Mornington Peninsula Shire

# ADDENDUM ATTACHMENT BOOK

## COUNCIL MEETING

## TUESDAY, 10 NOVEMBER 2026

## 6:30 PM

## MUNICIPAL OFFICES
## BESGROVE STREET, ROSEBUD

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# Architecture architecture



DESIGN PROPOSAL

## Transitional Accommodation
## Rosebud, Victoria

# PROPOSAL

This proposal provides high-quality, transitional accommodation for women and children experiencing family and domestic violence, and older women. Sensitively integrating into a neighbourood area adjacent to a suburban activity centre, it takes advantage of unique site conditions to offer enhanced outcomes for residents and service providors.

A HOME IN TIMES OF CHANGE

This document outlines Housing Choices Australia's (HCA) vision for the delivery of transitional accommodation for women and children experiencing family and domestic violence (FDV), and older women experiencing homelessness, across a small cluster of sites in Rosebud, Victoria.

The following is an analysis of the proposal against the design criteria set out in the Federal Government's CTAP guidelines, as well as HCA's own design guidelines.

The proposal encompasses two sites, each comprising two adjacent suburban alotments, all of which are currently owned by local council. The two sites are separated by a single, unrelated allotment.

HCA and it's consultant team carried out consultation with both local council Mornington Peninsula Shire, and the local service provider Good Shepherd, informing the scale, planning and detail of the the proposal.

The proposed design seeks to respond to the specific needs of the clients the development would support, taking advantage of unique characteristics of the site and broader context.

DEVELOPMENT SUMMARY

| | |
|---|---|
| Building height | 2 levels |
| 1BR - min 50sqm | 8 units |
| 2BR - min 80sqm | 8 units |
| 2BR accessible/ adaptable - min 85sqm (adaptable into 1BR + Studio) | 3 units |
| Total dwellings min | 19 units |
| Total dwellings max | 22 units |
| Total bedrooms | 30 |
| Car parking | 15 bays (inc. 2 accessible) |

LOCATION

The proposed site cluster is in a residential area directly adjoining the Rosebud Village Activity Centre. As such, there is good access to public transport, community infrastructure, education, and medical services, general retail, and recreational amenities. These are relevant to the specific needs of the proposed client cohorts, enabling them to maintain social connections and links to services.

| | |
|---|---|
| Public transportation | 300m |
| Local shops | 250m |
| Regional centres/ High streets | 300m |
| Schools | 450m |
| Day care centres | 200m |
| Medical facilities | 300m |
| Local parks | 400m |

*HCA Objective: Housing Choices requires properties which provide good access to possible employment opportunities. Properties should also be located within walking distance from public transportation links to provide access to essential services.*

SITE ALLOCATION AND PLANNING

The northern, L-shaped property occupies a corner site, about one block from the Activity Centre, with a long frontage to Rosebud Parade, and is thus relatively exposed. In contrast, the southern 'back-to-back' lot spans between relatively short frontages to Rosebud Parade and Spray Street and is thus much less conspicuous. The opportunity to enter the southern site from Spray Street (a secluded cul-de-sac), and the reduced visibility of the land in general, affords significant security and privacy. Thus, the southern site has been allocated to the FDV cohort, and the northern site to the older women cohort.

SITE PLANNING

Site planning allows for enclosure of the sites to mitigate intrusion, while at the same time providing good aspect and solar access for housing. Key links to the broader neighbourhood are established, and there is a respectful integration with the existing suburban context.

Planning of the northern site for older women takes advantage of the long frontage to Rosebud Parade to maximise dwelling outlook, while at the same time ensuring privacy and safety. Living spaces, balconies and bedrooms face out to the street, while circulation and service spaces run along the rear western edge. Ground level dwellings are buffered from the street by a combination of a raised floor level, planted embankment, and solid spandrels and balustrades. Altogether this offers both the opportunity for prospect and neighbourhood connection, as well as a sense of security and refuge.

The two-storey mass of the apartment building is set at the northern end of the site, closer to Rosebud Village and directly opposite existing, larger-scale commercial buildings. Parking and communal open space with large scale planting is set to the southern end, avoiding overlooking of neighbouring private open space and providing a buffer to the existing low-rise suburban housing.

On the southern site, housing is arranged as a row running down the east-west length, with yard space along the northern boundary and a shared pathway along the south. This enables all dwellings to benefit from a northern aspect into private gardens, while limiting exposure to the street. Access controlled pedestrian entries at both ends of the site offer two points of exit, and the pathway in-between is overlooked by dwellings to provide passive surveillance.

Women and children experiencing FDV may be wary of venturing outdoors, certainly to a local public park. The positioning of a large, shared greenspace including a playground in the centre of the site offers both privacy and the security of community surveillance.

Vehicle access and parking is provided from Spray Street, a quiet cul-de-sac providing greater privacy and safety for residents whose cars may be recognised. A large existing tree is retained, which together with gates and fencing will limit visibility into the site.

*HCA Objective: New housing should be tenure blind, promote high quality architectural, urban design, landscape architecture and environmentally sustainable development (ESD) outcomes. This is achieved by ensuring housing is seamlessly integrated into the wider local community, is attractive and appropriate for its location and contributes to the public realm.*

RESPONSE TO PLANNING CONTROLS

Development proposed works within key planning parameters, namely, the 'Rescode' requirements of Clause 55. Building volumes remain within the height limit, side setback envelope, and avoid exceeding overshadowing and overlooking standards. Setbacks from front/ street boundaries have been reduces from current statutory guidelines, with council currently indicating support given the fact the area has a 'significant change' designation and the proposed setbacks are consistent with the preferred future character.

*HCA Objective: Adherence to mandatory requirements, design objectives, and the respectful interpretation of discretionary requirements.*

COMMUNAL OPEN SPACES

The northern site features a large communal green area, appropriate for veggie and decorative gardening, and space for outdoor furniture, a yarning circle, and other landscape elements to support respite, recreation, exercise and socialising. It's adjacency to the street provides opportunities for a controlled interface with the broader community, mediated by fencing, vegetation and other landscape elements.

