



New Street, Brighton

Community Engagement Report
Public Housing Renewal Program

September 2017

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Available at <http://www.housing.vic.gov.au/brighton-renewal>

1 Introduction

The Victorian Government is working to meet the housing needs of Victorians. A key part of this program is the transformation of ageing public housing estates into vibrant, well-connected neighbourhoods where residents enjoy living in housing that is safe and secure, and meets modern standards. The renewal of New Street, Brighton is part of the \$185 million Public Housing Renewal Program that was announced in December 2016.

The Victorian Government has is renewing eleven estates as part of an announced \$2.7 billion package of initiatives aimed at addressing housing and homelessness. This suite of initiatives, announced under the Homes for Victorians policy in March 2017, is the largest ever investment into housing by the Victorian Government.

The renewal of homes and increase in social housing supply aligns with the Victorian Government's broader objectives of increasing housing supply to meet the needs of Melbourne's growing population which is forecast to reach more than 8 million people by 2050.

The Public Housing Renewal Program will boost the supply of social housing across metropolitan Melbourne estates, providing more opportunities at each renewal estate for returning and new social housing residents to live in inner Melbourne and access education, employment and health and human services.

The Program will redevelop existing ageing homes and utilise cleared sites on public housing estates across metropolitan Melbourne. The estates in phase one of the Program are Ascot Vale, Brighton, Brunswick West, Clifton Hill, Hawthorn, Heidelberg, Northcote, North Melbourne and Prahran.

The Program aims to tackle the three critical issues for public housing in Victoria: supply, quality and size of homes.

The Victorian Auditor General, in the 2012 review of public housing in Victoria, found a mismatch between existing dwelling sizes and the sizes required by current and incoming residents. The follow-up report in 2017, reconfirmed the misalignment with resident needs and the requirement to boost the supply of one and two-bedroom homes for current residents and those on the Victorian Housing Register. The Public Housing Renewal Program will assist to realign the size profile of housing stock by delivering greater numbers of one and two-bedroom homes. This realignment will enable residents to live in appropriately sized homes that meet their needs, and the management of under and over-occupancy.

The Minister for Housing has guaranteed residents the right to return to their estate after construction is complete. To accommodate families returning to estates, the department will work proactively throughout the process to provide suitably sized homes which may include flexible sized apartments.

The Auditor General's report also identified that 60% of the public housing stock in Victoria is more than thirty years old.

The Public Housing Renewal Program is primarily focused on redeveloping ageing, dilapidated walk-up buildings that were constructed in the 1950s without lifts. These multi-storey walk-ups are not accessible for older residents, residents with disability and are difficult for families with young children. Additionally, these old buildings and dwellings are expensive and inefficient for residents to heat and cool.

The new buildings delivered on each estate will be accessible for all residents and built to the Victorian Government's Better Apartment Design Standards that were released in March 2017. The homes will be seven-star energy rated and designed to cater for contemporary living standards and lifestyles, including internal laundries, built-in storage and access to natural light and ventilation.

The Renewal Program will introduce private housing at each estate to deliver vibrant, integrated mixed tenure communities which create greater opportunities for health, employment and education.

The Renewal Program is more than just a housing solution. Through the application of the Victorian Government's Major Projects Skills Guarantee, the department will work with building contractors to encourage them to maximise the use of local apprentices, trainees and engineering cadets. The Major Projects Skills Guarantee requires the use of local apprentices, trainees or engineering cadets for at least 10 per cent of the total estimated labour hours on all publicly funded works contracts valued at or over \$20 million.

Community consultation is a critical component of the delivery of the Public Housing Renewal Program and the Government is committed to understanding the needs and concerns of residents, neighbours and stakeholders. The results of the phase two community engagement activities for New Street, Brighton are detailed in this report.



Figure 1 Images left to right - Community engagement on 13 June. Stakeholder engagement on 16 June. Resident engagement on 5 June 2017.

2 Summary

In April 2017, the department began a multi-stage process of community engagement to inform the renewal plans for New Street, Brighton.

The first phase of engagement focused on estate residents and local organisations with an interest in the welfare of the residents. Engagement activities were a blue sky exercise to identify areas for improvement on the estate and homes, and the values and aspirations of the residents for their community. A total of 60 residents attended the fun day on 5 April 2017. The stakeholder workshop on 11 April 2017 was attended by 11 participants.

The objectives of the engagement activities were to:

1. Inform the vision for the redevelopment of the estate by identifying the key themes and priorities most important to the community.
2. Provide initial information to the residents and local stakeholders about the redevelopment, gain feedback and to refine ways to engage them in the future.
3. Be inclusive and consult with the residents and stakeholders, with the aim of building capacity and strengthening existing relationships.

Phase two engagement activities for the New Street, Brighton Renewal were delivered in June 2017. Estate residents, neighbours of the site and local service providers and organisations with an interest in the welfare of the estate residents or presence on the estate were invited to participate in workshops.

A total of 120 residents and neighbours attended the consultation sessions on Monday 5 June 2017 and Tuesday 13 June 2017. The stakeholder workshop on Friday 16 June 2017 was attended by 9 participants.

The main topics of discussion were as follows:

- Design of new estate and dwellings. Participants raised concerns about the potential increased heights, the local character of the neighbourhood and discussed a range of internal and external facilities, including communal facilities.
- Private dwellings. Participants expressed a preference that the development cater more to the public housing sector.
- Relocation process. The relocation process generated questions and conversation, with many residents highlighting their close connection to the estate.
- Concerns regarding flooding. Participants discussed previous flooding and mitigation actions for the development.

3 What we heard

The following summary is an overview of the comments made at workshops and through the online survey and email inquiries.

3.1 Summary of feedback

Theme	Feedback
Safety and security	<ul style="list-style-type: none"> • Improvements to safety and security • More lighting, e.g. lit walkways
Traffic, roads and parking:	<ul style="list-style-type: none"> • Improved traffic management – reduced speed, better entry and exit points, wider roads, speed calming • Secure car parking (2 per unit) / increased car parking • Pedestrian friendly estate • Consideration of broader traffic and transport improvements for area
Design:	<ul style="list-style-type: none"> • Lower heights, • Windows in bedrooms, private balconies with an area for clothing lines and more space internally/externally • Landscaping buffer between buildings and more setback from the road • Management of noise and soundproofing for increased population • Welcoming street frontages • Modern layout and appliances, more storage, internal laundry, washroom separate from toilet, improved heating / cooling – split system • Would prefer townhouses, yard spaces and backyards • Units for families • Internal access to daylight / model of sun contact on the estate to help with better positioning, particularly for the community garden • Protection of estate trees / improved greenery • Individual meters for utilities • Fully accessible units and lifts • Sustainable homes – insulation, solar panels, water capture

	<ul style="list-style-type: none"> • Consideration of the overall scale of the redevelopment / density • Management of flooding
Facilities and services:	<ul style="list-style-type: none"> • Improved waste management and ventilation • Better maintenance • Consideration of potential for flooding on the estate • Community space suggestions – community gardens, outdoor social spaces, recreational open spaces, seating areas, BBQ areas, playgrounds, skate ramp, neighbourhood/community centre and library.
Relocations:	<ul style="list-style-type: none"> • Recommendation for a staged development where residents can stay on site and move when new accommodation is ready • Residents would like an official letter from the department that states their right to return to the estate and a notification about when the local housing office will be meeting to discuss relocation options • Suggestion to do group relocations so residents (particularly older/ migrants) aren't alone in unfamiliar places • Interest in availability of suitable homes for relocations and number of options provided to residents
General	<ul style="list-style-type: none"> • Residents expressed their attachment to the estate, noting its positive atmosphere, safety, family friendly nature and proximity to schools, parks, transport and beach • Support for new and improved housing and lifts to replace stairs • Interest in ratio of public to private dwellings and whether 10% is enough to meet demand? • Concern about any reduction in public housing • Interest in ensuring potential developers understand expectations around design, place management, facilities and sustainability • Interest in dwelling sizes and concern that too many one bedroom properties will be provided by market • Will there be social planning?

