

# Tarakan and Bell/Bardia estates Heidelberg West Renewal

Phase two Engagement Report

Public Housing Renewal Program

Department of Health and Human Services

July 2017





Cover image: indicative of community desire for a community garden.

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## Glossary

**Community:** A community is a group of people who have a relationship or a shared interest. A community of place is a group of people who are connected by the area they live, work and/or visit.

**Community engagement:** Refers to the process by which residents, neighbours and other interested individuals work with the department to develop plans for a renewal site and provide feedback on the department's ideas.

**Department:** Department of Health and Human Services

**Neighbours:** individuals living nearby to the estate who may have an interest in the Renewal Project.

**Residents:** this refers to the residents living on the public housing estate being renewed.

**Stakeholder engagement:** Stakeholder engagement is a planned process with the specific purpose of working with stakeholders to encourage discussion or active involvement in a project.

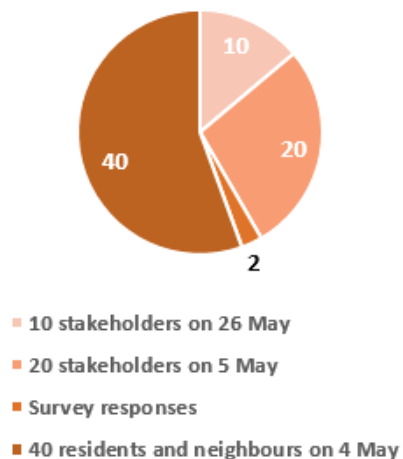
**Stakeholders:** Stakeholders are individuals or organisations, that affect, or can be affected by, project decisions. Stakeholders include Council, onsite organisations, local organisations and service providers, local businesses, resident representatives and users of the estate.

## Engagement Overview – Tarakan and Bell/Bardia estates, Heidelberg West Renewal Phase Two Engagement

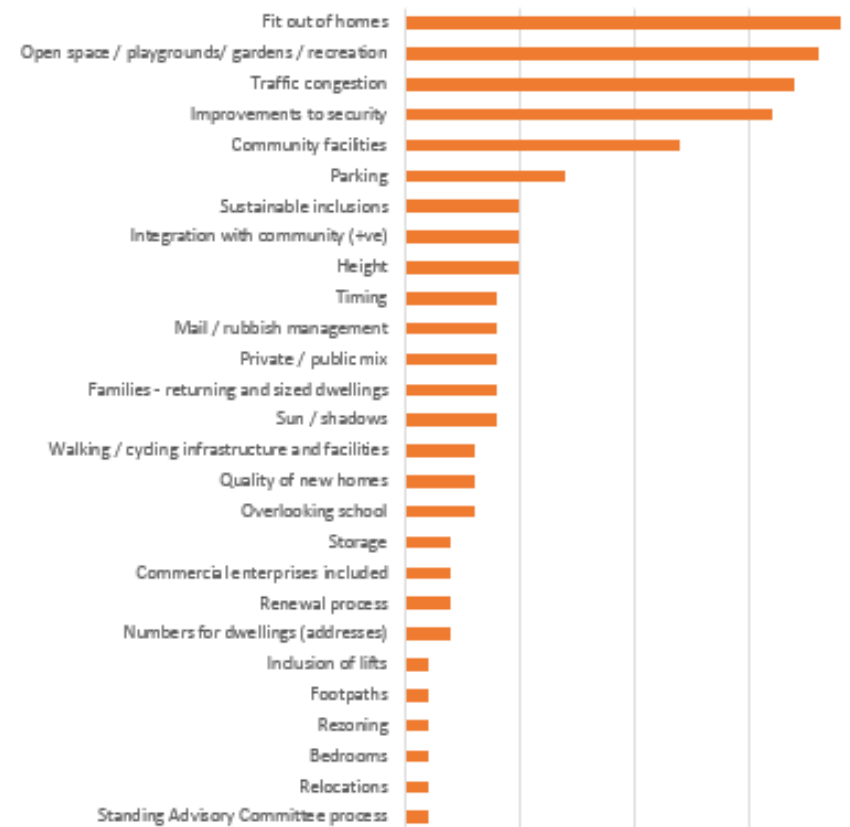
The renewal of the Tarakan and Bell/Bardia estates in Heidelberg West is being completed under the Victorian Government's \$185 million Public Housing Renewal Program. The Program will replace the old, rundown homes at a range of inner Melbourne public housing estates, including Tarakan and Bell/Bardia, with brand new, modern, safe and sustainable homes. The Program will increase the amount of social housing by at least ten per cent. It is the largest ever investment into social housing by the Victorian Government.