The southern site features a large, centralised common area incorporating a playground, yarning circle, and multi-function space (suitable for use as a prayer room, meeting space, or other small scale uses), and other outdoor amenities, nestled in the middle of the site where it is not visible from adjacent streets.

Both sites provide ample clear space for substantial trees & vegetation.

*HCA Objective: Communal open spaces should be functional and safe areas that accommodate passive and active recreation, nature conservation, recreation and play, formal and informal sport, social interaction and connection with local community. Where possible, trees are to be used to provide natural canopy shade in places of high sun exposure where people gather and stay outdoors longer, such as communal spaces, and where there are more vulnerable users, such as playgrounds, play spaces, and along pedestrian routes.*

CAR PARKING

Both sites provide secure, on-grade off-street parking, including one accessible space, behind fencing with secure, automatic gates.

Parking on the northern site is provided adjacent to existing low-rise housing on Rosebud Parade and private open space of existing houses addressing McDowell St, thus avoiding the impact of larger built form to these sensitive parts of neighbouring properties. The southern site provides vehicle entry and parking at the Spray Street end – reducing the likelihood of resident vehicles being seen by passing traffic as this is a quiet cul-de-sac.

*HCA Objective: Provide parking spaces in a safe and efficient manner that interface positively with the public realm.*

Architecture architecture

Description of design proposal

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| PHASE | Feasibility study | DRAWN | BM |
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CIRCULATION - EXTERIOR AND INTERIOR

Site pathways, building entries and common circulation areas are simple and intuitive, supporting ease of navigation by individuals with a disability or neurodiversity. At the same time, the perimeters of both properties are fully contained, allowing for controlled access and passive monitoring by other residents.

The northern site has an access controlled primary pedestrian entrance off Rosebud Parade into an enclosed vertical circulation core. This links on to private circulation to apartments at the back of the site, and internal circulation to the enclosed carpark. The southern site has discrete, access controlled pedestrian entries at both ends, providing two points of exit. The primary pathway connecting these is overlooked by dwellings, providing passive surveillance by residents.

Accessways are broadened at dwelling entries, providing both a private and dignified front address. The modest generosity of these entry spaces also offers opportunities for residents to interact and personalise common areas, as well as space to store equipment (such as mobility devices).

*HCA Objective: Common lobbies and corridor spaces must have a strong identity and provide a safe, functional and secure environment that contributes positively to the experience of living in a multi-unit development. The primary function of the fire stairs is practical but where possible these elements should encourage residents to use them in lieu of lifts. Minimum clear lift car dimensions to be 1400mm wide x 2000mm depth. Lifts should not be positioned adjacent to habitable spaces in apartments. Provide an integrated system of paths that is suitable for wheelchair access. The system should include a primary path route travelled most by occupants and visitors that is a clear and direct route from the car parks and site entry to all units and key points in any development.*

SHARED ENTRIES

Entries are located and designed to provide a clear, dignified and welcoming address, while also providing security and privacy. On the northern site, an accessible, double-height foyer entry is provided on the primary street frontage – Rosebud Parade. This ensures all residents share and can monitor access. On the southern site, more discreet, accessible pedestrian entry alcoves are provided in fencing at both ends of the property.

*HCA Objective: Shared building entries should be designed to provide an identifiable and attractive address to the property which is welcoming for visitors and creates a sense of 'homecoming' for residents.*

DWELLINGS & PRIVATE OUTDOOR SPACE

The proposed housing is self-contained (each dwelling having its own bedroom, bathroom, kitchen and laundry), and includes a mix of sizes and types relevant to the cohorts. All rooms are appropriately sized, provided with outlook, natural light and ventilation. All dwellings have direct connections to private outdoor space and have been planned with appropriate buffers to other dwellings, common areas and public spaces, ensuring occupant dignity, privacy and safety. Sufficient space has been allowed for both internal and external storage, pets, and areas for hobbies, work or study. Refer Development Summary Table for areas.

Individual dwelling entries set within generous offsets from shared circulation paths, providing both a private and dignified front address. The modest generosity of these entry spaces also offers opportunities for residents to interact and personalise common areas, as well as space to store equipment (such as mobility devices).

All dwellings benefit from private outdoor space, with ground level dwellings having access to a private garden and in some cases a semi-private balcony too, while upper-storey dwellings have generous, well-oriented, private balconies in accordance with BADS requirements.

*HCA Objective: Individual dwellings should be designed to be comfortable and secure. They should feel like a 'home'. Entrances to all dwellings must be easily identifiable, provide a sense of arrival, provide wind, and rain protection and consider security requirements in their design and specification.*

FLEXIBILITY, INCLUSION AND ACCESSIBILITY

100% of housing proposed is capable of meeting LHA Silver Level Guidelines. Furthermore, both sites include allowances for fully accessible and adaptable dwellings, on a single level. These accessible dwellings are two-bedroom, providing the option for a live-in carer. Furthermore, they can be planned as dual key, allowing separate entry and effective self-containment for the carer.

Townhouses on the southern side have been designed with the potential for retrofit with small scale domestic lift if required. Three of the two-bedroom townhouses on the southern site have the potential to include operable walls between the bedrooms, allowing for the bedrooms to be combined as a single large bedroom. This responds to the need for families of certain cultural backgrounds (such as First Nations Australians) to have all members sleep in the same room.

Operable walls between one-bedroom apartments allow these units to be interconnected, where there is need for a large family unit, or a live-in carer.

Site circulation from the street edge, into common areas and up to dwelling entries is fully accessible. An accessible car space is provided on both sites.