3.2 Changes made following feedback

The feedback from participants was considered by the department and a number of substantial changes made to the plans for the New Street, Brighton Renewal following the phase two engagement activities.

The following chart includes the changes made as a result of the participants' feedback and the feedback that will be addressed through the application of the Design Principles for the projects (Appendix A), the Better Apartment Design Standards (<https://www.planning.vic.gov.au/policy-and-strategy/planning-reform/better-apartments>) and the inclusion of Crime Prevention Through Environmental Design (CPTED) principles in the plans.

Feedback	Our action
<ul style="list-style-type: none"> • Concern about height and scale of development in neighbourhood 	<ul style="list-style-type: none"> • Reduction to one area on the site that could accommodate a 9 storey building. This would be located towards the middle of the site along the canal • Reduction in height on the corner of Rusden and New Streets. Now a maximum of 6 levels rather than 9 indicated on sketch plan. • Siting of low rise buildings of up to 3 levels only at edges of site and adjacent to neighbours.

	<ul style="list-style-type: none"> • Townhouses may be delivered to reflect the local character and blend with surrounding homes and land use. • Provision of welcoming and integrated frontages to Airlie and Salisbury Streets to improve the appearance.
<ul style="list-style-type: none"> • Over shadowing of neighbouring properties 	<ul style="list-style-type: none"> • No overshadowing to adjoining properties outside the site. This is due to the reduced height of buildings at the edge of the site.
<ul style="list-style-type: none"> • Open space 	<ul style="list-style-type: none"> • Introduction of a new central open space which provides a 'village green' style open space for residents. • Each home will also have private open space – Better Apartment design Standards
<ul style="list-style-type: none"> • Pedestrian friendly estate 	<ul style="list-style-type: none"> • Provision of better connections for pedestrians and cyclists through the site, for use by the wider community. • Application of Public Housing Renewal Program Design Principles.
<ul style="list-style-type: none"> • Flooding and Special Building Overlay 	<ul style="list-style-type: none"> • Any development will need to comply with the Special Building Overlay requirements in the Bayside Planning Scheme.
<ul style="list-style-type: none"> • Traffic management 	<ul style="list-style-type: none"> • Application of Planning Scheme and Public Housing Renewal Program Design Principles
<ul style="list-style-type: none"> • Building design and inclusions: <ul style="list-style-type: none"> – Windows in bedrooms, internal laundries, storage, private open space, sunlight, modern design, accessibility 	<ul style="list-style-type: none"> • Application of Better Apartment Design Standards
<ul style="list-style-type: none"> • Sustainability 	<ul style="list-style-type: none"> • Application of 7 star NatHERS rating and gold star livability rating. • Application of Public Housing Renewal Program Design Principles and Better Apartment Design Standards
<ul style="list-style-type: none"> • Protection of estate trees • Improved greenery 	<ul style="list-style-type: none"> • Application of Public Housing Renewal Program Design Principles
<ul style="list-style-type: none"> • More lighting, improved safety 	<ul style="list-style-type: none"> • Application of Crime Prevention Through Environmental design principles and Public Housing Renewal Program Design Principles
<ul style="list-style-type: none"> • Community spaces 	<ul style="list-style-type: none"> • Application of Public Housing Renewal Program Design Principles
<ul style="list-style-type: none"> • Relocations 	<ul style="list-style-type: none"> • Application of Relocations Strategy

3.3 The things we couldn't change

Feedback	Why we can't change this
<ul style="list-style-type: none"> • Improvements to traffic management outside of the estate including 	<ul style="list-style-type: none"> • These requests are beyond the control of the department. We will raise these concerns with Council and VIC Roads.

<ul style="list-style-type: none"> – management of traffic congestion on Brickwood Street – relocate the bus stop on New Street toward the park – provide a pedestrian crossing point into Elsternwick Park – add a bridge over the canal and a footpath on the estate side of the canal 	
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4 Consultation Framework

The department has conducted two phases of engagement activities to inform the plans for the renewal of New Street, Brighton.

The purpose of the phase one engagement activities was to work with estate residents and local organisations to develop the foundation and starting ideas for the redevelopment of New Street, Brighton and to provide initial information on the Renewal Program. These engagement activities were focused towards the existing estate residents and local organisations to ensure that redevelopment would meet the needs of the residents and those working on the site into the future.

Residents were invited to a community fun day on 5 April 2017 which included a food stall, animal farm, face painting and balloon art for the children that was held on site in the community courtyard.

Participants were asked to provide responses to three questions:

- What do you love about New Street, Brighton?
- If you could improve one thing at the New Street estate what would it be?
- If you could create the best place for you and your family to live, what would you include?

The purpose of the phase two engagement activities for the New Street, Brighton Renewal was to provide ongoing project information and to seek input into the design of the renewed estate from residents, neighbours and stakeholders.

Participants at the three (3) workshops were provided with a sketch plan of the site and guided through conversations on four key themes with the following questions as conversation prompts:

Table theme	Questions to participants
General feedback on sketch plan	<ul style="list-style-type: none"> • What are your initial reactions to the proposed sketch plan for the Estate? • Is this is good use of the site? • What do you think of the proposed heights? • How do you feel about the estate being mixed tenure? Private and public housing?
Safety and security and facilities and services	<ul style="list-style-type: none"> • Are there improvements that could be made to make people feel safe and secure on the estate? • Should the estate contain commercial opportunities? • What sort of community spaces and services are important on the estate? • Have we got the balance right with open space and playgrounds?

Connection with the community and movement (traffic and roads)	<ul style="list-style-type: none"> • How could we better integrate the site with the local neighbourhood? • What opportunities do you see for residents and neighbours to navigate around the site? • What opportunities are there for access and exit from the site?
Future homes	<ul style="list-style-type: none"> • What is important in a new dwelling for you? • The new homes will be energy efficient and cheaper to heat and cool, is this important?

The sketch plan (Appendix A) was a conversation prompt and reflected community feedback from phase one and indicated the department's ideas for the renewal. The sketch plan also indicated potential car and pedestrian movement within the site, open space and community facilities, the retention of significant trees and parking.

The workshops were set up with a facilitated discussion for each of the conversation themes above and these were facilitated by a project officer and supported by note takers.

A survey was made available via tablet at workshops and online via Survey Monkey. The survey was designed to support the objectives of the phase two process and to enable participants to make comment without attending a workshop. A copy of the survey is contained in Appendix A

Feedback received from participants of the workshops will contribute to a Design Framework for New Street, Brighton to be delivered as part of the Planning Scheme Amendment application.

4.1 Who we talked to

The following table outlines the groups we invited and the numbers from those groups who attended

Stakeholder group	Date	Location	Attendance
127 estate resident households	5 April 2017	Courtyard, 1/12 Airlie Street, Brighton	60
Local organisations	11 April 2017	Brighton Recreational Centre, 93 Outer Crescent, Brighton	9
127 estate resident households	5 June 2017	Community Centre, 1/12 Airlie Street, Brighton	43
450 neighbouring households	13 June 2017	Elsternwick Primary School, 44 Murphy Street, Brighton	77
Local organisations	16 June 2017	Brighton Recreational Centre, 93 Outer Crescent, Brighton	9

5 Next steps

To meet the Government's objectives of building new modern social housing at Brighton, increasing the supply and introducing privately owned dwellings to create a vibrant integrated community, the planning rules for the site need to be changed. The department will prepare a Planning Scheme Amendment for the site which reflects the feedback of residents, neighbours and local organisations.

