlvzDgGbWOKNATAvzx29bhwIDtB (note: Recording is yet to be uploaded)</p> <p>2. ABS Census of population and housing estimating homelessness https://www.abs.gov.au/statistics/people/housing/census-population-and-housing-estimating-homelessness/2016</p>
85.	<p>To whom it may concern,</p> <p>We would like to express our disagreement with the Baptcare Housing development proposed at 50s Gillwell Road Lalor. We are against this development as it would cause traffic, congestion and issues in the small estate. There is no major road that would lead to this development and therefore the impact to the area would be extremely negative. The area would be better suited to more age care facilities as opposed to commission housing.</p>
86.	<p>Dear Phil,</p> <p>My name is [redacted] and I live on Gillwell Rd, Lalor. We are against the affordable housing proposal as it will</p> <ul style="list-style-type: none"> - Increase traffic on Gillwell road - Impact financial values of our properties - Even if over 55 years old will live in them they will still have dependents or loved ones who will come and visit all the times (if not live with them regularly) - there might be women who will live in these units that would have escaped domestic violence or alcoholic partners who will follow them and make it unsafe for us or our kids. <p>We hope that these concerns will be taken into consideration.</p>
87.	<p>Dear Phil</p> <p>As a resident and landowner in the Mosaic estate I am writing to you to express my objection to this proposed development. The proposal raises a number of concerns as follows:</p>

Neighbourhood Amenity

- The development will negatively affect and diminish the amenity of the area/neighbourhood therefore devaluing surrounding properties due to the amount of units situated in the one area. Affordable Housing should be integrated and scattered throughout the suburb and not densely situated in one area. There is already a 151 Apartments – 5-7 storey development (New Epping Affordable Housing Apartment Development) in close proximity proposed 1.5km in Cooper Street, Epping.

Car Parking

- 3 visitor car parking spaces allocated to a 48 unit proposal is insufficient regardless of whether each unit has an allocated car parking spot to it and/or unlikelihood of all residents owning their own car/ using their allocated car space.
- According to Clause 52.06 the proposal would require 62 spaces which is a shortfall of 11 parking spaces within the development, according to Urbis Town Planning Report – Victoria's Big Housing Build, 50S Gillwell Road, Lalor page 20 "it is considered that an additional 11 parking spaces, primarily for visitors, would adversely affect the amenity of the development by encroaching into areas set aside for green open space and gardens" – what about the impact of this shortfall in car parking encroaching and impacting residential street parking?!
- We are concerned the increased need for parking in the area due to insufficient visitor car parking and/or possible two car ownership per unit of the proposal, will put strain on adjoining properties and street parking, impacting available street parking for residents and their visitors and making it unsafe for cars to travel throughout the immediate area due to the increased volume.

Traffic

- Increased traffic and congestion due to the amount of proposed units and visitors to the area requiring additional parking due to insufficient visitor parking proposed as part of the development.

Noise

- Noise due to increased activity within the area.

I really appreciate you taking the above concerns into serious consideration and sharing them with the relevant authorities.

Kind regards

88. Dear Helen Allison/ Phil Gleeson/ Baptcare,

I am writing to you today with my concerns for the affordable housing which is proposed to be developed in Lalor.

I am a resident of this area and I understand that the need for affordable housing is important although I do have a few concerns and feel that this project should not go ahead in this particular area.

My concerns are that there will be too many houses developed in such a small area and increase the density which could include up to 200 people living in such a small space. I believe this will cause issues with parking as each home only has one parking spot available and usually households can have up to 2 to 3 cars each. My question is where would these cars be parked?

Furthermore, with the amount of new residents and hence cars it is inevitable that traffic congestion will increase. The roads are local area roads which are not very wide especially if most of the roads will be used as car spots. I believe this will cause a lot of traffic which is not something that should be happening in residential areas that have not been built to cater for this amount of people in such a small space.

