

325-341 Victoria Street, West Melbourne Affordable Housing Project

Project Reference Group Outcomes Report

Integrating the community's voice into the
decision regarding which community
housing provider will lease 325-341
Victoria Street, West Melbourne

City of Melbourne

18.09.25

capire

ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

In the spirit of reconciliation Capire acknowledges the Traditional Custodians of country throughout Australia and their connections to land, sea and community. We pay our respect to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

Table of Contents

INTRODUCTION 1

 PROJECT BACKGROUND.....1

 REPORT PURPOSE.....1

ENGAGEMENT APPROACH..... 2

 SCOPE 2

 LEVEL OF INFLUENCE 2

PROCESS OVERVIEW 3

 ENGAGEMENT PROMOTION 4

 PROJECT REFERENCE GROUP SELECTION AND REPRESENTATION 5

DEVELOPING THE COMMUNITY ASSESSMENT PRINCIPLES..... 6

ASSESSING THE COMMUNITY HOUSING PROVIDERS' RESPONSE 8

PROJECT EVALUATION 9

APPENDIX A PRG TERMS OF REFERENCE 10

APPENDIX B THEME AND CAP REFINEMENT..... 12



Introduction

City of Melbourne Council (Council) recognises affordable housing as essential infrastructure that helps Melbourne continue to be a liveable and inclusive city.

In 2019, Council estimated that there was a shortfall of 6,000 affordable homes in the City of Melbourne. Without intervention, it is predicted that this shortfall will grow to 23,200 by 2036. Council is undertaking proactive steps to increase its supply of affordable housing.

Project Background

Council proposed two council-owned sites for lease to provide affordable housing in North and West Melbourne. In 2024, they sought community feedback on the proposed sites, which were:

- 44-60 Curzon Street, North Melbourne
- 325-341 Victoria Street, West Melbourne.

At the Council meeting on 27 August 2024, Council decided to proceed with the site at 325-341 Victoria Street, West Melbourne. The next step was for Council to undertake a competitive process to identify a community housing provider to lease, build and manage community housing at the site.

To ensure community input shaped the project, Council established a Project Reference Group (PRG) to help inform the selection of the community housing provider.

The project was designed and delivered by the City of Melbourne (CoM) team and Capire Consulting Group (Capire), in conjunction with probity consultants from CourtHeath, to ensure integrity and impartiality in the process.

Report Purpose

This report outlines the engagement approach, process and evaluation for the 325-341 Victoria Street Affordable Housing Project. It provides an overview of the recruitment and selection process for PRG, session structure and the final Community Assessment Principles.

For confidentiality and probity purposes, individuals' names and the assessment results have been excluded.

This is the first time the City of Melbourne has allocated a percentage of the decision-making process to a consultative group in evaluating a competitive land lease. This has given the community an unprecedented level of influence in decision-making.



Engagement Approach

The PRG was established to bring the community’s voice into the decision as to which community housing provider would lease 325-341 Victoria Street, West Melbourne. It provided an opportunity for residents, businesses, traders, and people with lived experience of affordable housing to share their values, priorities, local insights, concerns, and preferred design outcomes.

Scope

At the start of the process, PRG members were provided with information on what was within scope and outside of scope. These negotiables shaped the engagement approach and are outlined in **Table 1** below.

Table 1. Engagement scope

In Scope	Out of Scope
- Encourage design that complements the local character and amenity. - Enhance the greening of the site through retention of trees and additional planting and landscaping. - Minimise the project’s impact on the local community and businesses by managing potential disruptions and finding opportunities to maximise benefits for all stakeholders. - Ensure inclusivity and foster strong connections with the local community and the neighbourhood.	- Whether or not the project proceeds. - The number of dwellings and specific tenant cohorts. - The types of services, facilities or other infrastructure provided to support tenants. - The planning approval pathway and the number of stories or the height of the development. - The management structure and details of the building’s operations, including maintenance and tenant services.

Level of Influence

The IAP2 Spectrum of Public Participation¹ is a framework to assist with the selection of the level of participation that defines the public’s role in a community engagement process, from ‘Inform’ through to ‘Empower’. The level of participation for the PRG in this project sat between the ‘Collaborate’ and ‘Involve’ levels of the IAP2 Public Participation Spectrum. The level of influence was defined by the following goals for the sessions and the individual assessment process.

Session 1-3: Collaborate

In sessions 1 to 3, members will collaborate with the project team to develop the Community Assessment Principles, which will be included in the Request for Proposal.

Individual Assessment: Involve

The Individual Assessments, shift to the ‘Involve’ level, as the PRG will provide advice for Council to consider alongside the recommendation of the Evaluation Panel.

¹ For more information on the Public Participation Spectrum follow the link <https://iap2.org.au/resources/spectrum/>

Process Overview

The process commenced on 10 February 2025 and concluded on 4 August 2025. It consisted of four in-person sessions, two rounds of review, and individual assessments. **Figure 1** provides an overview of the engagement process, including key items and outputs.