The Department of Health and Human Services (department) contracted KJA to deliver the phase two engagement activities for Tarakan and Bell/Bardia estates in May 2017. KJA delivered 3 events with 70 participants where the key topics of conversation focused on integration, the fit out of the homes, open space, communal gardens and recreation, security and traffic management.

**Tarakan and Bell/Bardia estates, Heidelberg West Engagement Summary**



**Main topics from community and stakeholder workshops**



# 1. Executive Summary

KJA was engaged to develop a program of community and stakeholder engagement activities to support phase two of the Public Housing Renewal Program engagement process. This report provides a summary of community engagement activities undertaken in May 2017, feedback received from residents, neighbours and stakeholders who attended the engagement events and feedback received via an online survey and the project email address.

## Phase two engagement

The phase two engagement activities were part of the department's iterative, community-informed engagement process which began in phase one in March 2017 in conversation with residents and stakeholders about their values and aspirations for the renewed estate.

The objective of the phase two of the engagement program was to build on the values and aspirations and to continue the conversation with residents, neighbours and stakeholders about the renewal of the Tarakan and Bell/Bardia estates, the introduction of a mixed tenure model for the estates and to introduce the proposed increase in density. The conversations with residents, neighbours and stakeholders were informed by sketch plans which reflected phase one feedback and aspirations.

The project team sought feedback on five main themes considered in the sketch plans and to understand the key areas of interest for residents, community and stakeholders.

Feedback received will contribute to a Design Framework for Tarakan and Bell/Bardia to be delivered as part of phase three of the engagement process and Planning Scheme Amendment application. Timeframes for phase three will be confirmed in consultation with the Department of Environment, Land, Water and Planning.

Feedback from the three workshops was analysed by a sociologist and categorised into the following key themes:

- **Inclusion and cohesion.** There was a strong desire expressed for the community to be inclusive and have a high level of integration and cohesion.
- **Sustainable lifestyle.** The community would like an environment that supports a sustainable lifestyle.
- **Safety and security.** There was support for greater safety and security.
- **Design of new estate and dwellings.** Participants commented on the potential building heights and management of solar access.
- **Traffic management.** Comments centred on existing traffic congestion from local construction, school movement and the

potential impacts from the renewal construction.

## Communication and engagement activities

Communication and engagement tools and activities included:

- Invitations sent to 160 residents and 36 key stakeholder organisations and community interest groups.
- Letter box invitation to 400 neighbours.
- Information on website, <http://www.housing.vic.gov.au/heidelberg-west-renewal>, along dedicated email address and information via 13 11 72.
- Community workshop held on Thursday 4 May 2017 between 3.30pm and 6.30pm with 40 participants.
- Stakeholder workshops held on Friday 5 May from 2pm to 3.15pm and Friday 26 May from 4.30pm to 5.45pm with 30 participants.
- A3 posters at venues and three community Q&A fact sheets were provided to participants and translated into Arabic and Somali.



## 2. Project Background

The Victorian Government is working to better 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 Tarakan and Bell/Bardia estates in Heidelberg West is part of the major \$185 million Public Housing Renewal Program that was announced in December 2016.

The Victorian Government has committed to 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 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 Program will boost the supply of social housing across metropolitan Melbourne estates by at least ten per cent, providing more opportunities for returning and new social housing residents to live in inner Melbourne and access education, employment and health and human services.

It 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.

A key goal of the Program is 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 Program will deliver some new three-bedroom properties to cater for families returning to the renewed estates. The provision of some flexible sized apartments will be considered to accommodate the changing needs of families and residents.

