

# EPSOM STREET AFFORDABLE HOUSING

## Keeping locals local



### Summary of revisions to draft design guidelines from community consultation

In March 2022, Council undertook a community consultation process seeking feedback on the Draft Epsom Street Affordable Housing Design Guidelines. The guidelines will inform the proposed design and development of affordable housing at 7–45 Epsom Street, Laverton.

Most participants supported the proposed high-quality design ideas set out in the draft guidelines. Community feedback also highlighted some areas for improvement, which have been addressed through the revised guidelines.

#### Height



Concern was raised regarding the proposed maximum building height of four storeys in the centres of the development. In response, the revised guidelines reduce the maximum height in the northern site to three storeys. The southern site (near the freeway) will have a maximum four storeys. The built form will step down in height on the street and park edges of both sites.

#### Density



Several participants expressed concern about the number of dwellings, suggesting that 80 was too many. In response, the revised guidelines state that density will vary appropriately across the site, responding to site opportunities and constraints. It is also now expected that 60 to 65 dwellings may be built on the site.

#### Access to Curlew Community Park



Since opening in 2019, Curlew Community Park has become a much-loved community space. Some participants were worried about the reduction in the amount of open space and that the existing park may be negatively impacted. In response, the revised guidelines propose a clear structural delineation between private and public realm through landscape and built form design; and that the boundaries between housing and public park are clearly delineated to show that Curlew Community Park remains a public space.

#### Car parking



Many participants stated concern about the potential impact of the development on car parking in the area. The revised guidelines require all car parking provision for the development (including visitor and accessible spaces) to be included on the site. Parking is to be undercroft or on grade and be sufficient in number to meet the requirements of future tenants.

#### Vehicle Access



Feedback queried the requirement for vehicle access to only be from Epsom Street. The revised guidelines state vehicle access points will be minimised, with access to be provided from both Epsom and Fitzroy Streets.

#### Other changes



In response to community feedback, the following elements of the revised guidelines were also updated:

- waste storage and collection
- landscape treatment
- safety and crime prevention
- active frontages

Please visit [www.participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing](http://www.participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing) for more information, including the revised Epsom Street Affordable Housing Design Guidelines, and a summary of what we heard during the community consultation period.



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