The engagement comprised two key activities for the PRG, these were to:

1. Develop a set of 'Community Assessment Principles' (CAPs) for community housing providers to address as part of their response to the Request for Proposal.
2. Assess the community housing providers' response to the final CAPs using a scale from 1 'unacceptable proposal' to 5 'superior proposal'.

CAP Development: To support informed deliberation, in Sessions 1 and 2, PRG members were provided with relevant project information and given opportunities to speak with lived experience advisors and experts from the City of Melbourne, see **Figure 1** for more information.

Creating opportunities for the PRG to ask questions, gain a clearer understanding of their scope of influence and build a stronger understanding of the project elements that may affect the neighbourhood and future residents. The CAPs were developed in Sessions 2 and 3 and finalised through the two rounds of review conducted via email.

Following the development of the CAPs, the CoM team provided them to the Community Housing Providers (CHP), who responded to each CAP in their proposals. Once the CHP proposals were received, their deidentified responses were shared with PRG members for assessment.

PRG Assessment: PRG members individually assessed each CHP's response against the 12 CAPs. Session 4 provided a report back on the average assessment results. The average scores produced by the PRG members were weighted at 20% of the overall evaluation score and included in the evaluation panel's recommendations to Council. Council is scheduled to decide on the preferred Community Housing Provider to lease the site in late 2025.