*HCA Objective: Where possible, individual dwellings should be on one single level where possible and designs should be adaptable. Minimum spatial requirements shall be to LHA Guidelines Silver level. This allows for future flexibility as dwellings can be adapted to allow for ageing in place and disability accommodation if required by our residents.*

ENVIRONMENTALLY SUSTAINABLE DESIGN

Building layouts and individual dwellings have been designed to offer passive environmental performance. All apartments on the northern site receive direct sunlight, with north or east facing aspect allowing morning sun deep into the floorplate. All townhouses on the southern site have northern orientation, with the upper-level projecting to provide self-shading. All dwellings benefit from effective cross ventilation via dual aspect.

*HCA Objective: Housing Choices aims to deliver sustainable and high-quality developments that contribute to health and wellbeing of our residents, the longevity of housing stock and which minimise the cost of living for residents.*

Architecture architecture

Design proposal analysis

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| | | SCALE | - | REVISION | - |




THE SITE

The land proposed for redevelopment (currently owned by Mornington Shire) is at 36 and 40 Rosebud Parade, 1 Spray Street and 23 McDowell Street, Rosebud. With good access to public transport, education, retail and community services, this would be an ideal location to provide transitional accommodation for the proposed cohorts. The site has the following key attributes:

- Rosebud Village is only 50-150m away, and includes a local library, department store, supermarket, small scale retail, hospitality, and community ventures
- A Services Australia branch is 450m away
- Banksia Medical Centre is 800m away
- Stops for both the 788 and 887 bus routes are 300m away on Point Nepean Rd
- Rosebud Primary School is 400m away
- Rosebud Secondary College is 2.8km away
- Rosebud Foreshore (including playground) is 500m away

PLANNING ADVICE

A summary of planning controls applying to all sites in question:

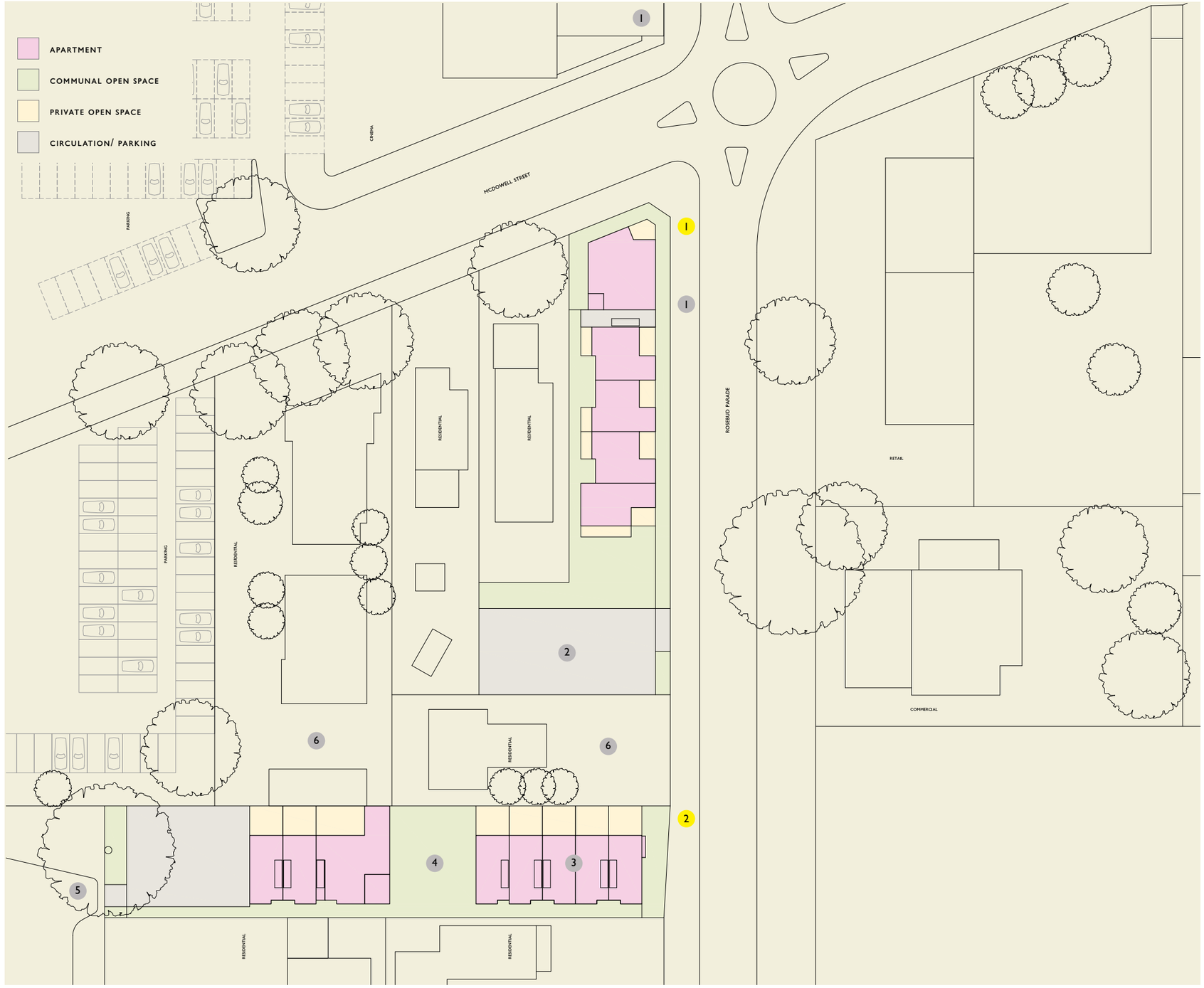
- Zoned: General Residential Zone 1.
- Clause 55 'Rescode' controls broadly apply, including typical setbacks and amenity considerations.
- Min. 35% garden area requirement will apply with combined lot sizes.
- Design Development Overlay 1 - stipulates a max building height of 10m and no more than 2 storey's above natural ground level. An amendment supported by council and currently awaiting Ministerial approval will remove this constraint, allowing 13.5m height and 3 storeys.
- Aboriginal Cultural Heritage Overlay - requires development of a cultural heritage management plan.