Information sessions on the proposed Planning Scheme Amendment will be delivered in September 2017. These sessions will be an opportunity to understand more about the proposed changes to the

planning rules and how to make a submission to share your thoughts on the Planning Scheme Amendment.

Information on the Planning Scheme Amendment will be available at www.planning.vic.gov.au/shrp

We will continue to provide information to residents and the community at key points throughout the process.

6 More information

Information on the New Street, Brighton Renewal is available via:



Housing.renewal@dhhs.vic.gov.au



<http://www.housing.vic.gov.au/brighton-renewal>



13 11 72

7 Appendix A

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Attachment 1 Invitation for residents



Department of Health and Human Services

50 Lansdale Street
Melbourne Victoria 3000
GPO Box 4057
Melbourne Victoria 3001
www.dhhs.vic.gov.au
(03 210081)

<Resident Name>
<Address>
<Address>

Dear <Salutation> <Resident Name>

We're developing plans to renew the New Street estate, which runs from the corner of New Street and Rusden Street through to Brickwood Street in Brighton, and we want your feedback to help us refine the ideas for your community.

Please join us at a community drop-in session

We have prepared a sketch plan that shows some of our ideas to better connect the estate with the local neighbourhood, and highlights potential locations for new social and private housing.

Come along to learn more and to share your ideas:

- Monday 5 June from 10am to 12pm**
Community Centre, 1/12 Airlie Street, Brighton
- Tuesday 13 June from 5pm to 7pm**
Elsternwick Primary School, 44 Murphy Street, Brighton

You can learn more about the renewal program by:

- talking to our staff at one of the information sessions
- phoning the Housing Call Centre on 13 11 72
- visiting www.dhhs.vic.gov.au/housingrenewal
- talking to your local Housing Office at 4-10 Jamieson Street Cheltenham or via 8585 6200

We hope you can attend one of the sessions.

Yours sincerely

Fiona Williams
Director of Property and Asset Services Branch
Department of Health and Human Services



Public Housing Language Link

Arabic

تتعلق هذه الرسالة بمسائل الإسكان العام مثل الإيجار أو عقود الإيجار أو الإسكان العام أو طلبات العربون. إن كنت تحتاج إلى أي مساعدة بشأن هذه الرسالة، فترجاء الاتصال بالمكتب المحلي الذي تتبعه لطلب المساعدة. يمكنك أيضاً الاتصال بـ "وسيلة اللغة التابعة للإسكان العام" على الرقم 9280 0790، حيث يتم توصيلك بالمكتب المحلي الذي تتبعه، مع وجود مترجم.

Cantonese

這封信函是關於公共房屋事宜，如租金、租賃、公共住房或押金的申請。如需幫助理解本信函，請向就近的本區辦事處求助。您也可撥打“公房語言連接專線”（Public Housing Language Link），電話號碼：9280 0791（廣東話），通過傳譯員與就近的本區辦事處溝通。

Mandarin

这封信与房租、租期、公房或押金申请等公房事宜有关。如果您需要帮助才能读懂这封信，请向您当地的办公室求助。您也可以拨打“公房语言连接服务”（Public Housing Language Link）的电话号码9280 0789（普通话），通过普通话口译员与您当地的办公室沟通。

Croatian

Ovo pismo se odnosi na pitanja državnog stambenog smještaja kao što su stanarina, stanarsko pravo, državni stambeni smještaj ili molba za jamstvo. Ukoliko vam je potrebna pomoć u vezi ovog pisma, molimo vas kontaktirajte vaš Stambeni ured. Također možete nazvati i Jezičnu liniju državnog stanovanja / Public Housing Language Link na broj: 9280 0792 kako biste, s tumačem na vezi, bili spojeni s vašim Stambenim uredom

Polish

Ten list dotyczy spraw mieszkaniowych, takich jak czynsz, wynajmy, mieszkalnictwo państwowe i wnioski o kaucję. Jeżeli potrzebujesz pomocy w zrozumieniu tego listu, prosimy skontaktować się ze swoim lokalnym biurem o pomoc. Możesz również zadzwonić do Służby Językowej Mieszkalnictwa Państwowego (Public Housing Language Link) pod numer 9280 0793 i poprosić o połączenie przez tłumacza ze swoim lokalnym biurem.

Russian

Это письмо касается вопросов, связанных с государственным жильем, включая такие вопросы как квартплата, аренда жилья, заявления на предоставление государственного жилья или суды для внесения залога. Если вам нужны разъяснения в связи с этим письмом, то обратитесь за помощью в свой местный жилищный отдел. Вы также можете позвонить на Языковую линию Жилищного управления по номеру 9280 0794 и поговорить с работниками вашего местного жилищного отдела через переводчика.

Somali

Warqaddan waxay ku saabsan tahay arimaha gurisiinta dadweynaha sida kirada, kireysiga codsiyada gurisiinta dadweynaha ama kuwa dhigaalka. Haddii aad caawimaad uga bahaato warqaddan, fadlan kala xiriir xafiska degaanka (local office) wixii caawimaad ah. Waxaad kaloo wici kartaa xiriirka Luqadaha ee Guryaha Dadweynaha oo ah 9280 0795 waxaana lagugu xirayaa xafiskaaga degaanka adoo uu ku caawinayo turjumaan.

Spanish

Esta carta se refiere a asuntos de vivienda pública, como por ejemplo alquiler, contratos de arrendamiento, vivienda pública o solicitudes para préstamos. Si usted necesita ayuda para comprender esta carta, contacte la Oficina de la Vivienda (local office) más cercana para que le ayuden. También puede llamar al Enlace de Idiomas de las Viviendas Públicas (Public Housing Language Link) al 9280 0796 para que le conecten con su Oficina de la Vivienda por medio de un intérprete.

Turkish

Bu mektup kira, kiracıklar, kamu konutları veya depozit başvuruları gibi kamu konutları konularıyla ilgilidir. Bu mektupla ilgili olarak yardıma ihtiyacınız varsa, lütfen yerel ofisinize ilişkin geçin. Ayrıca, 9280 0797'den Kamu Konutları Dil Bağlantısı'nı arayabilir ve yerel ofisinize bir tercümanla bağlanabilirsiniz.

Vietnamese

Là thư này nói về những vấn đề khi thuê nhà chính phủ, như: tiền thuê nhà, hợp đồng thuê nhà, nộp đơn xin thuê nhà ở chính phủ hay vay tiền đặt cọc. Nếu muốn có người giúp đọc thư này, xin quý vị liên lạc với Văn phòng địa phương để nhờ họ giúp đỡ. Quý vị cũng có thể gọi cho Đường Dây Trợ Giúp Ngôn Ngữ Gia Cư Chính Phủ theo số 9280 0798 và được nối mạch với Văn phòng địa phương cùng thống ngôn.

For other languages, an interpreter is available through your local housing office.

Attachment 2 Invitation neighbours



Department of Health and Human Services

90 Lansdale Street
Melbourne Victoria 3000

Dear Neighbour

We're developing plans to renew the New Street estate, which runs from the corner of New Street and Rusden Street through to Brickwood Street in Brighton, and we want your feedback to help us refine the ideas for your community.

Please join us at a community drop-in session

We have prepared a sketch plan that shows some of our ideas to better connect the estate with the local neighbourhood, and highlights potential locations for new social and private housing.

Come along to learn more and to share your ideas:

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Tuesday 13 June from 5pm to 7pm
Elsternwick Primary School, 44 Murphy Street, Brighton

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- phoning the **Housing Call Centre** on 13 11 72
- visiting www.dhs.vic.gov.au/housingrenewal

We hope you can attend one of the sessions.

