

## Latrobe close north melbourne SITE

The Latrobe Close site is a prime site in central North Melbourne bounded by Chetwynd and Courtenay Street. The land is Director owned (Office of Housing) and measures 7,900 square metres. The units are currently managed by Melbourne Affordable Housing under the Housing Provider Framework (HPF).

There are currently 52 walk-up social housing units on the site. The site has been earmarked for redevelopment for a number of years.

In 2006, consideration was given to redeveloping the site through a public private partnership. Under the Nation Building Economic Stimulus Plan: Social Housing Initiative an innovative proposal has been developed for this site combining social and private housing which incorporates high quality building design and landscaped surrounds.

The site redevelopment is to be undertaken in two stages. Stage 1 will provide social housing funded through Nation Building. Stage 2 will provide private sector development yielding approximately 100 units for sale on the private market. The mode of redevelopment for Stage 2 is still to be determined. However, options being considered at this stage include:

Sale to the private market

Redevelopment by a Housing Association for social/private housing

More public housing.

The Stage 1 proposal will provide a mix of 120 social housing apartments across three buildings varying in height (3, 4 & 7 storeys) to accommodate a range of tenants. All of the units will meet universal design principles and environmental sustainability requirements.

In line with the significant opportunity that this site represents an innovative architecture firm, Rothe Lowman, has been engaged to develop the plans for the site. At street level the development consists of three-four storey apartment buildings (Building D&E), with 7 storey social housing apartments in the inner part of the site (Building A,B,C). A car parking ratio of .4 has been proposed which is inline with Melbourne 2030 of the Victorian Transport Plan to encourage greater use of public transport.

A town planning application was lodged with the Minister for Planning on 19 October, 2009 pursuant to Amendment VC56. Accordingly DCPD notified the Melbourne City Council on 19 October. The proposal is within the normal planning guidelines and DPCD have indicated support.

In September 2009 a preliminary meeting was held with Melbourne City Council to discuss the proposed redevelopment of the site. The meeting was attended by Council officers including statutory planners, strategic planners and traffic engineers. The project will meet the strong demand for social housing in North Western metropolitan region.

The proposed redevelopment will optimise use of this well located site whilst providing mixed tenure, high quality social and private housing addressing the affordable housing issue in Victoria.

Parking

Car park spaces at the site have been assessed as more than adequate for a public housing development of this size. It is generally accepted that car parking demands by residents of social housing developments are lower than for the general community. In addition, the site is within walking distance of transport.

#### Landscaping

Under the current proposal there will be high quality landscape surrounds and it is envisaged that there will be capacity to walk through the site.

#### Traffic and roads

The entrance to the development will be via Chetwynd and Courtenay Sts. The existing entrance in Courtenay St will be relocated to enable smooth traffic management.

#### Heritage

There are no heritage issues pertaining to this site.