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.

In addition to tackling the three critical priorities, the Renewal Program will introduce private housing at each estate to deliver vibrant, integrated mixed tenure communities which create greater opportunities for employment and education.

The department is utilising the expertise and resources of the private and community housing sectors to deliver innovative housing and delivery solutions to the challenge of increasing the amount of social housing and better aligning the dwelling sizes to need. Through a comprehensive procurement process the department is seeking experienced development partners from the private and community housing sectors who can undertake all aspects of the renewal projects, including rebuilding existing



social housing, increasing supply and providing new private housing to create vibrant communities.

The Renewal Program is more than a housing solution, it also incorporates employment opportunities for residents and the local communities. The Program includes the Public Tenant Employment Program which can help social housing residents across Victoria gain hands on experience and training, and create pathways to meaningful employment.

The application of the Victorian Government's Major Projects Skills Guarantee is another key way the department will work with development partners 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 key 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 Gronn Place, Brunswick West are detailed in this report.

### 3. Project and Engagement Timeline

The following is an overview of the timeline for the Renewal project at Brunswick West. Longer term timeframes will be confirmed following the appointment of development partners for the renewal.





## 4. Engagement Approach

### Consultation Process

The Government is committed to engaging fully with residents and neighbours on the renewal of the Tarakan and Bell/Bardia estates. A series of engagement and consultation activities have been undertaken as part of this process.

**Three (3) facilitated workshops for residents, neighbours and stakeholders of the Tarakan and Bell/Bardia estates, Heidelberg West were delivered in May 2017. These were supported by an online survey and sketch plan to enable a conversation about renewal on the estate.**

The objectives of the phase two engagement program were to build on the values and aspirations expressed by residents in phase one consultation in March 2017, and to continue the conversation about the renewal of the Tarakan and Bell/Bardia estates, the introduction of a mixed tenure model for the estates and an increase in density. The conversations with residents, neighbours and stakeholders were informed by sketch plans which reflected the phase one feedback and aspirations.

The sketch plans (below) were a conversation prompt and indicated the department's thinking around delivering a range of new buildings between four and eight levels towards the centre of Bell/Bardia and between four and five or seven at Tarakan. The sketch plans for both estates show low-rise buildings up to

three levels on the periphery to respect the surrounding built form. The sketch plans also indicated potential car and pedestrian movement within the estate, open space and community facilities, the retention of significant trees and parking.

The residents, surrounding neighbours and stakeholders were invited to work with the KJA engagement team and the department's specialist project team to provide feedback on the sketch plans on four key areas of interest:

- 1 General Feedback
- 2 Safety and Security / Facilities and services
- 3 Connection with community / Traffic and roads
- 4 Dwellings

### Engagement Activities

KJA was engaged to develop and deliver the iterative, community-informed program of resident, community and stakeholder engagement activities for phase two engagement for the renewal of the Tarakan and Bell/Bardia estates.

- **Facilitated workshops – attended by 40 residents and neighbours, and 30 stakeholders.**

The 160 residents of the Tarakan and Bell/Bardia estates were invited by direct mail and a further 400 neighbours were invited to the community engagement session on Thursday 4 May 2017:

- 3.30pm at Shop 48 - The Harmony Centre, 46/48 The Mall, Heidelberg West VIC 3081

The key local stakeholders were identified through a stakeholder mapping process and 80 stakeholders, representing 36 organisations were invited to stakeholder workshops on:

- Friday 5 May at 2pm at the eFocus Community Hub, 155 Oriel Rd, Heidelberg West
- Friday 26 May at 4.30pm at Shop 48 - The Harmony Centre, 46/48 The Mall, Heidelberg West

The workshops were delivered as facilitated table discussions that were led by a member of the departmental project team or KJA engagement team. Each table host was focused on one of the four key areas of interest and posed open ended questions to each group to encourage a conversation. The table hosts rotated to each of the groups of participants ensuring that every participant had the opportunity to fully participate and share their thoughts and ideas and to ask questions.