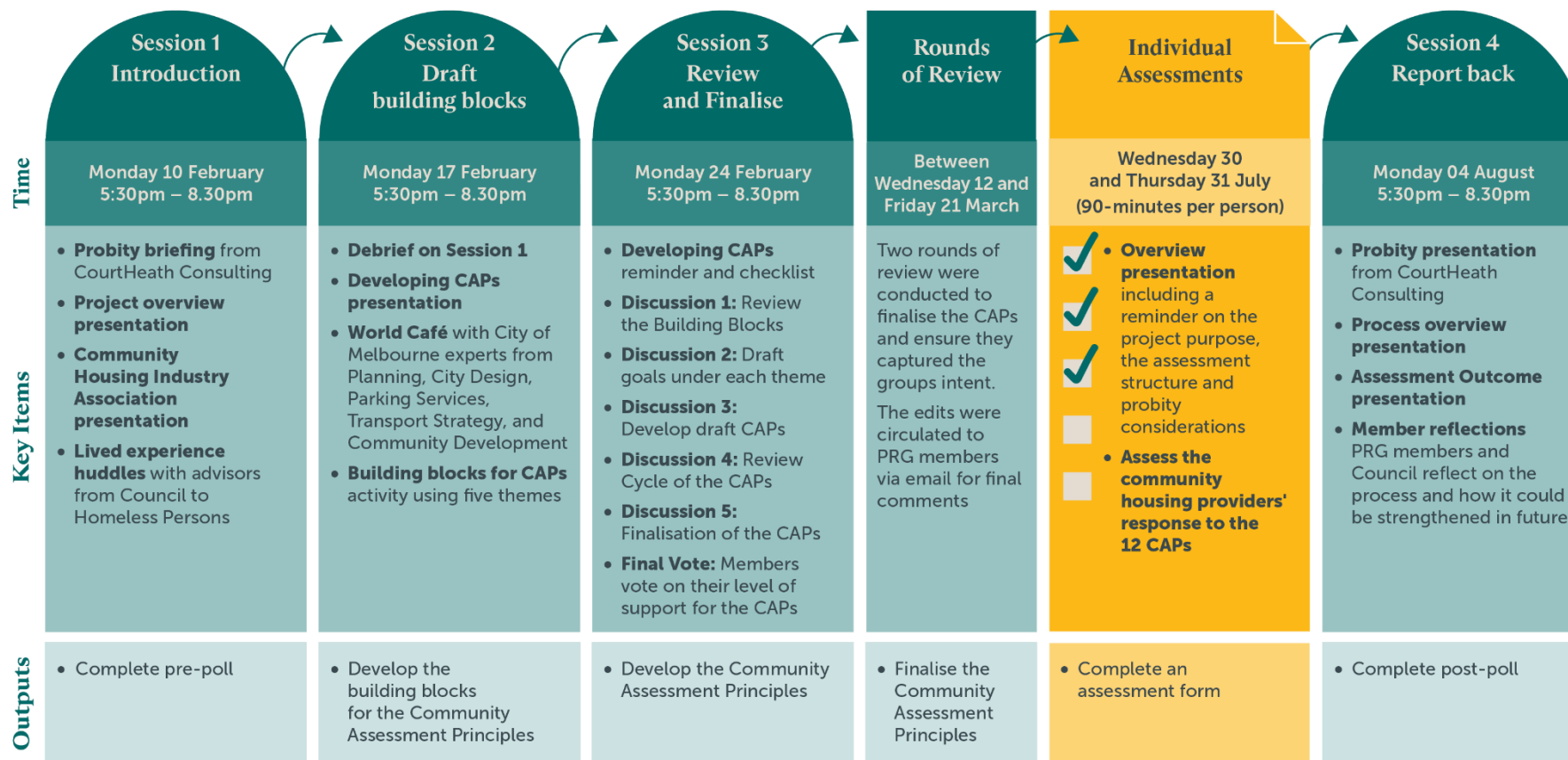


Figure 1. Engagement overview

Engagement Promotion

Expressions of Interest (EOI) for the PRG members opened on 2 December and closed on 23 December 2024. Due to a lack of applications from local traders and business owners, the EOI re-opened from 13 to 20 January 2025 for this specific cohort. This EOI was promoted to the North and West Melbourne Precinct Association, which then promoted the opportunity to its members.

Table 2 outlines the communication tools used to promote the PRG and inform community members about its purpose and role.

Table 2. Promotion tools and reach

			
Participate Melbourne page The EOI launched on 2 December 2024 and closed on 23 December 2024, and was open to the public and reopened for local traders and businesses from 13 to 20 January 2025.	Email Council sent 67 direct emails to known stakeholders ² , including the North and West Melbourne Precinct Association and the North and West Melbourne Residents Association.	North Melbourne or West Melbourne Neighbourhood Portal News items were posted on the North Melbourne and West Melbourne Neighbourhood Portals on 2 December 2024.	Business doorknocking Council officers conducted business door-to-door visits on 5 December 2024 to inform local traders about the PRG EOI. Council spoke with 23 businesses.
			
Posters Four posters promoted the project: two at North Melbourne Library and two at North and West Melbourne Neighbourhood House.	Signage at 325-341 Victoria Street, West Melbourne Two A0 signs were installed at the entrances of the car park at 325-341 Victoria Street, West Melbourne, to promote the PRG EOI.	Newsletters and postcards The PRG EOI was shared via the North and West Melbourne Precinct Association newsletter and Neighbourhood Partner e-newsletters. 200 x A6 postcards were distributed to houses and businesses near the project site.	Other To further promote the PRG opportunity to local traders and respond to community enquiries, the CoM Business Concierge and Customer Experience teams were briefed on the project and EOI process.

² Direct emails were also sent to people who made submissions about the decision to lease the site or involved in a petition against the lease of the site.

Project Reference Group Selection and Representation

Twenty-six EOIs were received between 2 and 23 December 2024. The selection was undertaken independently by Capire, without input from the Council. This ensured the selection process was impartial. The process involved mapping the EOIs against a series of criteria described in the PRG Terms of Reference³ (see **Appendix A**). The selection criteria sought members who represented residents, businesses, and traders from West and North Melbourne, local service providers, local interest groups, and individuals who have lived in or are currently living in social housing.

The aim was to form a PRG that represented key local stakeholders and gave people with lived experience a voice. To be involved in the project, applicants also needed to have:

- Demonstrated a commitment to collaboration and openness to diverse perspectives with the interest of the current and future North and West Melbourne community in mind.
- Demonstrated knowledge and understanding of North and West Melbourne as a community and place.
- Ability to identify with or represent diverse people and groups within the local area (e.g. age, gender, cultural backgrounds, housing tenure, business types).
- Availability and commitment to participate in all Project Reference Group meetings.

Thirteen people were selected as PRG members⁴. **Figure 2** presents the demographic composition of the PRG, highlighting their diverse range of interests and connections to the area.

Some of the knowledge and lived experience brought by PRG members include advocacy work with organisations such as Disability Justice Australia, volunteering for local community meals, expertise in transport planning, and working with services like The Orange Door.

While efforts were made to select PRG members from diverse demographics, it is worth noting that the group is largely comprised of older individuals and predominantly women. No EOIs were received from Aboriginal or Torres Strait Islander people.