WALKING PATH
BIKE PATH
LANEWAY ACCESS
BUS ROUTE
CINEMA
CAFE
RESTAURANT
BIKE SERVICE
CAR SERVICE
MEDICAL/ WELLNESS
SERVICES AUSTRALIA
GROCERIES/ DEPT. STORE
LIBRARY

Architecture architecture

Site analysis

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DWELLING TYPES AND YIELD

1 Northern Site
Older women experiencing homelessness

8 x one-bed apartments
2 x two-bed dual-key apartments
(accessible/ adaptable into one-bed + studio)

2 Southern Site
Women & children experiencing FDV

7 x two-bed townhouses
1 x two-bed apartment
1 x two-bed dual-key apartment
(accessible/ adaptable into one-bed + studio)

Total Yield, minimum:
(dual-key apartments as single dwellings)

19 dwellings
30 bedrooms

Total Yield, maximum:
(dual-key apartments as two dwellings)

22 dwellings
30 bedrooms

SITE STRATEGY

1 The two-storey mass of the apartment building is set at the northern end of the site, closer to Rosebud Village and directly opposite and existing two-storey commercial volume.

2 Parking and communal open space is set to the southern end, avoiding built form that overlooks neighbouring private open space and providing a buffer to the existing low-rise suburban housing.

3 The seclusion offered by this deep, back-to-back property is optimised through a row-housing typology running down the length of the site, limiting exposure to the street.

4 Locating shared open space in the centre of the site offers both privacy and the safety for families escaping FDV.

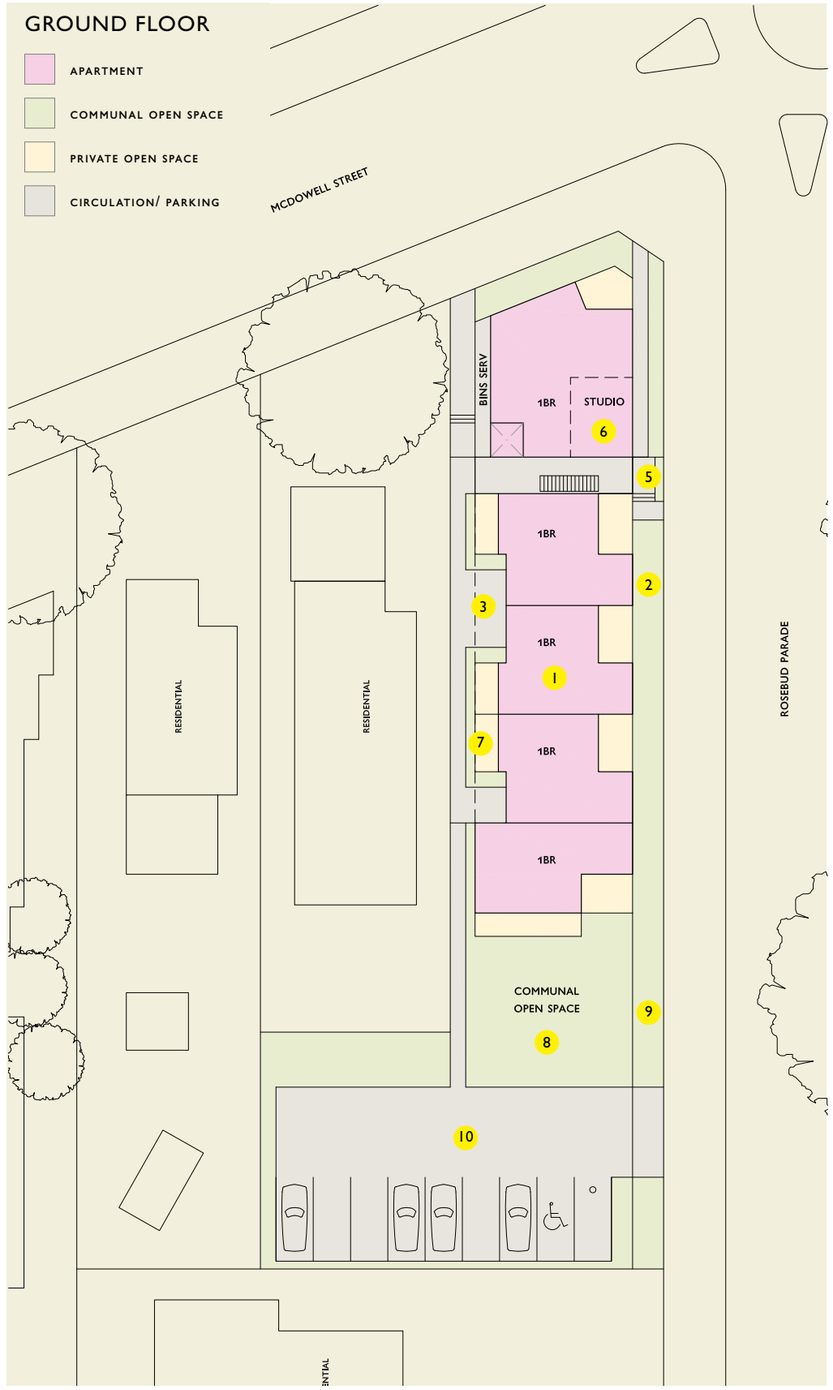
5 Pedestrian and vehicle access is provided from Spray Street, a quiet cul-de-sac offering greater privacy and safety for residents whose cars may be recognised. A large existing tree is retained, which together with fencing will limit visibility into the site. Residents can benifit from convenient access to Rosebud Village via a pedestrian link at the end of Spray Street.

