

# New Street, Brighton

## Frequently Asked Questions

### Planning Scheme Amendment



The Victorian Government is committed to increasing social housing for more Victorians. We will improve housing conditions for residents and provide more housing for people in need through the renewal of public housing estates.

## Planning Scheme Amendment

### Has anything changed since we saw the sketch plan?

Based on feedback from phase 2, we've made a number of changes to the plans for the site:

- The anticipated number of dwellings on the site has been decreased.
- The number of areas that could accommodate buildings of up to 9 levels buildings has been reduced to 1 area in the middle of the site along the canal.
- Buildings next to neighbouring residential buildings will be a maximum of 3 levels
- As a result of the reduced height, there is no overshadowing to adjoining properties outside the site
- At the corner of Rusden and New Streets the new maximum height is 6 levels. Formerly 9 levels proposed.
- We've introduced a new central village green to provide at least 1,100sqm of open space in the heart of the site.
- We're providing better connections for pedestrians and cyclists through the site.

### What might be the height of the new buildings on the estate?

The proposal now includes a single area to accommodate a building up to 9 levels in the middle of the site, an area allowing up to 6 levels at the corner of Rusden and New Streets and up to 3 levels at the edges of the site. Other buildings are proposed between 6 to 8 storeys along the canal. Shadow studies have been completed and there is no overshadowing to neighbours properties.

### How many dwellings will be built on the estate?

There are 127 homes now. When the project is complete there will be at least 140 homes for social housing. The Design Framework estimates that the site could accommodate up to 310 dwellings in total. The exact number of dwellings will be determined at the planning permit stage.

### How will the development look when completed?

The 3D montages show how the proposed planning changes might look on the site. These are a tool to show how buildings that comply with the proposed planning scheme might look in the future.

### What will be the mix of social and private dwellings?

A 10% uplift in social housing units is a minimum requirement. We will favourably welcome innovative proposals that deliver more than a 10% increase in social housing.

Private housing will be enabled on the site to encourage a diverse community, rather than an isolated island of disadvantage in Brighton. The private housing will also help subsidise further social housing growth. Limiting the development to exclude private housing would reduce, not increase, the amount of social housing at New Street.

### **How many bedrooms will the new homes have?**

The majority of new social housing homes will be one and two bedrooms as these are in the highest demand from those on the Victorian Housing Register. We will build some larger homes for families.

The 2012 and 2017 review of our stock by the Auditor General identified a mismatch of dwelling size with the needs of residents and highlighted the need for increased numbers of one and two bedroom homes.

### **How will traffic and parking be managed with more people living on the estate?**

We have commissioned an independent traffic consultant to analyse local traffic data to provide a site-specific solution to parking and traffic management for the site.

### **What will change in my local neighbourhood?**

The walk-up buildings will be demolished and replaced with modern buildings with lift access, security, internal laundries and a range of amenities and facilities to meet the needs of residents. The site will be redeveloped to integrate with the built form of the existing neighbourhood, transitioning from lower density residential development adjoining neighbouring properties, to higher dwellings towards the canal.

### **What are the features of the new homes?**

The new buildings will have lifts and will be accessible to older persons, families, people with mobility issues and people with disability.

New homes will be built to the Better Apartment Design Standards and will have a seven star energy rating, making them cooler in summer and warmer in winter, and cheaper to heat and cool. The homes will require less maintenance. The homes will include internal laundries and increased storage.

Our plans seek to address some of the challenges unique to the estate and identified through our engagement process - for example, delivering improved connections for pedestrians and cyclists, the introduction of a central village green area, replacement of the community gardens, dispersal of traffic through four entry points and ensuring that buildings are no higher than 3 levels where they adjoin an existing dwelling.

### **What is being done about the potential for flooding on the site?**

A Melbourne Water audit noted flood plan issues will be taken into consideration at planning application stage. We've introduced a new central communal space which will assist in properly managing any water issues.