I also feel that creating a road through the proposed housing could cause a segregated mindset with the residents which is not good for the people living there or for us in the surrounding area.

I hope this project can be reconsidered or at least the amount of housing lessened by half.

Thank you for your time

[name redacted]

A Lalor resident

89.

Dear Bronwyn,

I am a resident of Lalor and I am deeply disturbed by the news of the public housing being built in Lalor (Gilwell rd) and in Epping ('The New Epping')

When we bought in this Estate (Carlingford) it was NEVER on the plans - the plans were for an oval, shops (which include a daycare) and a retirement village. Had this even been suggested, I never would have purchased here.

I am unsure why they are being concentrated in one area and why they are not being spaced out. It is going to have an impact in a variety of ways which I have outlined below:

-A spike in crime is to be expected and this is when we already pay higher premiums due to the crime rate already experienced in these areas

-A drop in house prices when I paid above market value for my house and now will not see that returned

	<p>-Traffic in this area is already significant let alone adding an influx of thousands of people to already crowded roads, a busy shopping centre and a hospital that already has emergency wait times of over 5 hours.</p> <p>- A fear for safety in an area where young families have chosen to call home due to naively believing the plans that were outlined to us.</p> <p>The first I heard of this was from neighbours rather than Baptcare or the government as apparently only 150 people were required to be notified by mail. In my opinion, this is deliberately deceptive and against the values of the community.</p> <p>This is a matter of high importance and I await your response.</p>
90.	<p>Re The above . ABSOLUTELY NO TO COMMISSION HOUSING. OK. IF A RETIREMENT VILLAGE. Regards</p>
91.	<p>Hi Phil</p> <p>Upon further reflection of the consultation period last week I would like to outline my concerns.</p> <p>Firstly you and your team massively failed in doing your jobs on the evening. As project mangers you failed to answer a single question of concern from the community with any factual data or information. Your teams politician answers were not up to standard.</p> <p>Despite having no objection to session being recorded, you refused to record the session. Why was this? is this because you didn't want a record of how unprofessional your teams behaviour was? Or was it because you didn't want a record of the community dis-satisfaction?</p> <p>questions that you failed to answer are below and need addressing with REAL ANSWERS not made up fluff.</p> <ol style="list-style-type: none"> 1. What are the plans for excess land? "we have no plans to build more social housing is not a answer 2. Why isn't the time being extended for people with ESL and what efforts have baptcare made to inform these people? again you have failed to do any research in the demographic in the area. there are a lot of hard working immigrants who don't speak English as a 1st language who would have no idea that their efforts to work hard to buy a million dollar home will now be devalued by the project. 3. Your team noted effect on property valuations are not considered when looking to social housing projects? you failed to answer why not. How is devaluing an area better for the community? Won't this potentially put more hard working people at risk of losing their homes. One of your team members smirked as he said it as well, I'm sure he wouldn't be laughing if it was his home he worked hard for that he was going equity in. 4. You blamed COVID-19 as a reason for it being difficult to evict a tenant. You confirmed that you are governed by the same rules as any land lard. So how are you going to evict a tenant that is causing a nuisance to the community? as a land lord myself who had \$10k damage done to my property by a tenant and \$10k in rent owing it took over 1 year in VCAT and police to escort them from the property and this was 1 year before COVID. again you failed to answer the question and any land lord know this is not an easy process, especially now with new rental laws coming in further protecting tenants.