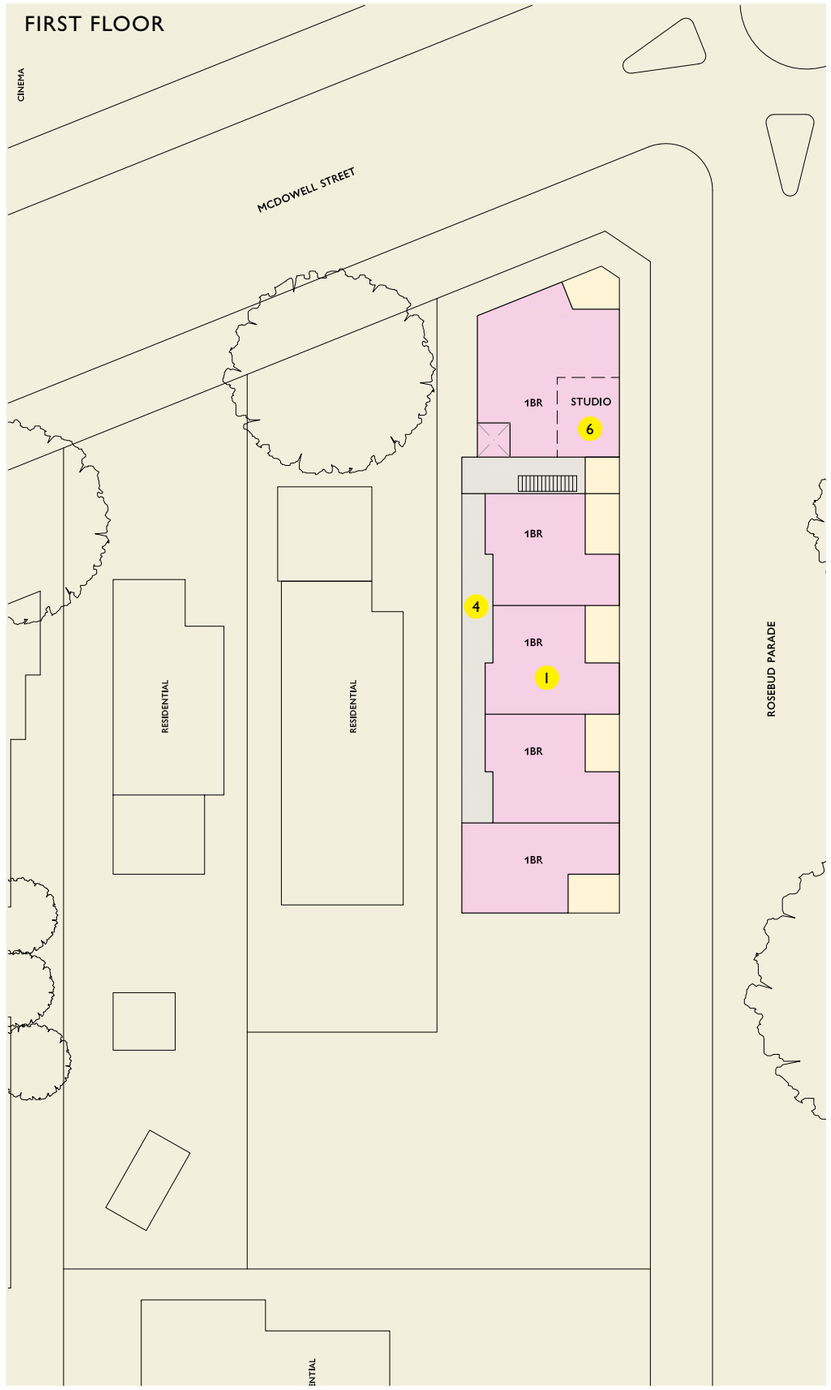
6 Upper level rooms have the possibility for outlook to the north, owing to reduced overlooking constraints to a) neighbouring two-storey apartments with largely blank face to south and carport on boundary b) large front yard setback not considered private open space.

Architecture architecture

Site Plan

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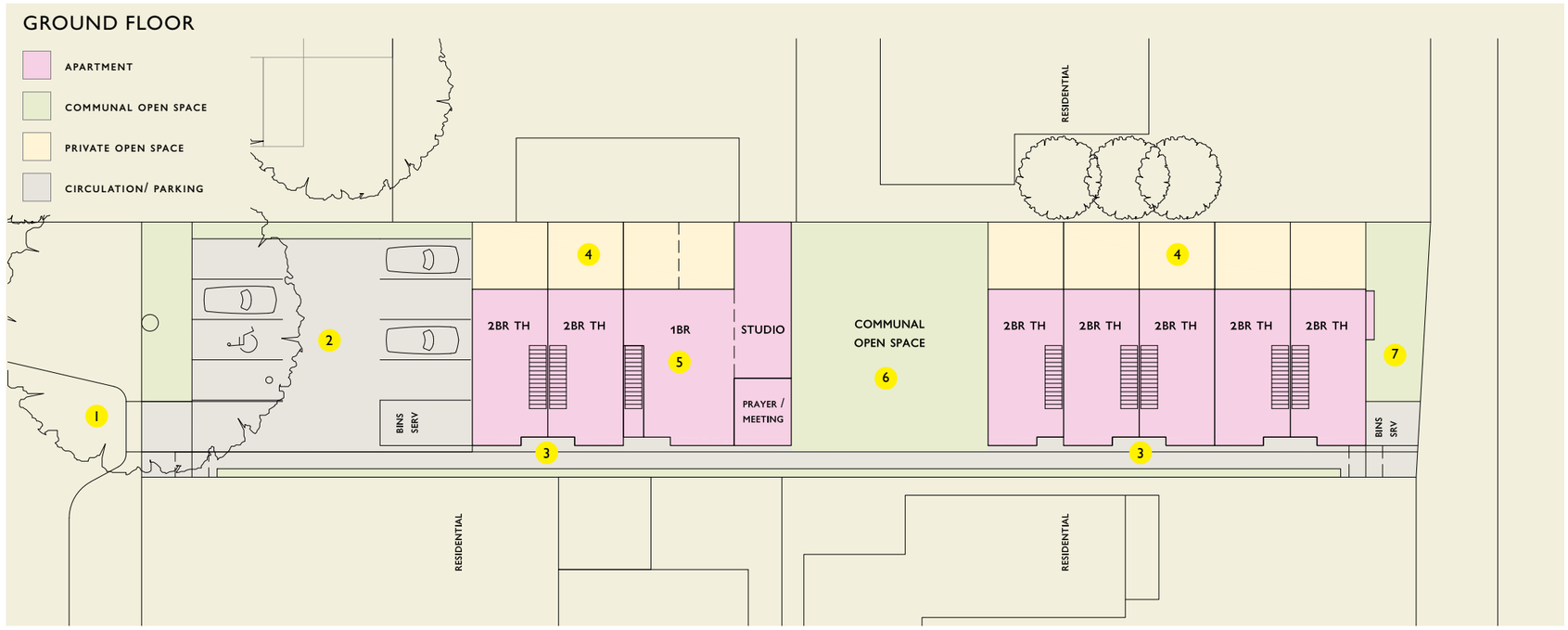