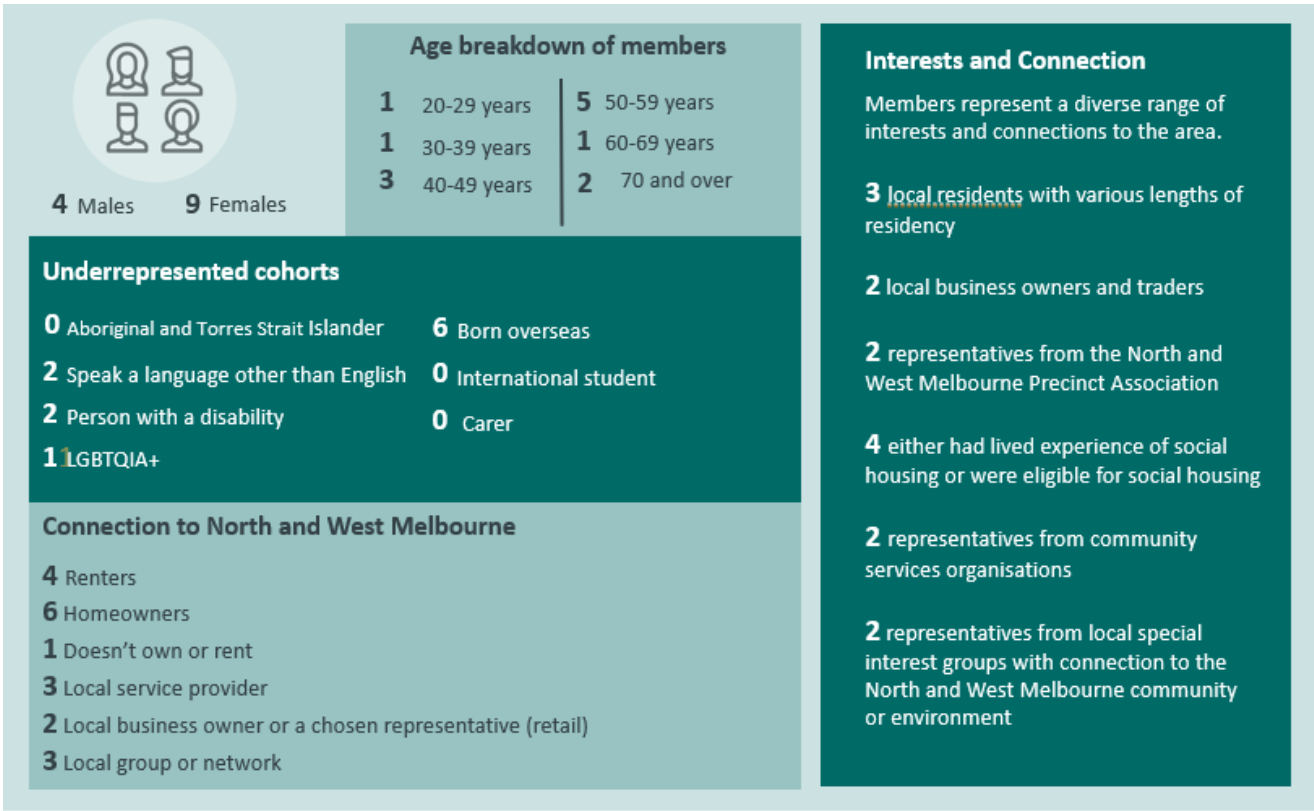
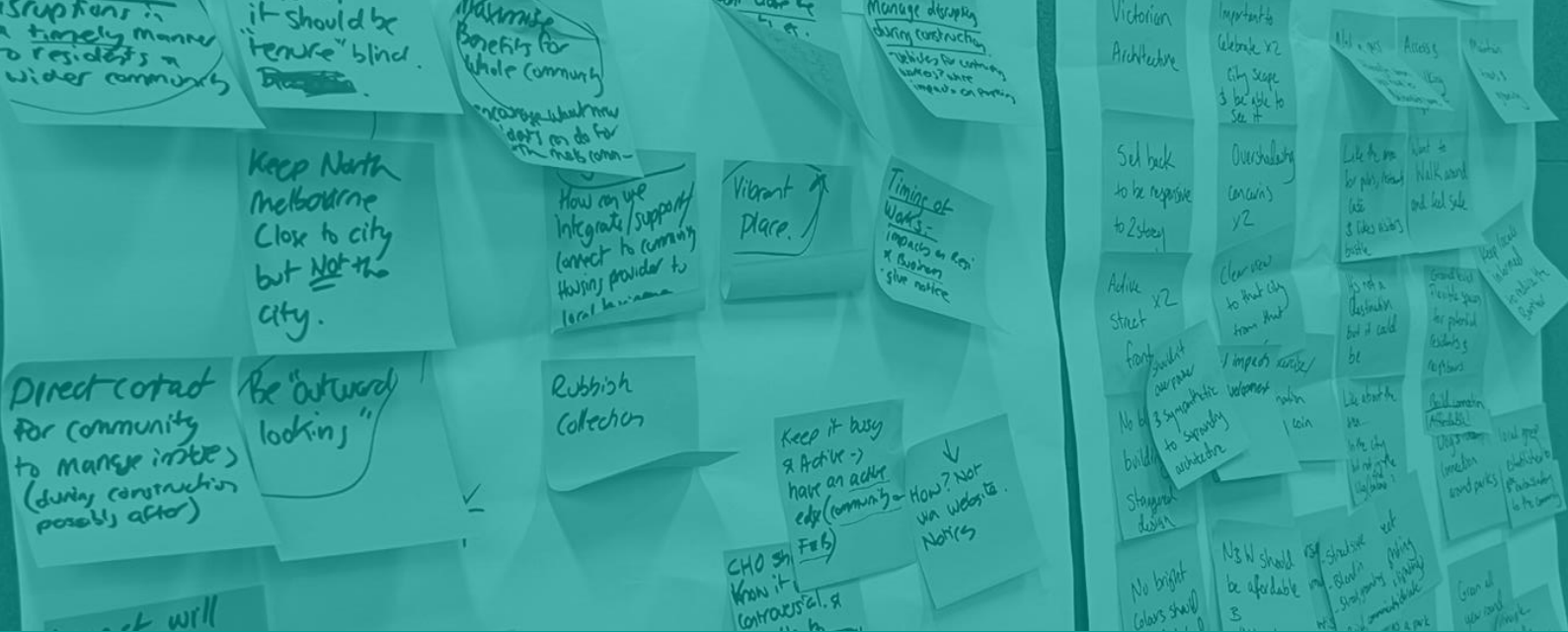