	<p>5. You truly under estimate how many people brought into the estate because of the promise of a retirement village. Again if you did any research into the area you would know that old Lalor and Thomastown has an ageing community of over 65 year olds. Mainly of European and Middle Eastern heritage who's younger family members brought into the estate to be close to their parents now and in the future with the retirement village and nursing home when we need it. Not having to travel to South Morang or Bundoora was very appealing to people. You are a non for profit organisation which means you do have to disclose how you money is spent. You kept saying the retirement village was not economically viable but failed to prove why it would be and how social housing would make batcare more profit long term. We need actual \$\$\$ proof because at the moment it looks like you are trying to pull the wool over our eyes and bat care just saw an opportunity to take a big fat tax payer funded cheque from the government.</p> <p>6. You were asked to show and prove (with so many options being built 1.5k - 2k up the road) the numbers of people in Lalor and surrounding areas need affordable housing and why this is a community need. Overall state figures are not an answer.</p> <p>7. You noted that there was no access to Gilwell road due to making it easier to access schools and the "shopping percent" (I did try not to laugh when you called it that as if you have been to the area once you would know that it is far from it) along Pinetree. Again no research into the area as you would know that the closest school is a catholic primary school which starts at \$1500 per year for prep and a childcare centre that is so overpriced my sister in law is better off not working. Social housing candidates would not be able to afford this. the shops have a tiny over crowded Gym, a kebab shop (which to no fault of their owner already causes trouble with teenagers hanging around it) a Pizza shop and a milk bar. again this barely able to service the community that we are in now.</p> <p>Again I along with a lot of members our community object to this being built. If Batcare truly can not make the project work as a retirement village then sell the land to another developer.</p> <p>THIS PROJECT CAN NOT MOVE AHEAD ANY FURTHER UNTIL ALL COMMUNITY CONCERNS ARE ADDRESSED.</p> <p>Finally do you have a complaints department that I can speak to? I can not believe your teams professional misconduct and i would like to make a formal complaint to Batcare management. I have also put a complaint in to my local member of parliament.</p>
92.	<p>To whom it may concern,</p> <p>I am writing regarding the commission housing being developed by Baptcare Housing at 50s Gillwell Road, Lalor.</p> <p>We are opposed to these commission houses being developed. There are already commission houses being developed in Epping, less than 2kms away. The site in which these commission houses are being proposed for, does not have a main arterial road close to it and would cause traffic and congestion in a small estate.</p> <p>It is not an appropriate site for this type of development. It would be more suited to additional age care facilities.</p>
93.	<p>Hello, Please forward onto State Government;</p> <p>I am a resident of the Mosaic community. I am very concerned about the proposed 'affordable housing' to be built on Gilwell Road in Lalor. I understand the reasons behind the proposal but there are reasons why it should not be built too.</p> <p>There is affordable housing currently under construction in New Epping. This will cater for many of the people who wish to live in the area. Would it not be reasonable to put them in affordable housing 2km away in Epping? Close to the Hospital, Shopping Centre and the train station.</p> <p>Kind regards</p>
94.	<p>To whom it may concern,</p>

It has come to my attention that a proposal for a high density commission housing is being considered at this location.

I believe that this is unsuitable and will impact the current surrounding residents in the area, including myself and my family.

The reasons are;

Hearing there will be 48 units, which could house between 3 to 5 tenants each. It will equate to 144 - 240 tenants in that small space. Such a large influx and massive increase in people will cause chaos with infrastructure and lack of immediate resources for current residents, let alone with the extra people. Lack of parking, only bus route and no train station that cannot be accessed by foot.

The community area is not designed with plans to accommodate such a volume of people. There are town houses in the estate and none of the clusters have a magnitude of what is currently being proposed.

Current plan of building a loop through the cluster houses will create an internal community which will cause segregation to locals who are currently residing in the area. There are other similar designs that have failed in this type of development to which had created an unwelcome setting for locals. I personally had worked in Broadmeadows and there is a community housing development, similar to this proposal. It has a poor reputation and servicing these clients, I was unable to enter the housing estate as I have been told I will not be safe and if I was to enter, I either go in with someone who lives there or be escorted in with the Police. So you have to understand, I have some concerns with a development such as this to go ahead.

If it must go ahead, I would like the design to reduce the number of units in that area. In addition, to implement a screening process with reviews of tenants living there. The ease of stress for the local neighbours and also the aged care facility behind knowing that the tenants are there in goodwill, in good faith that they will be part of the Lalor Community.