NORTHERN SITE
OLDER WOMEN EXPERIENCING HOMELESSNESS

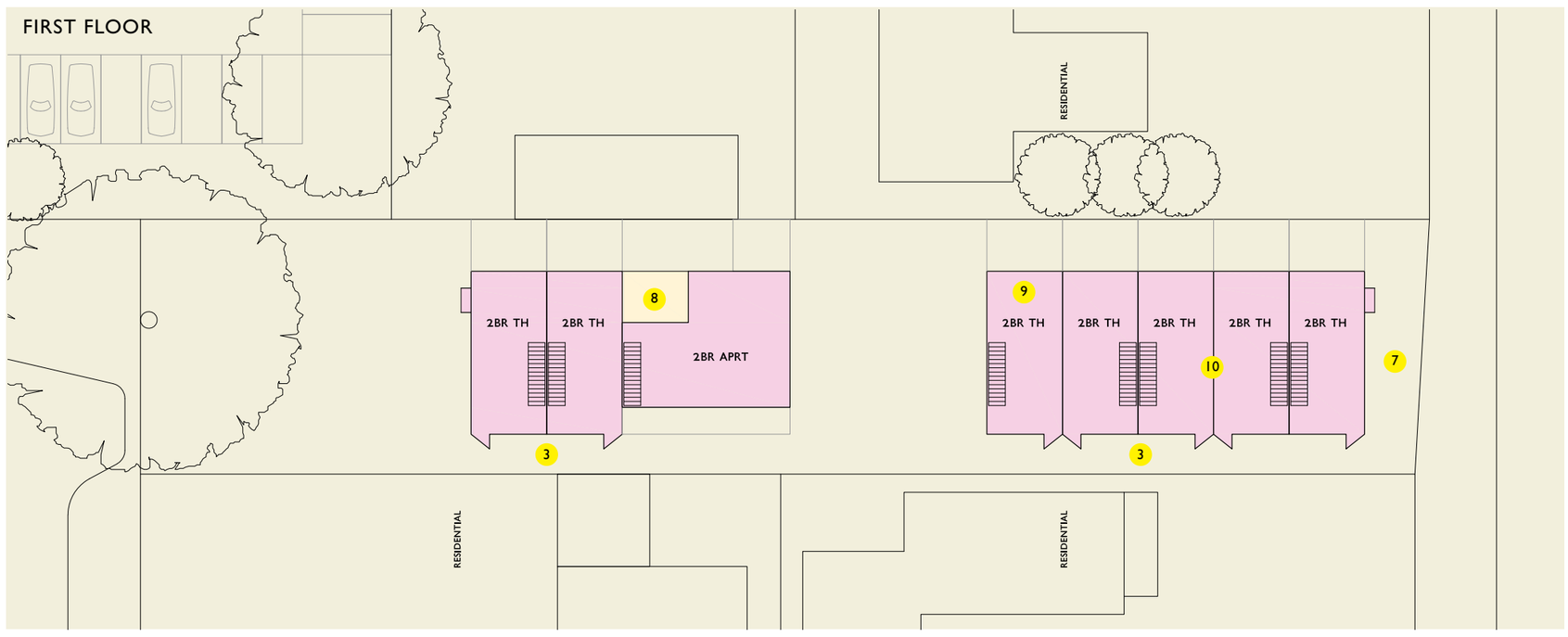
1. Building layout takes advantage of long street frontage, orienting toward Rosebud Parade. This allows for private, self-contained apartments with prospect toward the street, effective natural light and cross-ventilation, and avoids overlooking of adjacent properties.
2. Ground floor apartments are afforded privacy and security through elevation above the street level, a planted verge and solid balconies/ spandrels.
3. Obscured/ clerestory windows for bathrooms and kitchens face circulation along building rear. Dwelling entries are inset in generous alcoves that create opportunities for residents to socialise outside but next-to the home, and offer extra space for items such as mobility equipment.
4. On the upper level, multi-use circulation takes the form of a semi-enclosed balcony, providing protection from weather and preventing overlooking of neighbours.
5. The shared building entry is located on Rosebud Parade, providing a clear, dignified, accessible address all residents can use. The enclosed, secure entry foyer is naturally lit and ventilated, provides convenient stair access to promote use over lift, as well as space for resident interaction and accessible entry.
6. Accessible and adaptable, single-level two bedroom dwellings, allowing for live-in carer, and option for subdivision into dual key unit comprising self-contained one-bed and studio apartments.
7. Private gardens with optional connection to communal spaces and room for storage.
8. Large, communal outdoor space provides opportunities for gardening, a yarning circle and different scales of social interaction. Adjacency to the street provides opportunities to interface with the broader community if desired, the extent of which can be adjusted through detailed design of fencing and landscape elements.
9. Property perimeter securely fenced and survielled by residents. Fencing to be integrated with building's architectural language.
10. Secure off-street parking (achieving min 0.7 prks/dwl, inc. accessible space) is efficiently clustered at the end of the site, avoiding overlooking of neighbours and providing a buffer to adjacent low-rise houses.