Yours sincerely

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Director of Property and Asset Services Branch
Department of Health and Human Services



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Cantonese

這封信函是關於公共房屋事宜，如租金、租賃、公共住房或押金的申請。如需幫助理解本信函，請向就近的本區辦事處求助。您也可撥打“公房語言連接專線”（Public Housing Language Link），電話號碼：9280 0791（廣東話），通過傳譯員與就近的本區辦事處溝通。

Mandarin

这封信与房租、租期、公房或押金申请等公房事宜有关。如果您需要帮助才能读懂这封信，请向您当地的办公室求助。您也可以拨打“公房语言连接服务”（Public Housing Language Link）的电话号码9280 0789（普通话），通过普通话口译员与您当地的办公室沟通。

Croatian

Ovo pismo se odnosi na pitanja državnog stambenog smještaja kao što su stanarina, stanarsko pravo, državni stambeni smještaj ili molba za jamstvo. Ukoliko vam je potrebna pomoć u vezi ovog pisma, molimo vas kontaktirajte vaš Stambeni ured. Također možete nazvati i Jezičnu liniju državnog stanovanja / Public Housing Language Link na broj: 9280 0792 kako biste, s tumačem na vezi, bili spojeni s vašim Stambenim uredom

Polish

Ten list dotyczy spraw mieszkaniowych, takich, jak czynsz, wynajmy, mieszkalnictwo państwowe i wnioski o kaucję. Jeżeli potrzebujesz pomocy w zrozumieniu tego listu, prosimy skontaktować się ze swoim lokalnym biurem o pomoc. Możesz również zadzwonić do Służby Językowej Mieszkalnictwa Państwowego (Public Housing Language Link) pod numer 9280 0793 i poprosić o połączenie przez tłumacza ze swoim lokalnym biurem.

Russian

Это письмо касается вопросов, связанных с государственным жильем, включая такие вопросы как квартплата, аренда жилья, заявления на предоставление государственного жилья или ссуды для внесения залога. Если вам нужны разъяснения в связи с этим письмом, то обратитесь за помощью в свой местный жилищный отдел. Вы также можете позвонить на Языковую линию Жилищного управления по номеру 9280 0794 и поговорить с работниками вашего местного жилищного отдела через переводчика.

Somali

Warqaddan waxay ku saabsan tahay arimaha gurisiinta dadweynaha sida kirada, kireysiga codsiyada gurisiinta dadweynaha ama kuwa dhigaalka. Haddii aad caawimaad uga bahaato warqaddan, fadlan kala xiriir xafiiska degaanka (local office) wixii caawimaad ah. Waxaad kaloo wici kartaa xiriirka Luqadaha ee Guryaha Dadweynaha oo ah 9280 0795 waxaana lagugu xirayaa xafiiskaaga degaanka adoo uu ku caawinayo turjumaan.

Spanish

Esta carta se refiere a asuntos de vivienda pública, como por ejemplo alquiler, contratos de arrendamiento, vivienda pública o solicitudes para préstamos. Si usted necesita ayuda para comprender esta carta, contacte la Oficina de la Vivienda (local office) más cercana para que le ayuden. También puede llamar al Enlace de Idiomas de las Viviendas Públicas (Public Housing Language Link) al 9280 0796 para que le conecten con su Oficina de la Vivienda por medio de un intérprete.

Turkish

Bu mektup kira, kiracılıklar, kamu konutları veya depozit başvuruları gibi kamu konutları konularıyla ilgilidir. Bu mektupla ilgili olarak yardıma ihtiyacınız varsa, lütfen yerel ofisinize ilişiğe geçin. Ayrıca, 9280 0797'den Kamu Konutları Dil Bağlantısı'nı arayabilir ve yerel ofisinize bir tercümanla bağlanabilirsiniz.

Vietnamese

Là thư này nói về những vấn đề khi thuê nhà chính phủ, như: tiền thuê nhà, hợp đồng thuê nhà, nộp đơn xin thuê nhà ở chính phủ hay vay tiền đất cọc. Nếu muốn có người giúp đọc thư này, xin quý vị liên lạc với Văn phòng địa phương để nhờ họ giúp đỡ. Quý vị cũng có thể gọi cho Đường Dây Trợ Giúp Ngôn Ngữ Gia Cư Chính Phủ theo số 9280 0798 và được nối mạch với Văn phòng địa phương cùng thông ngôn.

For other languages, an interpreter is available through your local housing office.

Attachment 3 Invitation for stakeholders

Dear stakeholder

You are invited to attend a stakeholder meeting to discuss renewal plans for the Brighton estate.

As part of an announced \$2.7 billion in support for social housing and homelessness, the Victorian Government has committed \$185 million to the Public Housing Renewal Program. This program will renew existing homes on public housing estates across metropolitan Melbourne.

To assist the community and stakeholders to understand the scale of the renewal for New Street, Brighton, we've prepared a sketch plan that shows our ideas to better connect the estate with the local neighbourhood, and potential locations for new social and private housing. The sketch plan also reflects some of the feedback we received during the earlier phase of consultation.

We want to work together with residents, neighbours, local agencies, community leaders and Council, to renew the Brighton estate and develop a vibrant, better-connected neighbourhood where people can live in homes that are accessible, safe and that meet modern standards. Please join us to provide your feedback on our sketch plan, and to share your ideas for renewal.

The details for the stakeholder meeting are:

**Friday, 16 June 2017, 3pm to 4.15pm
Brighton Recreational Centre, 93 Outer Crescent, Brighton**

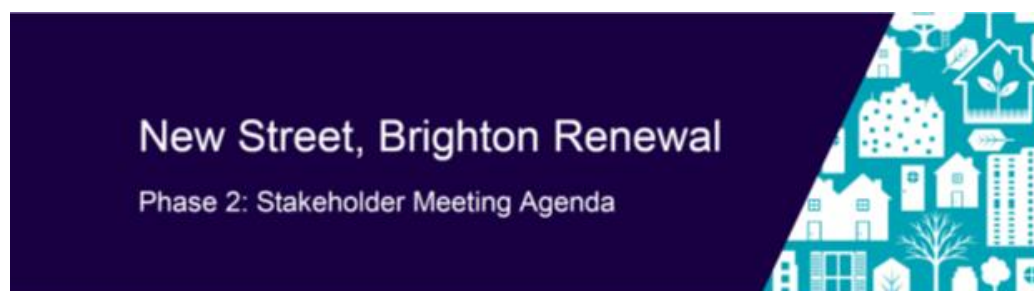
Please confirm your attendance by responding to this email by close of business on Wednesday 14 June 2017.

We do hope you can attend.

Kind regards,

Public Housing Renewal Team

Attachment 4 Agenda for stakeholder meeting



Friday, 16 June, 3pm – 4.15pm

Brighton Recreational Centre, 93 Outer Crescent, Brighton

- 3pm **Official welcome and workshop format**
- 3.05pm **Presentation:** Project background and purpose, Phase One community feedback and emerging themes
- 3.10pm **Table discussions begin**
- (15 min) **Table discussion 1: General feedback**
Q: What are your initial reactions to the proposed sketch plan for the estate?
- Table discussion 2: Opportunities and constraints:**
- Safety & security**
Q: What opportunities do you see that can help us to improve safety on the site and make people feel more secure?
- Facilities and services**
Q: What opportunities do you see for community spaces within the estate? For example gardens, playgrounds...
- Table discussion 3: Issues and opportunities:**
- Connection with the community**
Q: What opportunities do you see to enhance integration of the site with the neighbourhood?
- Movement – Traffic and roads**
Q: What opportunities do you see for residents and neighbours to navigate around the site?
- 3.25pm **Change of topic at each table**
- 3.40pm **Change of topic at each table**
- 3.55pm **Final table discussion**
- 4.10pm **Final group comments / questions**
- 4.15pm **Close**

Attachment 5 Online survey questions

SURVEY QUESTIONS FOR SURVEY MONKEY PHASE 2 TRANCHE C NEW STREET, BRIGHTON

As part of a \$2.7 billion in support for social housing and homelessness, the Victorian Government has committed \$185 million to the Public Housing Renewal Program. This program will renew existing homes on public housing estates across metropolitan Melbourne.

