

# *Keeping locals local*

## **EPSOM STREET AFFORDABLE HOUSING**

Design guidelines



**HOBSONS BAY  
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BAY CITY  
COUNCIL**



Council aims to deliver a best-practice affordable housing development, that is socially inclusive, environmentally sustainable, and universally accessible at 7–45 Epsom Street, Laverton. Council purchased the site to deliver housing for the local community. By developing the site, Council is creating local homes for locals to ensure ongoing connections between families and the community.



## What are the design guidelines and why do we need them?

Design guidelines are a set of considerations that will inform the detailed design of a development.

High quality places support the social, cultural, economic and environmental wellbeing of our communities. Good urban design delivers places that are safe, welcoming, healthy, functional and enjoyable. To encourage high-quality design outcomes of 7–45 Epsom Street, Council with a team of experts developed a set of design guidelines.

The guidelines are in addition to the Hobsons Bay Planning Scheme and the Better Apartments Design Standards. The guidelines are not formal approval for any specific development on the site but would be used to guide the design of future buildings on the site.

### What is a Planning Scheme?

The Planning Scheme is a detailed legal document containing policies and provisions for land use and development in Hobsons Bay.

### The guidelines aim to ensure:



Continued community enjoyment of Curlew Community Park



The development is visually attractive from the street and park



Overshadowing is minimised



The development is safe, accessible and affordable

## Structure of the Guidelines

The guidelines are based on five categories:

- General principles
- Built form
- Park and public realm interface
- Pedestrian, cycle and vehicle access and facilities
- Amenity and sustainability



## General principles

The general principles set the overarching expectation for the development.

- Dwelling sizes to be primarily 1 and 2 bedrooms
- Provision for flexibility of rental structures and terms to include a mix of occupants
- Affordable housing to be indistinguishable from other dwellings in the community
- Provision of a high-quality urban design response that considers materials and architectural response to ensure integration with its surrounding context
- Increased level of density as the site is close to public transport (Laverton Station)
- Meet and exceed best practice environmentally sustainable architecture and urban design
- Access for all – universal design principles
- Crime Prevention Through Environmental Design (CPTED) principles to ensure safety of residents and visitors
- Designed to promote inclusiveness and equitable use of space within the property and a sense of community
- Integrate the development to complement the park with a positive interface including the provision of passive surveillance and, where appropriate, active surveillance opportunities
- Incorporate environmentally sustainable architecture to reduce operational costs, improve resident wellbeing and building longevity

## Built Form

Built form refers to the physical building and its function, shape and configuration.

- Height to be maximum of four storeys in the centres of the development with a maximum of two storeys on the edges of the site
- Transitional heights e.g. two to three storeys to respond surrounding context including park edges and Epsom and Fitzroy Streets
- Minimise overshadowing to park
- Use of acoustic attenuation and setbacks to protect from traffic noises from Princes Freeway (to the south) and freight line (to the north) to be incorporated into building design
- Designed with consideration to the pedestrian overpass (located to the south east of the site)
- Ensure there is a safe, continuous step-free accessible path of travel from the street entrance and parking area to residential lobbies and/or ground floor dwellings
- Provision of accessible, single level living
- Compliance with Clause 55 of the Hobsons Bay Planning Scheme, Urban Design Guidelines for Victoria, Better Apartments Design Guidelines

### What is Clause 55?

Clause 55 of the Planning Scheme ensures developments are responsive to the neighbourhood and ensures good amenity for existing and new residents.

- If equipment, such as air conditioners, are installed on balconies, they should be screened and acoustically treated to minimize noise disturbance
- Site services (e.g. water, electricity) are to be incorporated into the design of the building and minimise visual impact on the streetscape (solar panels and other renewable energy initiatives exempted)
- Rooftop services and equipment integrated into the building architecture
- In-built passive design and sustainability measures to maximise building comfort and minimise ongoing costs (particularly cooling strategies via external and internal shading and natural ventilation)
- Sufficient roof space and appropriate orientation/inclination for solar PV panels
- Design for longevity, use of high quality, durable building materials to minimise future maintenance costs
- Floor to ceiling heights in dwellings to be adequate to allow for ceiling fans (if no air conditioning provided) – 2700mm min
- Provision of adequate and secure storage (in line with Clause 55.05 of Hobsons Bay Planning Scheme)
- Generous balcony sizes with preferred 'square' shape rather than narrow 'linear' shapes
- Consideration of history of the site and surrounding area



## Park and Public Realm Interface

The public realm interface is how the development interacts with the street, footpaths and Curlew Community Park.