- **Online survey**

A survey was at engagement sessions and online via [www.surveymonkey.com/r/Heidelbergwestrenewal](http://www.surveymonkey.com/r/Heidelbergwestrenewal)



*Figure 1 Community workshop Tarakan and Bell/Bardia estates Heidelberg West 4 May 2017*



## Public Housing Renewal Program | BellBardia Estate, Heidelberg West | Sketch Plan for Discussion

### Legend

- Study Area
- Building Precincts**
  - Lower built forms along Bardia Street as transition to existing residential area
  - Higher built forms along Bell Street and within site
- Resident Facilities**
  - New car parking within buildings and along internal street
  - Vehicle access distributed between Bardia Street and Liberty Parade
  - P Communal open space for residents at each new building
  - ⌂ New communal meeting space for residents in central and accessible location
  - ⌂ Improved playground for residents
  - ⌂ Improved communal garden for residents
  - Enhanced pedestrian connections to The Bell Street Mall NAC and bus stops on Bell Street
  - Shared path through site between Bell and Bardia Streets. Investigate off-road shared path along Bardia Street with connections to The Bell Street Mall NAC (east) and Darebin Creek Trail (west) in consultation with Council.
  - Existing pedestrian crossing
  - P Existing on street car parking retained
  - Existing bus stop



### General

- Significant trees retained or replaced, particularly along street frontages and in open spaces
- Active frontages for each new building
- Improved pedestrian movement through site
- Investigate feasibility of alternative uses at ground level of new buildings
- Potential sustainability and water reuse initiatives

### Bell/Bardia estate Heidelberg West Sketch Plan

Figure 2 Bell/Bardia estate Heidelberg West sketch plan



## Public Housing Renewal Program | Tarakan Estate, Heidelberg West | Sketch Plan for Discussion

### Legend

- Study Area
- Building Precincts**
  - Lower built forms along street frontages as transition to existing residential area and along school interface to reduce amenity impacts
  - Higher built forms adjacent to Melbourne Polytechnic and within site
- Resident Facilities**
  - New car parking within buildings and along internal streets
  - Vehicle access distributed between Tarakan and Altona Streets
  - ⊞ Communal open space for residents in central area and at each new building
  - ⊞ New communal meeting space for residents in central and accessible location
  - ⊞ Improved playground for residents
  - ⊞ Improved play area for residents
  - ⊞ Improved communal garden for residents
  - ⊞ Enhanced pedestrian connections to The Bell Street Mall NAC, Melbourne Polytechnic and bus stops on Altona Street
  - ⊞ Existing pedestrian crossing
  - P Existing on street car parking retained
  - ⊞ Existing bus stop



### General

- Significant trees retained or replaced, particularly along street frontages and in open spaces
- Active frontages for each new building
- Improved pedestrian movement through site
- Potential sustainability and water reuse initiatives

### Tarakan estate Heidelberg West Sketch Plan

Figure 2 Tarakan estate Heidelberg West sketch plan



## Facilitated Workshops

### Community and neighbour workshops

- 40 participants
- 160 residents invited
- 400 neighbours invited

KJA delivered and facilitated a resident and community workshop on 4 May 2017 that was attended by 40 participants including the Victorian Public Tenants Association.

The interactive workshop was held as a facilitated table discussion and was supported by Arabic and Somali language translators.

Table hosts from either the department's project team or KJA worked with participants at each table to discuss the project, seek answers to questions and provide input into the plans for the renewal of the estate.

During the 2.5-hour workshop participants were encouraged to fully discuss ideas, concerns and provide feedback which was captured by note takers at each table.

Residents, neighbours and stakeholders were engaged in discussion on four main themes: general feedback; safety and security, facilities and services: connection with the community and traffic and roads: and dwellings.

The summary and analysis of the feedback from the workshops is contained at page 14 of this report.

### Stakeholder workshops

- 30 participants
- 80 stakeholders invited

The Tarakan and Bell/Bardia stakeholder workshops were held on 5 and 26 May 2017 and 30 representatives from organisations including Banyule City Council, Victorian Police, Haven: Home Safe and the Catholic Church participated. The full list of attendees is at Appendix A.

KJA delivered the stakeholder workshops through interactive facilitated table discussions.