Figure 2. PRG Composition

³ Follow this link to the website to see the Term of Reference under Document Library: <https://participate.melbourne.vic.gov.au/victoria-street-project-group>
⁴ Prior to the sessions, the project team was approached by an individual wishing to represent their trader group. To ensure that business owners' perspectives were heard, the project team made an allowance for their involvement.



Developing the Community Assessment Principles

The PRG developed the Community Assessment Principles (CAPs) through an iterative process. The CAPs evolved from building block themes to refined final CAPs, which are used to guide community housing submissions.



Draft themes: Prior to Session 2, Capire and the CoM team prepared draft building block themes informed by the project scope and insights from earlier engagement conducted throughout 2024.

Final themes: During Session 2, participants engaged in a brainstorming process to identify key priorities and concerns for the North and West Melbourne community. This discussion helped refine and reshape the initial building block themes, leading to the development of the final themes.

Draft CAPs: In Session 3, the PRG members developed 13 CAPs. At the end of the session, the PRG voted on these CAPs and provided feedback.

Final CAPs: Following this, the CAPs underwent two rounds of review:

- Review 1:** After Session 3, Capire and CoM worked together to further refine the CAPs, ensuring they captured the group's intent. The revised CAPs were then circulated to the PRG members for final comments.
- Review 2:** Nine members provided feedback on the edited versions. Capire and CoM conducted a second round of edits to integrate any additional feedback that reflected the majority opinion or clarified the intent without altering it. The CAPs were also reorganised under the updated themes to improve readability.

The project team aimed to preserve the CAPs as closely as possible to the PRG's original wording, reflecting the group's intended guidance for providers. See **Table 3** for the final CAPs and **Appendix B** for the refinement process.

Community engagement and connection 	CAP 1: Provide multiple ongoing channels for feedback and establish a robust mechanism for accountability, transparency, and prioritisation to prevent and address issues. This includes establishing clear contacts, roles, and processes for raising and addressing safety concerns. CAP 2: Building design and management ensure spaces are well-maintained, and passive surveillance of communal public spaces is facilitated. CAP 3: The community housing provider contributes to the community through addressing local social and economic needs and opportunities.
Safety & Wellbeing 	CAP 4: A built form (e.g. buildings, structures and entrances) that supports residents of the building with different needs and fosters safety and privacy. CAP 5: Risks to residents of the building are minimised, and the sense of safety is increased by limiting residents' access to their own areas (This doesn't impact shared space). CAP 6: The community housing provider to demonstrate, through programs, infrastructure, or co-ordination, how they will support the specific cohort to be an integrated part of the North and West Melbourne community.
Sustainability and greening 	CAP 7: The development applies passive house principles: → Sustainable → Low energy passive solar design → Reduction of gas and energy consumption opportunities → State of art waste management system CAP 8: Maximise visibility in the design for people to see greenery from inside and outside with an immediate impact, i.e. mature trees or green walls applied at multiple levels.
Neighbourhood character 	CAP 9: The development builds on heritage character and is a modern interpretation of its surrounds. CAP 10: The development has active frontages that respond to local community needs.
Construction and on-going impacts 	CAP 11: The amenity of surrounding residents and local businesses are prioritised during construction and ongoing. This includes traffic and parking management, noise and light pollution, waste management, and cleanliness. CAP 12: Communication during construction is prompt, multi-modal, and allows surrounding residents and businesses to plan ahead.



Assessing the Community Housing Providers' Response

City of Melbourne received project proposals from Community Housing Providers. The PRG members were tasked with individually assessing the responses against the 12 CAPs they developed as a group.

Individual Assessment Process

The Individual Assessments were conducted individually and in person over 90 minutes.

Each assessment session included a reminder of the project's purpose, an overview of the assessment structure, the probity protocols and requirements and the completion of an assessment form—either online or in hard copy.