The renewal will result in a 10 per cent increase in social housing homes across the estates and add private housing to create an integrated, better connected neighbourhood where people can live in housing that is safe and secure and meets modern standards.

The New Street, Brighton estate is one of the sites identified for renewal.

Please visit the Public Housing Renewal Program webpage or attend a consultation session before answering these questions.

Design and character

- Do you have any comments, questions, or concerns about the proposed layout of the estate, as shown in the sketch plan?
- Safety and security
- Are there improvements that could be made to make people feel safer and more secure on the estate?

Sense of community

- How could we better integrate the renewed site with the local neighbourhood?

Facilities and services

- What sort of community spaces and services are important on the estate? Do you use these services and spaces currently?
- What would you like to see included in the new estate? For example gardens, playgrounds etc.

Movement

- How should we encourage people to move around the estate? Do you have any comments about the proposed improvements to vehicle access to and within the estate?

Demographics

Are you a...

- Resident of the estate
- Local business owner
- Service provider
- Community leader
- Tenants' Association representative
- Interested community member
- Other (please specify)

Did you take part in the first phase of engagement for the New Street, Brighton Renewal project?

- Yes
- No

- Don't know

Gender

- Male
- Female
- Intersex/Indeterminate/Unknown

Age group

- Under 16
- 16-20
- 21-30
- 31-40
- 41-50
- 51-60
- 61-70
- 70+

Thank you for taking the time to complete this survey. Your responses will help inform the next stage of the project. If you would like to stay updated on the project, please email housing.renewal@dhhs.vic.gov.au or visit the website.

How can you find out more information?

- In person at your local Housing Office
- Housing Renewal website at www.housing.vic.gov.au
- Consultation events
- By registering your interest in receiving updates via housing.renewal@dhhs.vic.gov.au
- Phone 13 11 72

Attachment 6 Questions and answers for residents, stakeholders and community



Version: 25 May 2017

Improving the quality and number of homes at New Street, Brighton

The Victorian Government is committed to better meeting the housing needs of Victorians. That's why we are planning to redevelop ageing public housing estates into vibrant, better-connected neighbourhoods where people can live in housing that is safe and secure, and meets modern standards. The New Street, Brighton renewal is part of the Public Housing Renewal Program.

What is the Public Housing Renewal Program?

The Public Housing Renewal Program will renew existing homes on public housing estates across metropolitan Melbourne. The Victorian Government has committed \$185 million to the program as part of an announced \$2.7 billion in support for social housing and homelessness. The program will result in a 10 per cent increase of social housing homes across the renewal estates.

This project will be staged over a number of years. Our initial focus is on estate-by-estate assessments, and sounding out potential partners on how to best deliver better social housing at each estate.

Why renew these estates?

We are replacing ageing public housing with new homes. The new homes will be built to modern standards and better suit the ongoing needs of Victorians. The program will also introduce homes for private sale alongside social housing to create a mixture of residents and help address the growing demand for housing, especially in areas close to transport, education, work and social opportunities.

How much additional housing will be built?

The exact amount of social and private housing to be delivered is not known at this time.

The amount of housing for each estate will be determined by the planning process that is underway now. We will grow the number of social housing homes across the renewal estates by at least 10 per cent. We will also introduce private homes at each estate. The number of families living at renewed estates will depend on which residents choose to move back, other social housing residents that may move to the area, and the residents who move into the private homes.

Will there be fewer social housing residents at the estate after the renewal?

The renewal program will increase the number of social housing homes across the estates by at least 10 per cent. This will mean we can give more Victorian families affordable, safe and modern housing.

Many of the homes delivered will be 1 and 2 bedroom homes as these are in highest demand in Victoria. We anticipate that some larger households and families may decide to permanently move to larger homes outside the estate as part of the renewal process.

How will private homes be mixed in with social housing homes?

We're investigating how we can best mix together the private and social homes at each estate. We want to achieve our goal of growing social housing and creating vibrant and integrated communities.



How many private homes have to be built to fund renewal of the public homes?

The Victorian Government has provided \$185 million towards the renewal of the estates. This provides the seed funding required to start the renewal process. We are exploring different financial models, including the sale of public land and the sale of private homes on public land, to help fund the balance of the renewal program. We understand there is a housing supply shortage in metropolitan Melbourne and we are aiming to provide a range of housing options at each of the estates.

Will the outdoor and community spaces at New Street, Brighton be renewed?

We will include community spaces and new open spaces such as playgrounds in our renewal designs. Specific details will be worked out for each estate as part of the planning process and in conversation with the residents and stakeholders.

Will the renewal program improve internal roads and local parking?

We anticipate that renewal will result in a redesign or realignment of some roads, parking and local services to provide a holistic approach to the renewed neighbourhoods. We will work closely with local councils, VicRoads and other stakeholders to identify opportunities to improve roads, parking and local services as part of the planning process.

How will local safety and security concerns be addressed through the renewal program?

Our renewal planning will consider local safety and security concerns. We will build new homes to modern building and design standards with upgraded public lighting at each estate.

Will spaces be allocated for private business?

This may be the case on some renewal estates. Specific details will be worked out on an estate-specific basis as part of the planning process.

Will spaces be allocated for community groups and services?

We are working on an estate-by-estate basis to understand the requirements of community groups and services. Community groups and services are encouraged to contact us to talk about their requirement for space via housing.renewal@dhhs.vic.gov.au

Will support services be provided on the renewed estate for residents?

We are working on an estate-by-estate basis to understand the service requirements of residents. We will work closely with residents and their existing support services to minimise any disruption caused by the renewal process. Where a resident doesn't have established support services, we'll seek their consent to engage additional support to assist with their move.

How can I participate?

- at consultation drop-in sessions at your estate – details and dates are on dhs.vic.gov.au/housingrenewal
- by registering your interest in receiving email updates via housing.renewal@dhhs.vic.gov.au
- by completing our online survey

How can I find out more information?

- in person at your local Housing Office
- at the housing renewal website at dhs.vic.gov.au/housingrenewal
- by phoning 13 11 72
- email to housing.renewal@dhhs.vic.gov.au

Attachment 7 Questions and answers – Relocations



Version: 25 May 2017

Improving the quality and number of homes at New Street, Brighton

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What is the Public Housing Renewal Program?

The Public Housing Renewal Program will renew existing homes on public housing estates across metropolitan Melbourne. The Victorian Government has committed \$185 million to the program as part of an announced \$2.7 billion in support for social housing and homelessness. The program will result in a 10 per cent increase of social housing homes across the renewal estates.

This project will be staged over a number of years. Our initial focus is on estate-by-estate assessments, and sounding out potential partners on how to best deliver better social housing at each site.

Will I be asked to relocate from my home?

We will need to temporarily move some residents as part of the redevelopment process. We do not anticipate commencing relocations until late 2017.

If your home is replaced as part of the renewal program, you will have first opportunity to return to the estate once work has been completed.

We'll work closely with you during all stages of this program to ensure you have ample time to consider your housing options, your preference for new location and to minimise disruption. If we ask you to move, we'll meet the costs associated with that relocation.

If you would prefer to move away from the estate permanently, we'll work closely with you to find a suitable permanent home.

How will the department manage the relocation process?

We understand that moving home can be stressful. To help make moving during the renewal process as smooth as possible, we will:

- talk and meet with you to help you understand the relocation process
- help you understand your options for moving to a new home
- ensure we apply relevant processes fairly
- ensure we consider the Charter of Human Rights when making decisions about your move, and
- work with you to provide a number of options when we ask you to move to a new home.