**Figure 3 Tarakan and Bell/Bardia stakeholder workshop 5 May 2017**

## 5. Communication and engagement tools and activities

A range of communication tools and activities were developed to inform and engage with residents, neighbours, key stakeholders and the community about the Victorian Government's plans for the Tarakan and Bell/Bardia sites. These include:



Correspondence to 160 residents.



Notification to 400 neighbours distributed via letterbox drop. (A copy of the notification is provided at Attachment 1).



Email invitation to 36 local organisations including Banyule City Council, Victoria Police, Somali Australia Council of Victoria, St James Catholic Church, Olympia Adult Education, Transition 3081, Victorian Public Tenants Association and Tenants Union of Victoria



Community workshop on 4 May and stakeholder workshops on 5 and 26 May 2017.



An online survey to encourage participation from those who were unable to attend engagement sessions. There were two respondents. The survey was made available at: [www.surveymonkey.com/r/Heidelbergrenewal](http://www.surveymonkey.com/r/Heidelbergrenewal). (A copy of the online survey is provided at Appendix A).



Information on the Victorian Government's website: <http://www.housing.vic.gov.au/heidelberg-west-renewal>



Program email address - [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)



Information line - 13 11 72



Questions & Answers - Public Housing Renewal Program  
Questions & Answers - Relocations  
Questions & Answers - Residents, community & stakeholders  
Translated materials

(Copies contained at Appendix A)



## 6. Summary from workshops

Residents, neighbours and stakeholders were engaged in discussion on four main themes:

- 1 General Feedback
- 2 Safety and Security / Facilities and services
- 3 Connection with community / Traffic and roads
- 4 Dwellings

Participants were asked a broad range of open ended questions that prompted discussion, including:

- What are your initial reactions to the proposed sketch plan for the estates?
- What opportunities do you see that can help us to improve safety on the site and make people feel more secure?
- What opportunities do you see for community spaces within the estates?
- What opportunities do you see to enhance integration of the site with the neighbourhood?
- What opportunities do you see for residents and neighbours to navigate around the site?

### Participant feedback

Analysis of the participant feedback by a sociologist has identified the key themes from the residents, community and stakeholders of the Tarakan and Bell/Bardia sites. They can be broken down into the following:

- **Inclusion and cohesion.** There was a strong desire expressed for the community to be inclusive and have a high level of integration and cohesion.

- **Sustainable lifestyle.** The community would like an environment that supports a sustainable lifestyle.
- **Safety and security.** The participants emphasised the safety and security of buildings and of the community's 'town space'.
- **Design of new estates and dwellings.** Participants commented on the potential building heights and management of solar access.
- **Traffic management.** Comments centred on existing traffic congestion from local construction, school movement and the potential impacts from the renewal construction.

### 1. Inclusion and cohesion

Overall, participants expressed a desire for the community to be inclusive and have a high level of integration and cohesion. Central to the community's aspiration is that they want to be recognised as long term legitimate members of the wider local community. This theme was the most mentioned of all discussion topics.

The participants indicated a desire to build an inclusive and cohesive community structure within the estates. The participants have an aspiration for an integrated private and public housing community that is undifferentiated from the wider Heidelberg community. This is evidenced by the comments about the estates having at least a 50:50 split of public and private dwellings. The residents and stakeholders do not want the estates to be just public housing.

Residents and stakeholders requested places to congregate and interact and the inclusion of the facilities on the sketch plans was well regarded. A community centre was often mentioned, as was the need for retail shopping on the estates, as well as recreation facilities.

Residents value the established trees on the estates and their retention will provide opportunities to support and encourage community gatherings.

Participants were interested in the ratio of public to private housing proposed for the renewed estates. Views of this issue ranged from participants who did not want any private housing on the estates, to those who supported the integration of the estates into the community.





Residents were engaged in discussion of relocation and were interested to understand timeframes and commitments related to right to return. Residents felt a strong sense of community and many expressed the desire to return or remain in the area.

## 2. Sustainable lifestyle

The sustainability theme was supported. Gardens were an aspiration expressed by participants. Either individual or community gardens (or both) were supported.