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Northern Site
Older women cohort

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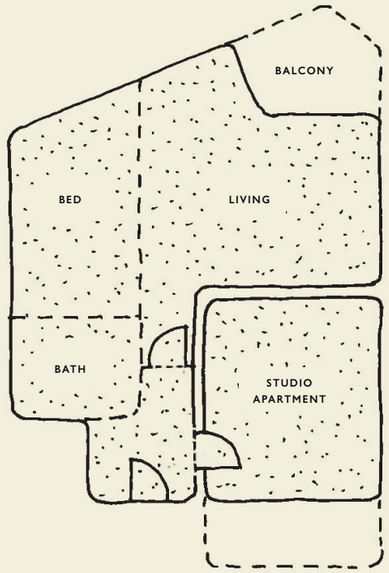

SOUTHERN SITE
WOMEN & CHILDREN EXPERIENCING FDV

1. Single vehicle entry off Spray Street, a secluded cul-de-sac, affording greater privacy. Access controlled pedestrian entry and automatic vehicle gate.
2. Secure off-street parking (achieving min. 0.7 prks/dwl and including an accessible space) is efficiently clustered at the more secluded part of the site, screened by both fencing and a large existing tree.
3. Pedestrian circulation along shaded southern boundary. Ground level and angled upper level windows provide passive surveillance of the pathway. Two points of exit possible (to Spray Street or Rosebud Parade). Dwelling entries inset to provide private, dignified address, as well as space for incidental resident interaction.
4. All dwellings have outlook into private, northfacing yards, with sufficient space for external storage. This provides space for private, secure and safe respite and outdoor recreation.
5. Accessible and adaptable, single-level two-bedroom dwelling, allowing for live-in carer, and option for subdivision into dual key unit comprising self-contained one-bed and studio apartments.
6. A large, centralised common area incorporating a playground, yarning circle, and multi-function space (suitable for use as a prayer room, meeting space, or other small scale uses), and other outdoor amenities, nestled in the middle of the site where it is not visible from adjacent streets.
7. Two-storey row/townhouses arrayed down the length of the site provide both high yield and effective use of space, while staying well within the planning side-boundary setback envelope, and minimising exposure to the street, ensuring the privacy, safety and security of residents. Dwellings benefit from northern orientation, dual aspect and cross-ventilation.
8. An elevated two-bedroom apartment accessed by stair takes advantage of reduced overlooking constraints on a property to the north, where car parking and a relatively black face of a two-storey apartment building removes the need to avoid overlooking.
9. Townhouses at row ends have the flexibility to combine bedrooms into one large bedroom, a preferred sleeping arrangement for some cultures.
10. Adjacent townhouses have the flexibility to be joined to create a four-bedroom townhouse with a large living space to accommodate larger families escaping domestic violence.

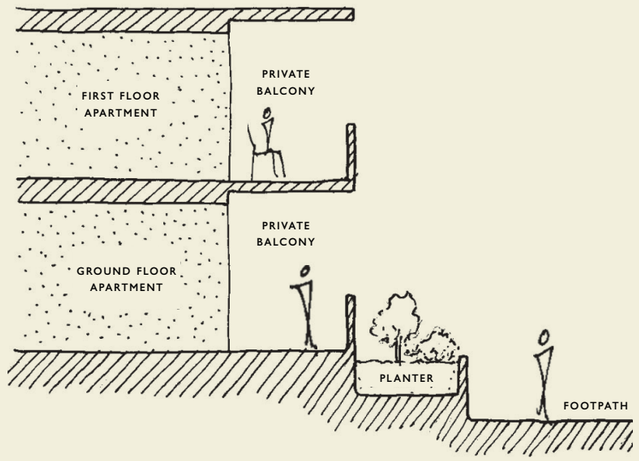
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Southern Site
FDV cohort

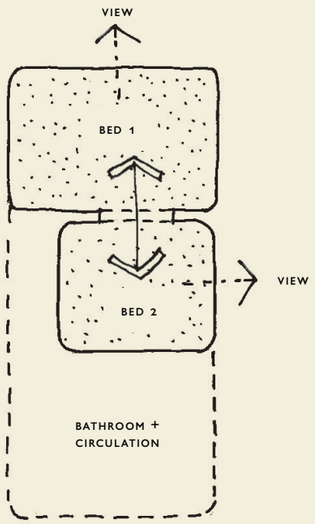
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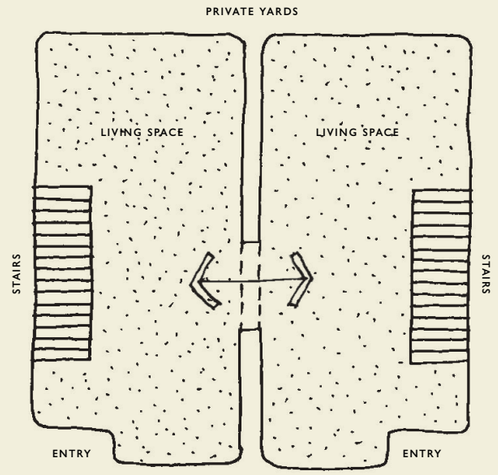

I. DUAL KEY APARTMENT




III. GROUND LEVEL APARTMENT INTERFACE




II. FLEXIBLE BEDROOM ARRANGEMENT




IV. TOWNHOUSE INTERCONNECTION

FLEXIBILITY, ADAPTABILITY, SUITABILITY

I Two-bedroom accessible apartments designed to allow for subdivision into a one-bedroom accessible apartment and a studio apartment, each with separate front doors. This may be used by a live-in carer, or simply to provide greater flexibility for residents and housing managers.