Will we need to change schools?

We will make every effort to help you and your children stay connected to your local school and community services when we ask you to move to an alternative home. We will work with you to help you stay as close as



possible to your current neighbourhood. If this might not be possible, we'll help you identify schools and service providers near your new home.

Which areas of Melbourne can I move to? Will I have to move out of Melbourne?

We'll do our best to help you move to an area of your choice. If you want to stay in your current neighbourhood, we'll work with you to find you a home in your local area. The options available to you for moving will depend on vacancies at the time of your move, and may include public or community housing, and private rental properties.

Some residents may choose to move to a new area outside of Melbourne and we will assist them with that choice.

When will you ask me to move? Will everyone on my estate be moved at the same time?

We expect that some estates will start relocations in late 2017, with initial construction and demolition work taking place in 2018. On other estates, we need to spend more time to understand and explore the needs of residents, and those of the surrounding neighbourhood, to identify the best way for us to proceed.

We expect to have detailed renewal plans for all estates by mid-2018. Relocation of residents will vary from estate to estate, and may take up to 18 months. We will provide updated timelines as soon as we can.

How many relocation options will I receive when you ask me to move?

We'll work with you to find you a new home when we ask you to move. We will offer you two housing options at the move-out stage of the renewal process.

Who will pay for my relocation costs?

When we ask you to move because of the renewal program, we will pay for the reasonable costs incurred when you relocate to a new home, and if you choose to move back to the renewed estate. This includes:

- electricity, gas and telephone connection fees
- mail redirection fees, and
- packing and removal of household items and transport to your new home.

Will my income or eligibility for public housing be reassessed as part of the relocation process?

There will be no reassessment as part of the move-out process.

How can I participate?

- Attend a consultation drop-in sessions at your estate – details and dates are on dhs.vic.gov.au/housingrenewal
- by registering your interest in receiving updates via housing.renewal@dhhs.vic.gov.au
- by completing our online survey

How can I find out more information?

- In person at your local Housing Office
- at the housing renewal website at dhs.vic.gov.au/housingrenewal
- by phoning 13 11 72
- email housing.renewal@dhhs.vic.gov.au

Who can I contact for additional advice?

The Victorian Public Tenants Association (VPTA) plays an important role in supporting tenants. For more information contact the VPTA:

- Phone 1800 015 510
- Email admin@vpta.org.au
- Web www.vpta.org.au

Attachment 8 Questions and answers – Renewal Program

New Street, Brighton Renewal

Questions and answers for residents – Renewal Program



Version: 25 May 2017

Improving the quality and number of homes at New Street, Brighton

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What is the Public Housing Renewal Program?

The Public Housing Renewal Program will renew existing homes on public housing estates across metropolitan Melbourne. The Victorian Government has committed \$185 million to the program as part of an announced \$2.7 billion in support for social housing and homelessness. The program will result in at least a 10 per cent increase of social housing homes across the renewal estates.

This project will be staged over a number of years. Our initial focus is on estate-by-estate assessments, and sounding out potential partners on how to best deliver better social housing at each estate.

Will renewed homes cater for large families?

The renewal program will increase the number of 1 and 2 bedroom homes on renewal estates, as these are in highest demand across the social housing system in Victoria. The program will also deliver some larger homes to cater for the needs of families.

Residents will have first opportunity to return to the estate once work has been completed.

The department has existing larger homes that may be available during the renewal program, and we will work with residents to explore other options where required, including community housing and private rental properties.

How will the renewed estates be integrated with the surrounding community?

We are working with residents, communities and councils to explore ways to build communities and create opportunities for local residents and neighbourhoods, where possible. We will actively seek input and ideas at the renewal consultation sessions and the planning process. We are also assessing how support services can work with us to help the renewed estates succeed.

How will local employment opportunities be supported?

The renewal program will include the Public Tenant Employment Program. This program can help residents across Victoria gain hands on experience and training, and create pathways to meaningful employment. The Public Tenant Employment Program has delivered great success, matching hundreds of people looking for work with real jobs, training and apprenticeships. We anticipate that the renewal program will add to these successes.

The renewal program will also involve the Major Projects Skills Guarantee. In this program, development partners will be encouraged to maximise the use of local apprentices, trainees and engineering cadets.

We will also apply the Victoria Industry Participation Policy, which aims to improve opportunities for local suppliers to create more new jobs and grow the economy.



Will the new homes be public or community housing managed?

We do not yet know whether homes on the renewed estates will be managed by the department or community housing organisations. For residents who wish to remain in public housing, we will work with residents to find suitable homes managed by the Director of Housing. If residents choose to move back to a renewed estate managed by a community housing organisation, lease terms will include ongoing tenure and maximum rent of 25%.

Will the new homes be different to what we have now?

The homes we are building as part of the renewal program will meet modern building standards that are far better than those applied when the current homes were constructed. All homes will be built to 'Better Apartments Design Standards' (March 2017), Clause 55, Victoria Planning Provision or the Higher Density Residential Development Guidelines. New homes will be more efficient to heat and cool with an average 7 star energy rating. All homes on the renewed estates will include individual laundries.

Homes on the renewed estates will be accessible for people with different mobility needs. Many homes will also be adaptable to specific and changing needs of residents – in line with current building standards. The exact number of homes catering for special needs will be determined by the planning process.

Will the outdoor and community spaces at New Street, Brighton be renewed?

We will work closely with community services and residents to minimise any disruption to existing programs, like Homework Clubs, during the renewal process. Some services and programs operating out of facilities on a renewal estate may have to consider alternate locations during the renewal process.

We will include new open spaces such as playgrounds in our renewal designs. Specific details will be worked out for each estate as part of the planning process and in conversation with the residents and stakeholders.

Will spaces be allocated for community groups and services?

We are working on an estate-by-estate basis to understand the requirements of community groups and services. Community groups and services are encouraged to contact us to talk about their requirement for space via housing.renewal@dhs.vic.gov.au

How can I participate?

- at consultation drop-in sessions at your estate – details and dates are on dhs.vic.gov.au/housingrenewal
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- by completing our online survey

How can I find out more information?

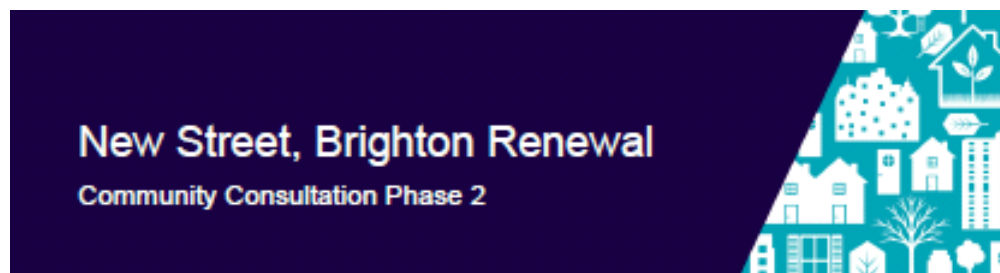
- in person at your local Housing Office
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Who can I contact for additional advice?

The Victorian Public Tenants Association (VPTA) plays an important role in supporting tenants. For more information contact the VPTA:

- Phone 1800 015 510
- Email admin@vpta.org.au
- Web www.vpta.org.au

Attachment 9 A3 sized event posters (residents)



We're developing plans to renew the New Street estate, which runs from the corner of New Street and Rusden Street through to Brickwood Street in Brighton, and we need your ideas to help design your community.

We want to share ideas and work together with residents, local services and council as we develop plans.

We've prepared a sketch plan for the public housing estate. It shows some ideas to better connect the estate with the local neighbourhood and highlights potential locations for new social and private housing.