Having moved into this area 7 years ago, there was never a mention of a commission housing development in the pipeline in the future and this would have certainly been a decisive decision in my purchasing a home in this area. I am now almost certain that if this is to go ahead and proceed, housing prices in this area will be dramatically affected and will also be a problem to sell in the future.

I personally and with other concerned locals would prefer the area to be used for other purposes than what has been proposed.

Thank you for your time.

95. I am writing regarding the commission housing being developed by Baptistcare Housing at 50 Gillwell Road Lalor which I strongly oppose as there are already commission houses being developed in Epping which is less than 2 kilometres away. The site in which these commission houses are proposed for does not have a main arterial road close to it and would cause traffic congestion in a small estate. It is not appropriate site for this type of development. It would be more suited to additional age care facilities.



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

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Urbis Pty Ltd
ABN 50 105 256 228

CONSULTATION FEEDBACK FORM

BAPTCARE AFFORDABLE HOUSING PROPOSAL

NO. 505 GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Homes Victoria to be made publicly available following a decision on the proposal.

Name:	
Address:	
Postal Address:	
Email Address:	
Telephone Number:	

Please provide your feedback on the proposal:

We strongly oppose the proposal, and request for it to be withdrawn, it devalues the committee we built

How will you be affected by the proposal:

- decreased property Value
- higher insurance premiums
- traffic
- noise
- congestion
- original planning scheme was for a retirement village not a mass housing in one isolated area.

Signature:	Date:
	17/10/2021



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3008

URBIS.COM.AU
03 9615 1111
ADMIN@URBIS.COM.AU

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 505 GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Homes Victoria to be made publicly available following a decision on the proposal.

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal:

Mosaic, Lalor is a new housing estate within an old suburb and the pre-existing infrastructure, schools and available services are currently stretched to capacity.

The proposed 48 high density dwelling would add further strain and are not sustainable within the existing infrastructure and available services.

I understand and acknowledge the need for affordable housing but this need is addressed with the Riverlee development.

The Riverlee affordable housing development, surrounded by 2 main roads is within 1.5km from the proposed Bapcare Affordable Housing and will offer 500 townhouses and 1500 apartments.

Additional affordable housing (Bapcare Affordable Housing) is not required within 1.5km of Riverlee.

How will you be affected by the proposal:

- Local Roads will be congested with additional vehicles and access to Mosaic estate in Lalor in particular compromised.
- Access and availability to local public schools limited. Class sizes increased with potential for learning compromised.
- Less access to private and public services in the local area.
- Additional Affordable Housing not required with Riverlee Affordable Housing opening under 1.5km away.

Signature:

Date:

07/10/21

Important Note: your submission will be included within a feedback report which is required by Homes Victoria to be made publicly available following a decision on the proposal

Address:

Printed Address:

Email Address:

Telephone Number _____

Please provide your feedback on the proposal

I think the proposal isn't logical and not thought through - weighing out the pros and cons, there's more cons than pros. First off it will affect the files as having in that area its already expensive it will just raise it more. Believing today is the best thing what most of it becomes useless to you know the type of people accumulating the area. Additionally the amount of people also means more crowding the area will be a hassle especially with the cars that coming in, also there are too many houses already built.

How will you be affected by the proposal?

This program will affect me directly because I don't know what type of paper I am submitting the houses I have the time in them. The market of the area will be affected and it'll be really busy since lots in the project were are out of houses.

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Date: 21/10/2021



LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

PROPOSAL NO.
R010 P/L 110
JAN 10 2014 204 218

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 505 GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Housing Victoria to be made publicly available following a decision on the proposal.

Name:

Address:

Postal Address:

Email Address:

Telephone Number:

Please provide your feedback on the proposal:

I am very disappointed to hear that you are planning to build commission housing in Gillwell at Lalor.
I bought in this area nearly 3 years ago. The reason I bought in this estate was that housing here is not cheap, so I felt I was buying in a better area.
I would never have bought in this area if I knew housing commission was going to be built here.