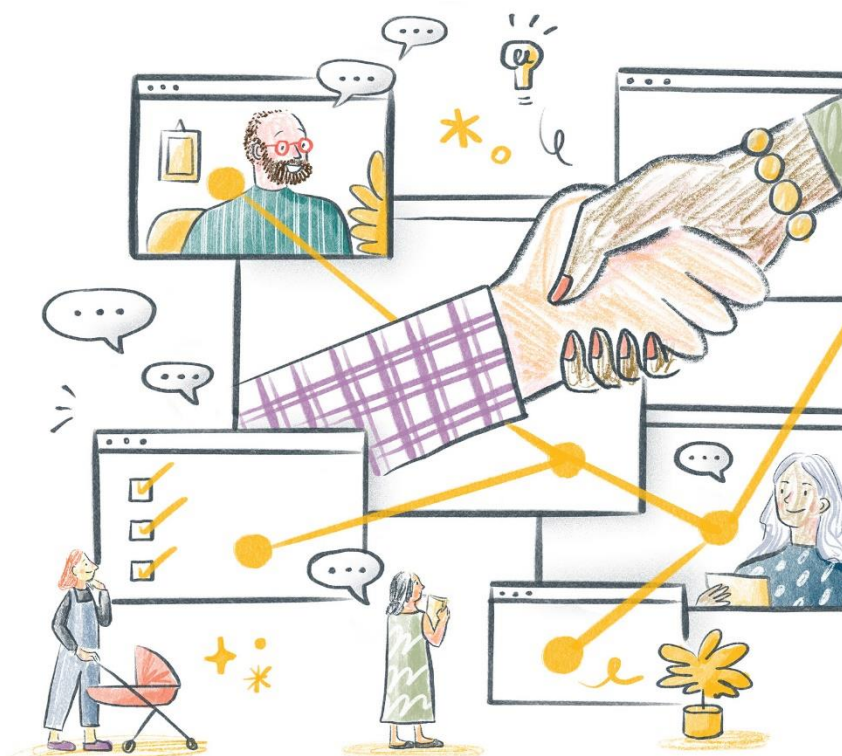
Eleven PRG members completed the Individual Assessment. They assessed responses using the scoring scale of 1 (unacceptable proposal) to 5 (superior proposal):

1. **Unacceptable Proposal:** Response difficult to understand. Only meets elements of the CAP in a very minimal way. Poor documentation. Most claims not adequately detailed or substantiated. Major reservations.
2. **Marginal Proposal:** Barely sufficient. Unconvincing and somewhat confusing. Meets the elements of the CAP in a very minimal way. Poor documentation. A number of claims not adequately detailed or substantiated.
3. **Acceptable Proposal:** Minor Omissions. Convincing and credible. Meets most elements of the CAP. Appropriate documentation. Almost all claims adequately detailed and substantiated.
4. **Very Good Proposal:** Proposal Complies. Highly convincing and credible. Exceeds some of the elements of the CAP. Complete documentation. All claims adequately detailed and substantiated.
5. **Superior Proposal:** Superior response to the CAP. Extremely convincing and credible. Exceeds most of the CAP elements. Comprehensively documented with all claims fully substantiated.

Next steps

The PRG members' evaluation scores were provided to the CoM Evaluation Panel as part of their review of the whole proposal. The average overall score produced by the PRG members accounted for 20% of the overall evaluation score.

Council will decide on the preferred Community Housing provider to lease the site in late 2025. Members were informed that proposals may be revised as they progress through the approval process. Council has committed to communicating with and keeping members of the PRG informed as the project progresses.





Project Evaluation

At the end of the project, members had an increased understanding of the process, greater confidence in engaging in council decision-making processes, and a stronger connection to the North and West Melbourne community. However, despite the formal percentage weighting of influence, members remained divided in their ‘confidence of influence’.

The council project team shared that the approach demonstrated innovation for embedding engagement within a competitive property process. Overall feedback on the process highlighted two key areas for improvement: providing members with greater clarity on the project scope and delivering information in multiple, accessible formats.

Clarity on Scope

Future projects should provide clearer upfront guidance on the project purpose, process and scope. Members identified varied levels of understanding at the start of the process, with several members requesting more information upfront. The project team recommends that onboarding could be enhanced with more lead time, a concise introductory video, and/or optional pre-work to establish a shared understanding of the project’s purpose and process.

The process could also benefit from check-in and check-out circles, as well as more whole-group work to build collective clarity. These adjustments would enable participants to make informed decisions about their involvement, enhance understanding, and minimise interruptions during presentations.

Information provision

Members highlighted the need for more time and diverse ways to digest the project information, particularly during the Individual Assessment. In future, this could be addressed by providing materials in advance, such as slide decks or translated content. However, this would need to be balanced against probity requirements, which still prevent information from being distributed to PRG members outside of an in-person session.

The Individual Assessment portion could be improved by using a shorter survey, implementing a word limit for providers' responses to the CAPs, or incorporating a video response option. A couple of members wished to share resources with the group; future projects could explore having an online space for members to connect and share between sessions. The project team also recommends dedicating time to discuss working and communication styles, including participants’ comfort levels in groups, to build awareness of diverse experiences and preferences.