- Utilise opportunities for active frontages to street and park edges
- Maximise opportunities for passive surveillance of parks and streets
- Accessible pedestrian links between dwellings and park
- Provide pedestrian access to the development from the park for residents by creating a pedestrian "address" to the development from the park while protecting privacy of ground floor units
- Clear structural delineation between private and public realm with landscape and built form design cues



## Pedestrian, Cycle and Vehicle Access and Facilities

- Provide effective wayfinding signage to encourage safe and efficient pedestrian and cycling movement

### Vehicle

- Parking is a key consideration for the area and site, parking reduction would only be considered based on decision guidelines in Parking Strategy alongside other relevant factors impacting likely car ownership and use.
- Provision for sustainable transport alternatives
- Provision for electric vehicle charging stations
- Opportunities for car share schemes
- Minimise vehicle access points and conceal parking facilities
- All vehicle access must be from Epsom Street
- Ensure that vehicular access points are safe and minimise risks to pedestrians

### Pedestrian

- Promote the use of pedestrian access through the park to the Laverton Station, community hub and other services and facilities in the neighbourhood
- Pedestrian entries should be well lit, visible, safe, easily identifiable from the street and provide a sense of personal address for residents
- Consideration of the park design and footpath networks to be integrated within the building design

### Cycle

- Provide safe and convenient parking and storage for bicycles which is readily accessible for both residents and their visitors
- Promote use of cycle route along Fitzroy Street
- Ensure access points to Fitzroy Street support safe and efficient connections to the shared path network

## Amenity and Sustainability

### Vehicle

- Provide high level of amenity for all dwellings with no differentiation in external appearance between affordable housing and any newly built private dwellings in the neighbourhood
- Provide dwelling types and sizes suitable for a range of tenants of all ages and abilities – from individuals to families
- Designed to maximise environmentally sustainable design principles including but not limited to:
  - Passive design principles to reduce need for heating and cooling
  - Access to natural light
  - Water collection and reuse
- Designed to minimise energy costs to the resident
- Designed to minimise future maintenance costs to the owner

- Designed to incorporate the principles of Universal Design
- Achieve a 4-star green star Design and As Built equivalent rating
- Dwellings to achieve a Livable Housing Australia (LHA) Silver liveability rating
- North-south orientation for passive heating and wind driven natural ventilation - minimise single aspect dwellings
- Designed to be adaptive and resilient to climate change impacts



### Energy

- 7-stars average NaTHERS (Nationwide House Energy Rating Scheme) energy rating and minimum 6-stars individual apartments and cooling load to be less than 23MJ/m<sup>2</sup>
- Solar PV installation that contributes to at least 20% of the energy consumption of the apartments
- Sensor activated public lighting



### Waste Storage and Collection

- Provision of waste storage and collection within common area
- Develop a Waste Management Plan (WMP)
- WMP must comply with the waste and recycling components of the Better Apartments Design Standards and best practice waste and recycling management guidelines for residential development adopted by Sustainability Victoria
- Composting facilities close to any communal garden space

### Integrated water management

- Maintain stormwater discharges for the 5-year ARI (Average Recurrence Interval) at pre-development levels
- Rainwater capture and reuse and communal grey water recycling for toilet flushing
- Water efficient fixtures
- Water and energy efficient appliances
- Water efficient gardens
- Minimize/eliminate hard surfaces around the buildings except where deemed necessary for structural integrity

### Daylight

- Design to ensure good solar access and avoid the use of borrowed daylight (internal windows that take light from a connected daylit room)
- Design corridors with access to daylight

### Acoustic privacy

- Consideration of Acoustic Design Checklist developed for Epsom Street, Laverton ensuring response to reduce noise from adjacent freeway
- Locate active communal recreation areas, parking areas, vehicle access ways and service equipment away from noise sensitive habitable rooms
- Isolate and baffle noise sources
- Locate noise sources such as mechanical plant and other servicing equipment away from noise sensitive habitable rooms and from public spaces
- Acoustic treatments to be in built to address impacts of freeway and rail freight noise.
- Conduct a comprehensive acoustical review with consideration to:
  - Increasing vegetation between the freeway and southern building
  - Adding a second building skin
  - installing acoustic panels, mechanically assisted natural ventilation

### Natural ventilation

- Design for natural ventilation to allow for cross ventilation in dwellings where possible and in corridors to avoid the need for mechanical ventilation

### Internal environment quality

- Ensure potential air quality impacts from adjacent Princes Freeway to the south of the site are minimised
- Use low VOC (Volatile Organic Compounds) materials only

### Communal space

- Established to manage the future costs of communal services and body corporate fees
- Provide effective wayfinding and orientation for building users, particularly in entry areas, ground floor lobby and the waiting area around lifts
- Look for innovative ways for the design of the building to foster interaction and creation of a sense of community to foster inclusive and equitable space
- Corridor widths and circulation spaces around lift areas – 1.5m wide corridors widening to 1.8m wide at dwelling entries and 2.1m in lift lobbies

### Landscape treatment

- Setbacks to street sufficient to allow for meaningful landscaping – e.g. minimum 4.0 metres
- Enhance opportunities to retain existing trees where possible particularly on street edges
- Ensure areas of planting have access to natural sunlight
- Appropriate design for containerised (above ground) landscaping treatments
- Planting palette complements public park landscaping and is bio-diverse
- Maintain or improve the ecological value of the site and reduce urban heat island effect

*Have your say*

[participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing](https://participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing)

### Have your say on the design guidelines

The design guidelines together with more information on the proposed development can be accessed from [participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing](https://participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing) or by attending any of the activities outlined below:

**Consultation will run from Monday 28 February to Monday 28 March 2022.**

### What happens next?

Council will consider your feedback to revise the design guidelines. A final draft of the guidelines will be published later this year.

The final design guidelines would be submitted as part of any State Government funding application.

The consultation on the guidelines closes **Monday 28 March 2022** however, we will be continuing to engage the community on this project.