How will you be affected by the proposal?

This will devalue my home and the whole estate. Will also attract more trouble than we already have. For the amount people in this area have spent on homes, some have even built their dream homes.
To have the area devalued with commission housing (affordable housing) is a devastating thought.

Signature:

Date:

5-10-2021

APPENDIX D PETITION

A petition was set up online and gathered over 803 signatures at the time of finalising this report. The petition can be accessed at:

<https://www.change.org/p/stop-housing-development-in-your-over-crowded-suburb>

APPENDIX E

APPROVED CONSULTATION PACK

Consultation strategy

Clause 52.20

No. 50s Gillwell Road, Laior – Baptistcare Affordable Housing

Requirement	Response
Provide a written description of the development proposal including, but not limited to:	<ul style="list-style-type: none"> - 48 dwellings, including 24 single storey dwellings, and 24 dwellings contained within double storey forms located fronting Pinetree Cres and Gillwell Road. - One car parking space per dwelling totalling 48 spaces. - Single storey dwellings have a maximum height of 4.8m, double storey buildings have a maximum height of 8.3m. - The access road connects to Pinetree Cres in two places and loops through the site. - Landscaping throughout the site.
Detail any consultation that has already occurred (if relevant) and attach supporting documentation	Pre-application meeting held on 23/08/2021 with Whittlesea City Council (Robert Cobolli, Sammi Xu), plan reference 210014/TP00-TP15 dated 13/08/2021.
Indicate the type of consultation that is required by the Guidelines	In accordance with Table 1 of the Homes Victoria Consultation Guidelines, the proposal is subject to the 30-99 dwellings consultation stream.
Identify relevant Council	Whittlesea City Council
Identify referral authorities (if relevant)	Yarra Valley Water
Attach a map of neighbouring and nearby properties, indicating those properties whose owners and occupiers will receive letters and the location of site notices on property frontages	See attached showing which properties are required to be notified under the Guidelines.
Attach a current set of design plans, including landscape plans, to be used for consultation and provide a written reference in this table. See page 6 of the Guidelines for required plan detail	<p>Architectural plans prepared by CHC Architects</p> <p>Landscape plans prepared by FFLA Landscape Architects</p>
Attach a current set of supporting documentation (i.e. Planning Report, Environmental Impact Report, etc.) to be used for consultation and provide a written reference in this table	<p>Planning Report prepared by Urbis</p> <p>Sustainability Management Plan prepared by Energy Water Environment</p> <p>Transport Impact Assessment prepared by OneMileGrid</p> <p>Stormwater Management Plan prepared by FMG Engineering</p>



**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

27 September 2021

[Title] [First name] [Surname]
[Company]
[Address]

Dear [Name],

CONSULTATION LETTER - BAPTCARE AFFORDABLE HOUSING PROPOSAL NO. 50S GILLWELL ROAD, LALOR

INTRODUCTION

This letter is provided to advise you of the Baptcare Affordable Housing project which is proposed nearby at No. 50s Gillwell Road, Lalor, as part of Victoria's Big Housing Build Program. The Big Housing Build Program seeks to deliver new homes for Victorians and create new jobs to assist Victoria's economic recovery from the impacts of the COVID-19 pandemic.

To facilitate the Big Housing Build Program, the Victorian Government introduced a new clause into planning schemes across Victoria, including the Whittlesea Planning Scheme. *Clause 52.20 – Big Housing Build* streamlines the planning assessment and approval process for social and affordable housing projects. Under Clause 52.20, applicants must first seek feedback from the community and from Whittlesea Council. This feedback is then considered before the application is finalised and submitted for assessment by the Department of Environment, Land, Water and Planning on behalf of the Minister for Energy, Environment and Climate Change. This streamlined process is different from the normal application process as feedback is sought before submission of the application, rather than after an application is submitted. This allows for feedback to be incorporated into the final design before it is submitted for assessment.