We're keen to hear your thoughts and ideas.

You can find out more about what's proposed and comment on the sketch plans at our drop-in sessions:

Monday 5 June from 10am to 12pm	Community Centre, 1/12 Airie Street, Brighton
Tuesday 13 June from 5pm to 7pm	Elsterwick Primary School, 44 Murphy Street, Brighton

You and your home

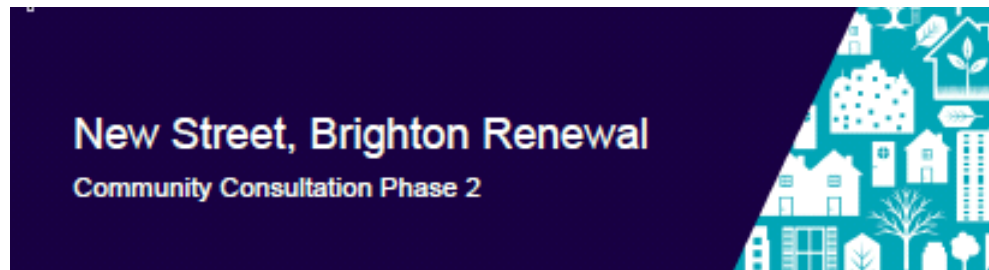
Your local housing team will work closely with you to provide support and keep you informed at all stages of the project. If we ask you to move as part of the estate redevelopment, you'll have first opportunity to return to the estate.

How can I find out more information?

- in person at your local Housing Office at 4-10 Jamieson Street Cheltenham or via 8585 6200
- at the housing renewal website at dhs.vic.gov.au/housingrenewal
- by phoning 13 11 72
- email housing.renewal@dhs.vic.gov.au



Attachment 9 A3 sized event posters (neighbours)



We're developing plans to renew the New Street estate, which runs from the corner of New Street and Rusden Street through to Brickwood Street in Brighton, with a mix of social and private homes.

We need your ideas to help incorporate this renewed estate into the surrounding neighbourhood.

If you have an interest in the renewal of this estate and how it may integrate better with the neighbourhood, we would love you to share your thoughts. You can also come along and learn more about what's planned.

Everyone is invited.

We've prepared a sketch plan for the New Street, Brighton estate. The plan shows some ideas to better connect the estate with the local neighbourhood, areas of open space, parking and the potential locations and heights for new social and private housing. This is not the final plan for the estate.

We're keen to hear your thoughts and ideas.

You can find out more about what's proposed and comment on the sketch plan at our drop-in session:

Monday 5 June from 10am to 12pm	Community Centre, 1/12 Airie Street, Brighton
Tuesday 13 June from 5pm to 7pm	Elsterwick Primary School, 44 Murphy Street, Brighton

How can you find out more information?

- at the housing renewal website at dhs.vic.gov.au/housingrenewal
- by phoning 13 11 72
- email housing.renewal@dhs.vic.gov.au



Attachment 10 Map – Site analysis

Public Housing Renewal Program | New Street, Brighton Site Context



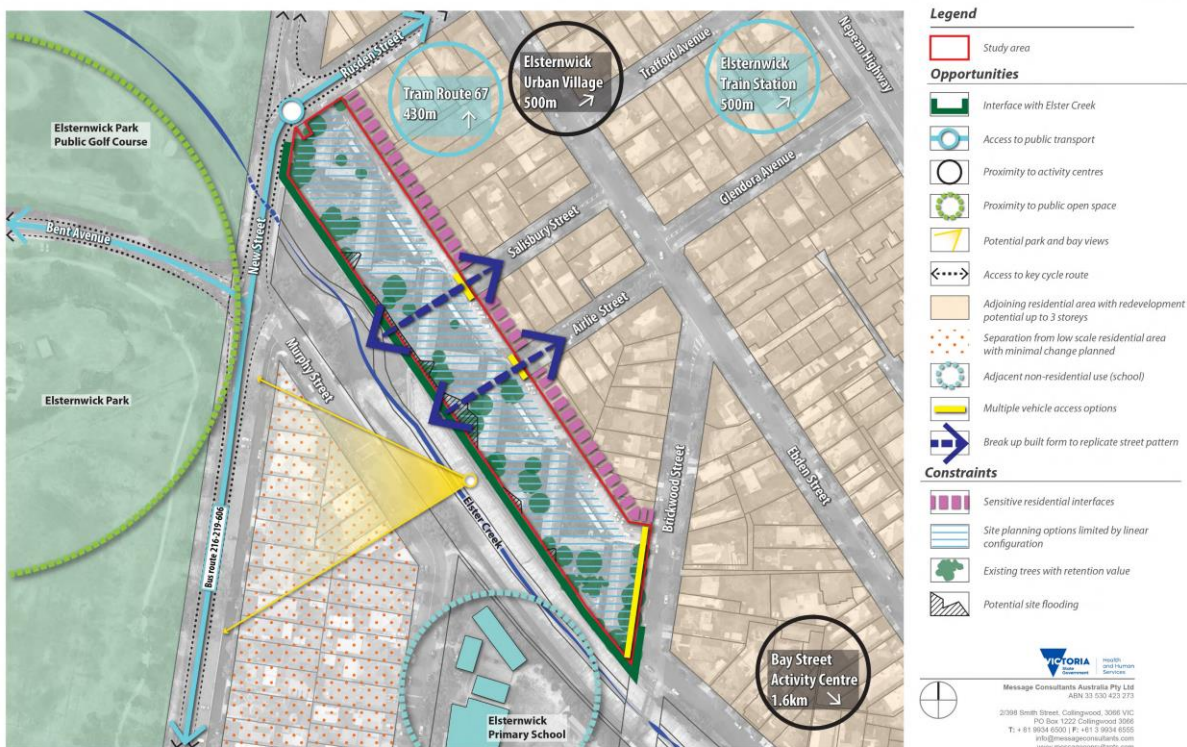
Legend

- Study area
- Bus Routes and stops
- Vehicle access
- Pedestrian access
- Carparking area + internal road
- Internal pedestrian pathway
- Cycle route
- Existing walk-up flats (height in storeys)
- Recent development (height in storeys)
- Education use
- Established residential area (1-2 storeys)
- Public open space
- Existing vegetation
- Existing trees (moderate to high retention value)
- Topography (m)


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 info@messageconsultants.com
 www.messageconsultants.com

Attachment 11 Map – Opportunities and constraints

Public Housing Renewal Program | New Street, Brighton | Opportunities and Constraints



Attachment 12 Map – Sketch plan

Public Housing Renewal Program | New Street, Brighton | Sketch Plan for Discussion

Legend

- Study Area
- Building Precincts**
- Lower built form at residential interfaces and fronting Brickwood Street
- Higher built form fronting Elster Creek
- ✦ Location of highest built form
- Resident Facilities**
- New cafe / shop facing New / Rusden Streets
- New communal space for residents and community in central and accessible location
- ➔ Improved pedestrian connections along Elster Creek and enhanced pedestrian environment along Brickwood Street
- Improved play area for residents and community
- New communal garden for residents and community
- Vehicle access distributed between Salisbury, Airlie, Brickwood and Rusden Streets
- New car parking within buildings
- Communal open space for residents at each new building
- ➔ Improved access to cycle route along New Street
- ➔ Improved access to existing bus stop



General

- Significant trees retained or replaced
- Active frontages for each new building
- Improved pedestrian movement through site
- Potential sustainability and water reuse initiatives



MESSAGE

Attachment 13 Understanding the sketch plan

**What is the sketch plan?**

The sketch plan has been developed to share a high-level overview of our Ideas for renewing New Street, Brighton. The sketch plan shows some of the opportunities and constraints identified during Phase 1 of our consultation with residents and community stakeholders.