The inclusion of solar power collection, rain water tanks, a co-operative structure of some kind as well as insulation of properties were raised. The development of walking and cycling paths supported by facilities to secure and store bikes outside of units was also raised during these sessions.

It is clear from the discussion of these ideas and the wide expression of the aspiration for a sustainable lifestyle there is strong support for initiatives in this area. It could be reasonable to assume that a great majority of residents would be supportive of a wider range of sustainability innovations in the renewed estates.

The residents' aspirations for sustainable living amenities such as solar power, rain water collection and particularly gardens highlight two points. One is that they see themselves as forming a direct long-term relationship with the housing they will be allocated. Secondly, the expressed desire for both individual and community gardens indicates a desire for a meaningful relationship not only for themselves, but other community members where they can interact and build something substantial that they can share with the wider community.

## 3. Safety and security

The residents' wider aspiration of inclusiveness had a flip-side in that they also want protection and safety from trespassers.

The safety and security of the community within the "town space" was mentioned by participants of the workshops. Participants cited safety issues related to students from the local TAFE using the Tarakan site, improved lighting and the security of dwellings and unit blocks.

The safety of children's playgrounds was frequently discussed with suggestions that these areas should be fenced off. However, there were other comments made about fencing for the estates, stating that it was not wanted around the site as it would make the area look like a prison. These comments interweave into the aspiration outlined above that the residents want the estates to be part of the local community and not separate from it.

The emphasis on safety and security illustrates the interrelatedness of three main themes that can be interpreted as a desire or a recognised, respected and cohesive community, of which public housing tenants are a legitimate and respected part.

## 4. Design of new estates and dwellings

Participants were highly engaged on the design of the renewed estates and dwellings.

The potential height of new buildings and management of solar access for the estates and neighbours was frequently discussed. Participants were interested in family sized dwellings and the return of families to the estates.

## 5. Traffic management

Traffic issues from current local construction and traffic flows around the estates were discussed along with the management of access during construction and improved access to the renewed estates.

Disruption to the community from the construction itself was discussed.



**Note:**

The community engagement and communication activities in this report were not designed to provide a statistical analysis of feedback or suggestions, nor should it be interpreted as representing the full range of community views.

At the time of writing this report communication and engagement is ongoing, and as such, additional information and updates on the Victorian Government's plans will be uploaded on the Victorian Government's website once a planning proposal has been finalised and Phase three engagement commences.

It should also be noted that the community engagement program will be refined as required to meet the needs of residents, the community, stakeholders and the department.



*Figure 4 stakeholder workshop for Tarakan and Bell/Bardia estates, Heidelberg West on 5 May 2017*



## 7. What we heard:

The comments of workshop participants were noted by KJA staff. The following summary contains the comments made at the workshops and through the online survey and email inquiries.

### Safety and security – suggestions:

- Restricted access to carpark / security carpark
- Concierge rather than security patrol
- Preference expressed for gates, fences, security, electronic access & secure, child-friendly balconies
- Consideration of actions to prevent trespassing
- Improved lighting
- Integration will help to improve safety

### Design – suggestions / questions:

- Questions regarding shadowing and infrastructure capacity
- Would like a design that suits the surroundings
- Internal access to daylight
- Would prefer a lower scale development
- Fully accessible units and lifts
- Internal laundry - prefer separate with washer and dryer
- Sustainable homes – insulation, solar panels, water capture
- Family sized dwellings or flexible sized units
- Bigger rooms
- Would like to see durable long wearing colours for buildings
- Questions regarding the provision of low allergy flooring
- Estate trees suggested for protection
- Baths for children and people with disability
- Built-in wardrobes and storage (lockable)
- Heating & cooling – split system
- Reasonably sized balconies
- Separate bathroom & toilet
- Sound proofing

- Built in wardrobes
- Prefer integrated design for consistency across public and private dwellings