The streamlined planning provisions under Clause 52.20 include development standards which ensure appropriate car parking and access arrangements are provided, and which limit amenity impacts on land surrounding the development site. More information on the Victoria's Big Housing Build Program, including all requirements of Clause 52.20 can be found at www.planning.vic.gov.au/permits-and-applications/big-housing-build.

THE PROPOSAL

Baptcare Affordable Housing seeks to develop No. 50s Gillwell Road, Lalor with 48 new affordable dwellings, comprised of 24 single and 24 double storey dwellings. These homes will be accessed by a new loop road through the site which connects to Pinetree Crescent. Each home is provided with one car parking space, and landscaping is proposed across the site in front and rear yards and within new nature strips. Baptcare Affordable Housing seeks your feedback on this proposal.

- The proposal is supported by the following information:
- Architectural Plans
- Landscape Plans
- Town Planning Report
- Transport Impact Assessment
- Sustainable Management Plan

These documents can be accessed online at:

www.baptcare.org.au/services/housing/affordable-housing

HOW TO PROVIDE YOUR FEEDBACK

Baptcare Affordable Housing seeks your feedback on the proposal at No. 50s Gillwell Road, Lalor. This feedback should be provided before the consultation closing date **DATE**. A feedback form is provided with this letter. Please provide your feedback via:

- Post, to:
Phil Gleeson or Helen Allison
Urbis
Olderfleet Building
Level 10, 477 Collins Street
Melbourne VIC 3000
- Email, to Phil Gleeson at Urbis – pgleeson@urbis.com.au or to Helen Allison at Urbis – hallison@urbis.com.au
- If you wish to attend an online consultation forum, please register your details with Phil Gleeson or Helen Allison (email address above and phone number below). An invitation and meeting link will be issued to you so that you may attend the online consultation forum and discuss the project further with Baptcare Affordable Housing and the project team. The online consultation will occur on 5th October 2021 between 6:00pm and 7:00pm.



Following the conclusion of the consultation period, feedback will be considered and included in a report which will be submitted with the application to the Department of Environment, Land, Water and Planning. This report will detail how the feedback has been considered and any changes made to the proposal as a result. We note that as required by Homes Victoria, the feedback report will be made publicly available once a decision on this project is reached.

If you have any queries about the project at N0 50s Gillwell Road, Lalor, or the consultation process, please contact Phil Gleeson on 03 8663 4949 or Helen Allison on 03 9617 6632.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Phil Gleeson".

Phil Gleeson
Director
03 8663 4949
pgleeson@urbis.com.au

Enc: Consultation Feedback Form

CONSULTATION FEEDBACK FORM
BAPTCARE AFFORDABLE HOUSING PROPOSAL
NO. 50S GILLWELL ROAD, LALOR

Important Note: your submission will be included within a feedback report which is required by Homes Victoria to be made publicly available following a decision on the proposal.

Name:	
Address:	
Postal Address:	
Email Address:	
Telephone Number:	

Please provide your feedback on the proposal:

--

How will you be affected by the proposal:

--

Signature:	Date:
------------	-------



**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

5 October 2021

[Title] [First name] [Surname]
[Company]
[Address]

Dear [Name],

BAPTCARE AFFORDABLE HOUSING PROPOSAL NO. 50S GILLWELL ROAD, LALOR

REVISED COMMUNITY CONSULTATION DATE – MONDAY 18TH OCTOBER, 6-7PM

Following our previous letter provided to you regarding the proposed Baptistcare Affordable Housing project at No. 50s Gillwell Road, Lalor, we wish to advise that the online community consultation will now take place on **Monday 18th October, 6 – 7pm**. This date change is occurring due to postal delays which delayed the arrival of our previous letter to you.