II Townhouses at row ends have the flexibility to combine bedrooms into one large bedroom, a preferred sleeping arrangement for some cultures.

III Ground level dwellings overlooking Rosebud Parade are buffered from the street by a combination of a raised floor level, planted embankment, and solid spandrels and balustrades. Altogether this offers both the opportunity for prospect and neighbourhood connection, as well as a sense of security and refuge.

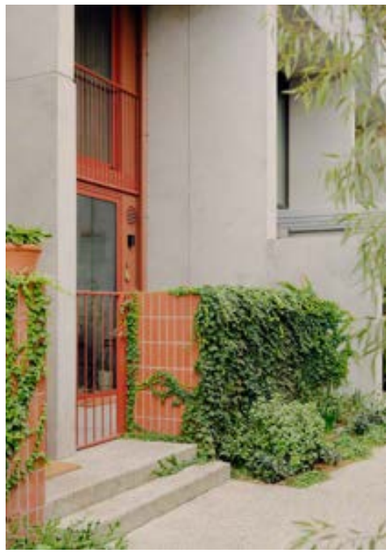
IV Adjacent townhouses have the flexibility to be joined to create a four-bedroom townhouse with a large living space to accommodate larger families escaping domestic violence.

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Diagrams

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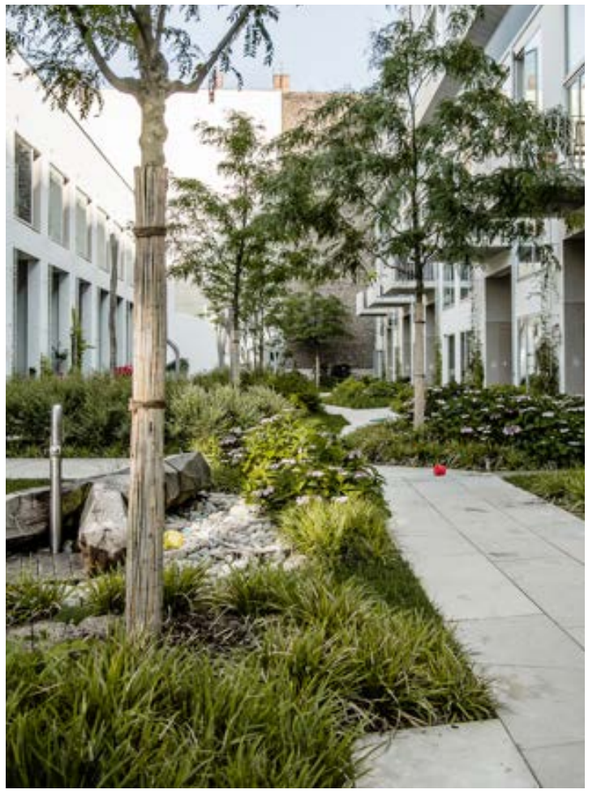



Architecture architecture



Precedents
Protected ground level interface

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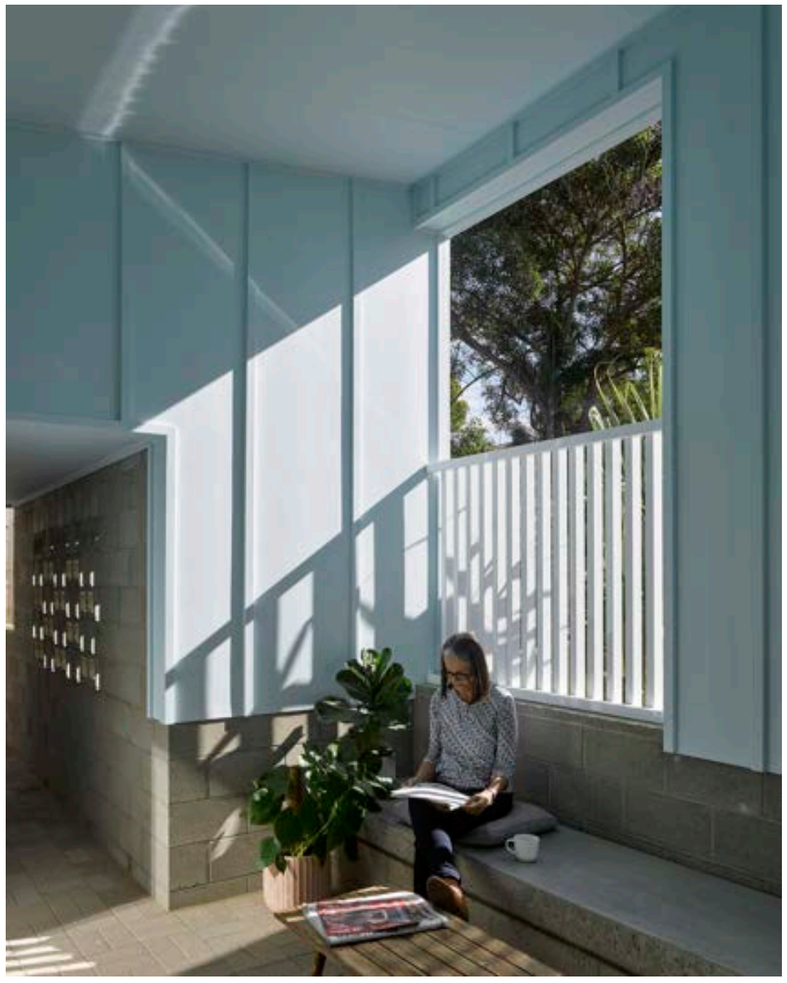




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Precedents
Protected communal open space

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Architecture architecture



Precedents
Communal circulation



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