PRG member quotes

‘At the start, there was a real diversity of opinion, so I wondered how the group would agree on a set of principles’

‘Proud of how we worked together. I think it’s been a good respectful process.’

‘We were missing the chance to be collaborative and have the provider in the room. Then we get to actually tell them.’

‘I’m tired but I’ve enjoyed it and I have found it really valuable.’

Appendix A PRG Terms of Reference

Background and project overview

The purpose of the Project Reference Group is to provide community input into Council's decision-making in relation to the development of affordable housing on council-owned land at 325-341 Victoria Street, West Melbourne. A key part of the Project Reference Group's role will be to will develop a set of 'community assessment principles' that will inform the selection of a community housing provider to build and manage the project.

The principles will form part of the request for proposals on the site's lease for affordable housing and will guide interested community housing organisations to align with the North and West Melbourne community's aspirations, for the site's future development.

Objectives

The Project Reference Group's objectives are to:

- Foster meaningful engagement with the local community about this affordable housing project
- Inform Council of community values, local conditions, priorities, concerns and preferred design outcomes for this project
- Develop a set of 'community assessment principles' to inform the selection of a community housing provider to build and manage the project.

Scope

The Project Reference Group will discuss key matters raised through the consultation process conducted in 2024 and consider how these could be addressed through the project's next phases.

This will include developing a set of 'community assessment principles' for community housing providers to address as part of their project proposals. Once Council receives project proposals from community housing providers, members of the Project Reference Group will meet to assess the responses to these community assessment principles.

The Project Reference Group will assess the section of each proposal that addresses the Community Assessment Principles. This assessment will be documented and provided to the project evaluation panel to be factored into their overall assessment, which will consider numerous other criteria. Council's formal evaluation report of the project proposals will include a summary of the Project Reference Group assessment of the responses to the Community Assessment Principles.

Membership

The Project Reference Group will consist of 12 members representing West and North Melbourne residents, businesses and traders, local service providers, local interest groups and individuals who have lived or are living in social housing.

City of Melbourne will work with independent facilitator, Capire, to select members of the Project Reference Group.

Capire will facilitate the group meetings, and City of Melbourne's Affordable Housing team will support and be the members' primary point of contact.

Role of the Project Reference Group

The Project Reference Group brings together community members to identify and discuss local solutions to housing affordability and community design priorities, providing advice to Council for 325-341 Victoria Street, West Melbourne.

During the Project Reference Group meetings, members will be asked to:

- Identify opportunities for community building and inclusion
- Share ideas to help ensure the affordable housing building integrates well and positively contributes to the neighbourhood character and community, including ideas for greening and landscaping.
- Reach comprehensive and mutually agreed views on issues and potential solutions where possible.

Responsibilities of Project Reference Group members

- Work respectfully and collaboratively with all Project Reference Group members, independent experts, facilitators, and City of Melbourne staff.
- Be available to attend and participate in all meetings.
- Actively contribute to meeting discussions and activities.
- Review materials provided prior to meetings.
- Agree to participate in a collaborative meeting format and adhere to Council's Code of Conduct and other related policies and protocols.
- Be informed representatives of the community or sector – leveraging on personal, community, business and professional experiences.
- Consider and raise relevant issues and ideas.
- Provide informed advice and guidance.
- Maintain confidentiality unless approved by Council for broader release.
- Declare to Council any direct or indirect conflict of interest.

Meeting schedule

Being a part of the Project Reference Group will require in-person participation at the meetings. There will be a total of six sessions between February and December 2025.

The first three meetings will be a series of workshops to create community assessment principles. It is important that members attend each of these sessions, which will be held in February 2025.

Proposed meeting schedule:

- Monday 10 February 2025, 5.30-8.30pm – group induction and community assessment principles
- Monday 17 February 2025, 5.30-8.30pm – community assessment principles
- Monday 24 February 2025, 5.30-8.30pm – community assessment principles
- To be scheduled for a date in July 2025 – assess community housing providers' responses to the community assessment principles
- To be scheduled for a date mid-late 2025 – next steps
- To be scheduled for a date mid-late 2025 – next steps

Light refreshments and catering will be provided at each meeting.

Remuneration

This is not a paid position; however, members who attend the meetings will be provided with a \$300 voucher. To qualify for the voucher members must attend the first three meetings.

Code of conduct

The commercial nature of this project requires Project Reference Group members to sign confidentiality deeds and a disclosure statement before the first meeting. Information received must be treated as confidential unless otherwise advised.

In the event of a conflict of interest arising from any group member, the matter must be raised and considered, with a decision made by the Director of Homes Melbourne from the City of Melbourne.

Members are responsible for ensuring that no breaches of the confidentiality deeds occur, and for ensuring there are no unauthorised media statements, press releases or responses to media queries, communications with external stakeholders, without the consent of the Director of Homes Melbourne.