We trust the revised date of **Monday 18th October, 6 – 7pm** allows sufficient time for all neighbouring residents to be advised of the online community consultation, and to access and review information about the proposal ahead of the online session, if desired.

If you wish to attend the online community consultation, please email Phil Gleeson at Urbis – pgleeson@urbis.com.au or Helen Allison at Urbis – hallison@urbis.com.au and a link to the online community consultation will be issued to you.

We also advise that the date by which written feedback on the proposal should be received has been extended to Monday 25th October.

If you have any queries about the project or the consultation process, please contact Phil Gleeson on 03 8663 4949 or Helen Allison on 03 9617 6632.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Phil Gleeson".

Phil Gleeson
Director
03 8663 4949
pgleeson@urbis.com.au

NOTICE OF AN APPLICATION FOR PLANNING CONSENT

Consent is sought pursuant to Clause 52.20 – Victoria's Big Housing Build

The land affected by the application is located at:	50s Gillwell Road, Lalor VIC 3075
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The closing date for submissions is:	INSERT DATE
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APPENDIX F

CONSULTATION MEETING SLIDES

LALOR

COMMUNITY CONSULTATION SESSION

October 2021

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Hopkins
Clarke

URBIS

Baptcare
Affordable
Housing



AGENDA

BAPTCARE AFFORDABLE HOUSING

WHAT IS PROPOSED?

PLANNING PROCESS

HOW CAN YOU PARTICIPATE?

NEXT STEPS

QUESTIONS / DISCUSSION



BAPTCARE AFFORDABLE HOUSING



- A subsidiary of Baptistcare, Baptistcare Affordable Housing (BAH) is a not for profit organisation providing affordable, well-located, and well-built housing for people on lower incomes who are at risk of, or are experiencing, homelessness.
- Providing a home to over 170 residents, we currently manage 100 apartments, units and houses across communities in Victoria and Tasmania.



WHAT IS SOCIAL HOUSING?



- *Social housing is an umbrella term that includes both public housing and community housing. It generally indicates housing that involves some degree of subsidy – source – **Homes Victoria***
- The proposal is not public housing. For this project, all dwellings will remain in the ownership of BAH and rented to tenants

WHAT ROLE DOES BAH HAVE IN THE DELIVERY AND MANAGEMENT OF SOCIAL HOUSING?



- Own and develop the proposed social housing
- Maintain the development
- BAH manages its tenancies in accordance with the Residential Tenancy Act
- Council will maintain the internal road as with any other public road



HOW ARE TENANTS DETERMINED?



- BAH determines residents from the Victorian Housing Register. This is a waiting list of people who qualify as in need of social housing and who have expressed a desire to be housed in the locale
- These are residents who currently reside within the City of Whittlesea - they are existing members of the community

WHAT IS THE TARGET DEMOGRAPHIC FOR THE SITE

These homes are targeted at:



Single older people in

38x one bedroom homes

this site focuses on older people given it seeks to be in harmony with Baptcare's aged care home next door.



Young mothers and small families in

6x two bedroom homes



Low income working families in

4x three bedroom homes

Baptcare Affordable Housing is contractually bound to accept residents from the Victorian Housing Register.

This proposal adjoins the Baptcare residential aged care home to the east. It is important that for the broader community and the residents of the residential aged care home, the proposed use and development does not impact the amenity of the area.



WHAT ARE THE KEY OBLIGATIONS OF TENANTS?



- Look after the property
- Let their neighbours live in peace
- Pay the rent



WHAT IS PROPOSED?



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WHAT IS PROPOSED

48 homes using four different layouts, with one-, two- and three-bedroom options



24 single storey homes



24 homes within double storey buildings



Each home has one car park



Design Narrative

"Creating healthy communities for today and the future, where every person is cherished."