*“The height might be nice to take advantage of the views to the city”*

### Traffic, roads and parking – suggestions:

- Wider streets to assist with traffic movement and internal roads throughout the estates
- Pedestrian walk on Altona Street could be moved to Waterdale Road
- Comments made that other local construction is disrupting the community and this may increase congestion. Suggested construction workers work from Bardia Street side and numerous access points during construction to manage truck movements and local traffic.
- Proposed road through Bell/Bardia site raised as a concern
- Suggestion to add road entrance off Liberty Parade
- Traffic flow of Tarakan street noted as a concern and suggestions made to ban trucks from using the street
- Walking and cycling routes throughout the estate
- School drop-off/pick up suggested to assist with traffic management in the precinct
- More central bus stops
- Specific street names for dwellings since it is hard to give directions to each address with just the general street names
- Residents requested more spacing between the road and the estate
- Car parking requested close to units
- Townhouses with garages
- Underground parking
- Consideration of the parking impact of the school
- Parking allocated to each apartment
- Additional points of entry requested

*“Fences shouldn’t surround the site. Needs to be seen as part of the community”.*





### Facilities and services – suggestions:

- Waste management with an area for composting
- Community spaces suggestions included – vegetable patch, garden, bbq, commercial kitchen / space for communal cooking, resource rooms with internet and computers, community garden, children's groups
- Active facilities - skate facilities, basketball court, fenced playground – close enough to dwellings so parents are close
- Commercial opportunities (café, convenience store)
- Bike storage
- Better mail system
- Maintenance

*“I would like to see an open and accessible community space”.*

### Development process and relocations – suggestions / questions:

- Would like more clarity about timeframes
- Interested in the ratio between public and private dwellings and management of these
- Would like timeframes for the relocation process

### Main topics from community and stakeholder workshops



Figure 5 Main topics from workshops



## 8. Next steps

### Relocation information sessions

Information sessions about the relocation process for Tarakan and Bell/Bardia residents were held on 5, 6 and 7 July 2017. Relocations are not expected to commence before late in 2017, after extensive interviews with residents.

### Planning Scheme Amendment

This engagement report and the feedback received will contribute to the Planning Scheme Amendment proposal for the Tarakan and Bell/Bardia sites. Consultation on the draft Planning Scheme Amendment is expected to commence in late July 2017.

The department will deliver information sessions to assist residents, neighbours and stakeholders to understand the technical documents, the plans for the estates and to make a submission within the consultation period.

A Standing Advisory Committee, appointed by the Minister for Planning will consider submissions and make recommendations to the Minister for Planning on the Planning Scheme Amendment. Further information can be found via [www.planning.vic.gov.au/shrp](http://www.planning.vic.gov.au/shrp)



## 9. Appendix A

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## Attachment 1. Invitation – residents and neighbours



Department of Health and Human Services

50 Lonsdale Street  
Melbourne Victoria 3000  
GPO Box 4057  
Melbourne Victoria 3001  
[www.dhhs.vic.gov.au](http://www.dhhs.vic.gov.au)  
DX 210081

Dear Resident / neighbour

We're developing plans to renew the Tarakan and Bell/Bardia estates, Heidelberg West 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:

- **Thursday 4 May from 3.30pm-6.00pm at Shop 48, The Harmony Centre, Bell Street Mall, Heidelberg West**

You can learn more about the renewal program by:

- talking to our staff at the **information session**
- phoning the **Housing Call Centre on 13 11 72**
- visiting [www.dhs.vic.gov.au/housingrenewal](http://www.dhs.vic.gov.au/housingrenewal)
- talking to your local Housing Office

We hope you can attend the session.

Yours sincerely

**Fiona Williams**  
Director of Property and Asset Services Branch  
Department of Health and Human Services  
26 / 04 / 2017



## Attachment 2. Invitation – stakeholders

Dear stakeholder

You are invited to attend a stakeholder meeting to discuss renewal plans for the Bell/Bardia and Tarakan estates in Heidelberg West.

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 the Tarakan Bell/Bardia estates, 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 Bell/Bardia and Tarakan estates 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, 5 May 2.00pm - 3.15pm

eFocus Community Hub, 155 Oriel Road, West Heidelberg

Refreshments provided.

Please confirm your attendance by responding to this email by close of business on Tuesday 2 May 2017.