Appendix B Theme and CAP Refinement

Draft themes	Final themes	Session 3 CAPS	Review 1	Review 2	Final CAPs
Community Connection	Community engagement and connection	CAP 1 Provide multiple ongoing channels for feedback and establish a robust mechanism for accountability, transparency, and prioritisation to prevent and address issues.	Provide multiple ongoing channels for feedback and establish a robust mechanism for accountability, transparency, and prioritisation to prevent and address issues. This includes establishing clear contacts, roles, and processes for raising and addressing safety concerns.	No change	Provide multiple ongoing channels for feedback and establish a robust mechanism for accountability, transparency, and prioritisation to prevent and address issues. This includes establishing clear contacts, roles, and processes for raising and addressing safety concerns.
		Establish clear contacts, roles, and processes for raising and addressing safety concerns.	Merged with CAP 1		
		CAP 2 Building design and management ensure spaces are well-maintained, and passive surveillance of communal public spaces is facilitated.	No change	No change	Building design and management ensure spaces are well-maintained, and passive surveillance of communal public spaces is facilitated.
		CAP 3 The CHP contributes to the community through addressing local social and economic needs and opportunities.	The community housing provider contributes to the community through addressing local social and economic needs and opportunities.		The community housing provider contributes to the community through addressing local social and economic needs and opportunities.

Draft themes	Final themes	Session 3 CAPS	Review 1	Review 2	Final CAPs
Safety	Safety & Wellbeing	CAP 4 Provide separate buildings and structures that support different types of residents with distinct entrances.	A built form (e.g. buildings, structures and entrances) that supports residents with different needs and fosters a safe and connected community.	A built form (e.g. buildings, structures and entrances) that supports residents of the building with different needs and fosters safety and privacy.	A built form (e.g. buildings, structures and entrances) that supports residents of the building with different needs and fosters safety and privacy.
		CAP 5 Risks to residents are minimised, and the sense of safety is increased by limiting residents' access to their own areas (This doesn't impact shared space).	No change	Risks to residents of the building are minimised, and the sense of safety is increased by limiting residents' access to their own areas (This doesn't impact shared space).	CAP 5: Risks to residents of the building are minimised, and the sense of safety is increased by limiting residents' access to their own areas (This doesn't impact shared space).
		CAP 6 The community housing provider to demonstrate, through programs, infrastructure, or co-ordination, how they will support the specific cohort to be integrated part of the North and West community.	No change	The community housing provider to demonstrate, through programs, infrastructure, or co-ordination, how they will support the specific cohort to be an integrated part of the North and West Melbourne community.	The community housing provider to demonstrate, through programs, infrastructure, or co-ordination, how they will support the specific cohort to be an integrated part of the North and West Melbourne community.
Greening	Sustainability and greening	CAP 7 Applying passive house principles: Certification → Sustainable → Low energy passive solar design → Reduction of gas and energy consumption opportunities → State of art waste management system	The development applies passive house principles: → Sustainable → Low energy passive solar design → Reduction of gas and energy consumption opportunities State of art waste management system	No change	The development applies passive house principles: → Sustainable → Low energy passive solar design → Reduction of gas and energy consumption opportunities → State of art waste management system
		CAP 8 Maximise visibility in the design for people to see greenery from inside and outside with an immediate	No change		Maximise visibility in the design for people to see greenery from inside and outside with an immediate

Draft themes	Final themes	Session 3 CAPS	Review 1	Review 2	Final CAPs
		impact, i.e. mature trees or green walls applied at multiple levels.			impact, i.e. mature trees or green walls applied at multiple levels.
Neighbourhood character	Neighbourhood character	CAP 9 The development builds on heritage character and is a modern interpretation of its surrounds.	No change		The development builds on heritage character and is a modern interpretation of its surrounds.
		CAP 10 There are active frontages that respond to local community needs.	The development has active frontages that respond to local community needs.	No change	The development has active frontages that respond to local community needs.
Impacts	Construction and on-going impacts	CAP 11 The amenity of residents and local businesses are prioritised during construction and ongoing. This includes traffic and parking management, noise and light pollution, waste management, and cleanliness.	No change	The amenity of surrounding residents and local businesses are prioritised during construction and ongoing. This includes traffic and parking management, noise and light pollution, waste management, and cleanliness.	The amenity of surrounding residents and local businesses are prioritised during construction and ongoing. This includes traffic and parking management, noise and light pollution, waste management, and cleanliness.
		CAP 12 Communication during construction is prompt, multi-modal, and allows residents and businesses to plan ahead.	No change	Communication during construction is prompt, multi-modal, and allows surrounding residents and businesses to plan ahead.	Communication during construction is prompt, multi-modal, and allows surrounding residents and businesses to plan ahead.

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Capire acknowledges
and deeply respects the Wurundjeri
people and
the Traditional Owners
of the Victorian land.



capire