Streetscape Rhythm
Inspired by Local Context



Engaging and Sustainable
Community for Everyone



Nurtured by Nature with
Walkable and Cycling
Realms



Raw, Simple and
Refined Palette

**PROPOSED OVERALL
MASTERPLAN**



**PROPOSED GROUND
FLOOR PLAN**



PROPOSED FIRST FLOOR PLAN



SINGLE STOREY UNITS

Type A

1 Bed, 1 Bath, 1 Carport
18 Units
107sqm Lot Area
50sqm Unit



Type B

2 Bed, 1 Bath, 1 Carport
2 Units
158sqm Lot Area
70sqm Unit



Type C

3 Bed, 2 Bath, 1 Carport
4 Units
308sqm Lot Area
80sqm Unit



COMPLIANT WITH
LIVEABLE HOUSING
GUIDELINES



7 STAR NABERS



5 STAR GREEN STAR

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architects

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DOUBLE STOREY UNITS

Type D

1 Bed, 1 Bath, 1 Carport
20 Units
137sqm Lot Area (Per Two Units)
50sqm Each Unit



GROUND FLOOR UNITS
COMPLIANT WITH LIVEABLE
HOUSING GUIDELINES



COMPLIANT WITH
BETTER APARTMENT DESIGN
STANDARDS



COMPLIANT WITH
7 STAR NATHERS



COMPLIANT WITH
NCO



DOUBLE STOREY UNITS

Type E

2 Bed, 1 Bath, 1 Carport
4 Units
178sqm Lot Area (Per Two Units)
70sqm Each Unit

-  GROUND FLOOR UNITS
COMPLIANT WITH
LIVEABLE HOUSING GUIDELINES
-  COMPLIANT WITH
BETTER APARTMENT DESIGN
STANDARDS
-  COMPLIANT WITH
1 STAR RATINGS
-  COMPLIANT WITH
WCC



EXISTING APPROVAL VS PROPOSED APPROVAL

LAND USE (DWELLINGS)	DWELLINGS	1 BEDROOM DWELLINGS	2 BEDROOM DWELLINGS	3 BEDROOM DWELLINGS	CAR SPACES
Existing Approval – Assisted Living Apartments – Planning Permit No. 715018	53	11	35	7	53
Proposed – Social Housing	48	38	6	4	48

PLANNING PROCESS



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Associates

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PLANNING PROCESS & CONSULTATION

Clause 52.20 – Victoria's Big Housing Build

Clause 52.20 includes design standards similar to normal planning applications, including around site design, building design, landscaping, car parking, and amenity on site and off site.

Consultation guidelines provided by Homes Victoria – written notification to owners and occupiers within 150m of the site, notice erected on site and information

FOUR STEP PROCESS

- 1 A draft proposal is put together by a project team including architects, planners, traffic engineers, landscape architects, stormwater and service engineers.
- 2 The draft proposal enters a community consultation period to gain feedback from the community, Council, Homes Victoria and the Department of Environment, Land, Water and Planning (DELWP).
- 3 The feedback is reviewed and incorporated into the draft proposal where appropriate. This is where submissions received from the community and Council will inform the final application pack.
- 4 The proposal is finalised and submitted to DELWP for review and a decision on behalf of the Minister for Environment, Energy and Climate Change.

HOW CAN YOU PARTICIPATE?

Provide written submission via email or post:



Phil Gleeson or Helen Allison,
Level 10, 477 Collins Street,
Melbourne VIC 3000
03 8663 4888



pgleeson@urbis.com.au
hallison@urbis.com.au

Further information on the proposal can be accessed at.

<https://www.baptcare.org.au/services/housing/affordable-housing>

Submissions to be received by **25 October 2021**

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NEXT STEPS

Collation and assessment of submissions by BAH and the project team

Finalise and submit application to the Minister for Environment, Energy and Climate Change



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QUESTIONS / DISCUSSIONS



APPENDIX G

SITE SIGN INFORMATION

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21.10.2021 13:07



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21.10.2021 13:11



21.10.2021 13:11