### **What are Planning Scheme Amendment documents?**

Planning Scheme Amendment documents are technical documents that are required when making changes to the Planning Scheme. Some of the clauses are 'new' and are marked as such. Some of the changes relate to an existing clause and the additional are shown in red coloured font.

### **What is the Design Framework?**

The Design Framework shows the building heights, landscape, shadow studies, movement and car parking. It shows a potential design outcome to assist in demonstrating how the site might be developed. The Design Framework was informed by resident and community feedback and reviewed by the Office of the Victorian Government Architect.

### **Where can I see what is being proposed?**

The Planning Scheme Amendment and Design Framework is available at [www.planning.vic.gov.au/shrp](http://www.planning.vic.gov.au/shrp) from 11 September 2017 or can be viewed at local Council offices. The documents can also be viewed at drop-in sessions.

### How can I share my thoughts on the proposed Planning Scheme Amendment?

Visit [www.planning.vic.gov.au/shrp](http://www.planning.vic.gov.au/shrp) to view the documents, make your submission or for further information.

**Submissions must be made online.** We have also prepared a guide to the submission process.

### Can I get help from translators to review the documents?

If you require assistance from a translator to review the Planning Scheme Amendment, please call the project team on 9096 5281. Translators are provided at drop-in sessions.

## General information

### What is the project?

This project will replace run-down walk-up buildings and deliver modern new homes and an increase of social housing of at least ten per cent. It is part of the Victorian Government's commitment to meet the housing needs of Victorians, including those with urgent housing needs.

### How long will the renewal project take?

This project will be completed over a number of years. Our focus until the end of 2017 is to resolve the town planning matters and talk to residents about the relocation process. We don't anticipate commencing relocations until late in 2017 at the earliest.

### Why choose this location for a renewal project?

The estate is a great place to grow social housing – it has a thriving and diverse community, nearby schools, support facilities and recreation areas on site, but rundown low-rise housing without lifts and in desperate need of redevelopment.

Residents deserve modern social housing that meets their needs. We're set to renew the aged walk-up buildings to improve living conditions at the estate and better integrate it with the nearby community.

### What are the problems with the walk-up buildings?

The older walk-up buildings are very costly to maintain and offer poor comfort in very hot or cold weather. As well, it's difficult for many residents to use the stairs – there are no lifts. To help meet the growing need for more social housing, there is a pressing need to go back to the drawing board with designs that will create more new, flexible, modern and comfortable housing and surrounds. Social issues that concern estate residents and the wider community also need to be tackled.

### What are the benefits of the renewal?

The renewal will increase the supply of social housing by at least 10 per cent in a well-located part of Melbourne, near transport, education, recreation, employment and lifestyle opportunities. The project will also deliver homes for private sale to create a vibrant, integrated neighbourhood.

### How will the renewal be funded?

Our aim is for the new and improved social housing on the estate to be funded from the sale of new private homes intended to be added to the estate as part of the project. We will explore a range of ways this can be achieved to generate the most benefits for Victoria.

## Next steps and further information

### What's happening now?

- Submissions on the proposed planning scheme changes are being accepted via [www.planning.vic.gov.au/shrp](http://www.planning.vic.gov.au/shrp) from 11 September 2017 until 5pm on 6 October 2017.

### How can I stay informed or seek details about the project?

- Register for project updates at email address - [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)
- Visit website - <http://www.housing.vic.gov.au/brighton-renewal>
- Call 13 11 72
- Or estate residents can talk to the local Housing Office.

### Contact information

If you have questions about the site and the selection of the proposed planning changes, please contact Department of Health and Human Services on (03) 9096 5281 or email [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au).

If you have questions about the Advisory Committee process, please contact Planning Panels Victoria on (03) 8392 5123 or email [planning.panels@delwp.vic.gov.au](mailto:planning.panels@delwp.vic.gov.au).

All other questions should be directed to the Department of Environment, Land, Water and Planning on (03) 8683 0950 or email [sh.renewal@delwp.vic.gov.au](mailto:sh.renewal@delwp.vic.gov.au).

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