The sketch plans are provided to stimulate discussion during the Phase 2 community engagement.

We are sharing the sketch plan because we want your feedback and Ideas on:

- the proposed layout of the renewed estate,
- the realignment of roads,
- Inclusions of shared community spaces and connections to the neighbourhood; and
- the broader Ideas for renewal of the estate.

We have also provided an Urban Context Plan and a Site Analysis which are technical documents designed to show how the estate interacts with the surrounding area, transport, connections and the height of nearby buildings.

What does the sketch plan show?

- The possible height and location of new buildings that contain social and private housing which face the surrounding streets. These are shaded in light orange. The dashed line does not represent a building footprint.
- The possible height and location of new buildings within the estate that contain social and private housing. These are shaded in darker orange. The dashed line does not represent a building footprint.
- The icons show possible opportunities for roads and pedestrian paths, vehicle access points and parking, playgrounds and play areas, community gardens and connection points to public transport.

Attachment 14 Stakeholder List for 16 June 2017

Bayside Police
AccessCare Southern
Bayside City Council
Bentleigh Bayside Community Health
Brighton Playroom
Brighton South End Traders' Association
Connections
Cultivating Community
Elsternwick Golf Course
Elsternwick Primary School
Elwood Floods Action Group
Elwood Primary School
Elwood St Kilda Neighbourhood Learning Centre
Family Life
Headspace Elsternwick
Inner South Community Health
Maternal and Child Health, Bayside
Moorabbin Police
New Hope Foundation
Social Housing Support and Advocacy Program
St. Vincent de Paul
Tenants Union of Victoria
Victorian Public Tenants Association

Attachment 15 Social media posts



Attachment 16 Public Housing Renewal Program Design Principles

Design Principles

Public Housing Renewal Program



As part of an announced \$2.7 billion in support for social housing and homelessness, the Victorian Government has committed \$185 million to the Public Housing Renewal Program. This program will renew existing homes on nine public housing estates across metropolitan Melbourne and increase social housing by at least ten per cent.

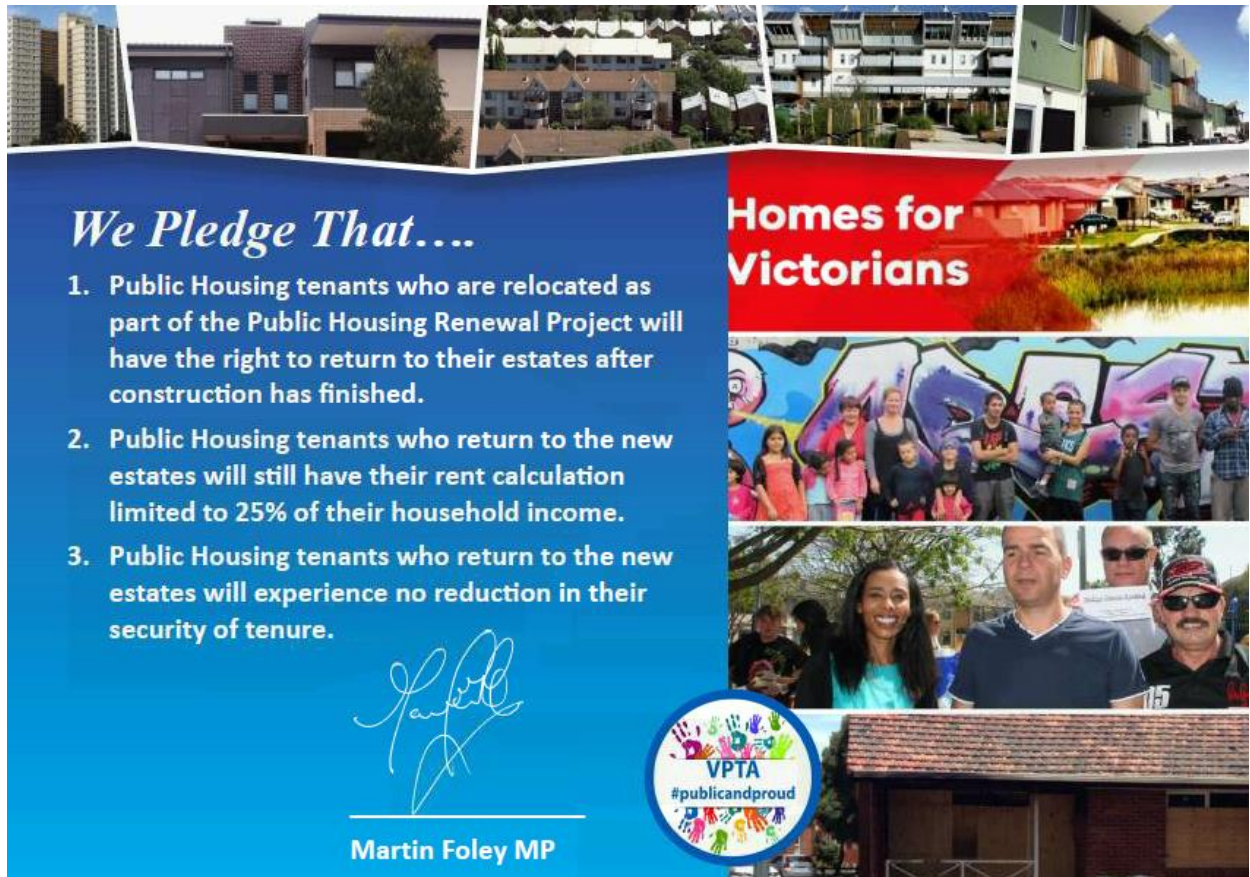
The following Design Principles were established over a series of three workshops convened by the Department of Health and Human Services with assistance from the Office of Victorian Government Architect, Victorian Planning Authority and the Department of Environment, Land, Water and Planning.

The 13 Design Principles will guide the urban design, planning and procurement stages of the redevelopment of each estate. The Principles are:

1. Public Land Assets	To ensure that public land is used in the best way to deliver more social housing opportunities for private housing and safer neighbourhoods.
2. Sustainable Development	To deliver a sustainable and high quality development that contributed to the longevity of housing stock and minimises the cost of living.
3. Safe Places	To create safe buildings and open space throughout the estate.
4. Site Features	To respond to the features of the estate, such as surrounding land use, views, site slope, drainage and significant vegetation.
5. Neighbourhood Contribution	To integrate with the surrounding area by responding to neighbourhood character, enhancing the public areas and pedestrian access, and delivering 'good' neighbour outcomes.
6. Tenure Equity	To successfully deliver integrated social and private housing that is 'tenure blind'.
7. Non-Residential Uses	To provide community, retail or commercial uses to meet an identified local need or to stimulate local activity or participation.
8. Active Transport	To prioritise pedestrian and bicycle access within the estate.
9. Access	To establish clear access and address points for the estate, buildings and spaces, including defining private, communal and public spaces.
10. Social Integration	To foster social connections between residents and the wider community.
11. Residential Amenity	To provide high levels of residential amenity and liveability as required under the Better Apartment Design Standards.
12. Integrated Landscape	To provide landscaping and communal open space that is resilient and enhances the sense of place, sustainability and liveability of the estate and the local area.
13. Accessibility and Adaptability	To deliver buildings and spaces that are accessible and practical for people of all abilities and readily adaptable to respond to their future needs.





Attachment 1 Victorian Public Tenants Association Pledge



We Pledge That....

1. Public Housing tenants who are relocated as part of the Public Housing Renewal Project will have the right to return to their estates after construction has finished.
2. Public Housing tenants who return to the new estates will still have their rent calculation limited to 25% of their household income.
3. Public Housing tenants who return to the new estates will experience no reduction in their security of tenure.


Martin Foley MP



Homes for Victorians