We do hope you can attend.

Kind regards,

Public Housing Renewal Team



### Attachment 3. Agenda – stakeholders meeting



Friday, 5 May from 2pm – 3.15pm at eFocus Community Hub, 155 Oriol Road, West Heidelberg

2pm	Official welcome	Nicole Opie
2.05pm	Workshop format	DHHS
2.15pm	Presentation: Project background and purpose, Phase one community feedback and emerging themes	Fiona Williams, Director of Property & Asset Services, Department of Health and Human Services (DHHS)
2.25pm (15 min)	<b>Table discussion 1: General feedback</b> Q: What are your initial reactions to the proposed sketch plan for the Estate?	
2.40pm (15 min)	<b>Table discussion 2: Opportunities and constraints</b> Themes: <b>Safety &amp; security</b> Q: What opportunities do you see that can help us to improve safety on the site and make people feel more secure? <b>Facilities and services</b> Q: What opportunities do you see for community spaces within the Estate? Eg. Gardens, playgrounds...	
2.55pm (20 min)	<b>Table discussion 3: Issues and opportunities (change tables)</b> Themes: <b>Connection with the community</b> Q: What opportunities do you see to enhance integration of the site with the neighbourhood? <b>Movement – Traffic and roads</b> Q: What opportunities do you see for residents and neighbours to navigate around the site?	

### Attachment 4. Online survey

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 at each estate 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 Tarakan Bell/Bardia estates in Heidelberg West are estates 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 more safe and 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... (circle answer)**

- 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 Tarakan Bell/Bardia estates Renewal project? (circle answer)

- Yes
- No
- Don't know

**Gender (circle answer)**

- Male
- Female
- Intersex/Indeterminate/Unknown

**Age group (circle answer)**

- 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](mailto:housing.renewal@dhhs.vic.gov.au) or visit the website.

Thank you

How can you find out more information?

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



## Attachment 5. Questions and Answers for residents, stakeholders and the community

### Tarakan and Bell/Bardia, Heidelberg West Renewal

Questions and answers for residents, stakeholders and the community

Version: 26 April 2017



#### Improving the quality and number of homes at Tarakan and Bell/Bardia estates, Heidelberg West

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 Tarakan and Bell/Bardia estates, Heidelberg West 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 site.

#### Why renew these estates?

We are replacing ageing public housing homes 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 renewal 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 private homes at the development, 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 Tarakan and Bell/Bardia estates 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](mailto: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 [dhhs.vic.gov.au/housingrenewal](http://dhhs.vic.gov.au/housingrenewal)
- by registering your interest in receiving updates via [housing.renewal@dhhs.vic.gov.au](mailto: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 [dhhs.vic.gov.au/housingrenewal](http://dhhs.vic.gov.au/housingrenewal)
- by phoning 13 11 72
- email to [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)





## Attachment 5A. Questions and Answers for residents, stakeholders and the community - Arabic



### تحسين نوعية وعدد المنازل في عقارات Heidelberg West، Bell/Bardia و Tarakan

تلتزم حكومة فيكتوريا بتحسين نوعية احتياجات الإسكان للمواطنين في فيكتوريا. ولهذا السبب نحن نخطط لإعادة تطوير عقارات الإسكان العام القديمة لتجعلها أحياء نابضة بالحياة، وأكثر اتصالاً حيث يمكن للناس أن يعيشوا في السكن الذي هو آمن ومأمون، وفي المعايير الحديثة. إن تجديد عقارات Heidelberg West، Bell/Bardia و Tarakan هو جزء من برنامج تجديد المسكن العامة.

#### ما هو برنامج تجديد المسكن العامة؟

سيقوم برنامج تجديد المسكن العامة بتجديد المنازل القائمة على عقارات الإسكان العام في جميع أنحاء ضواحي ملبورن. وقد التزمت حكومة فيكتوريا بمبلغ 185 مليون دولار للبرنامج كجزء من مبلغ 2.7 بليون دولار لدعم الإسكان الاجتماعي والتشرد. وسيؤدي البرنامج إلى زيادة بنسبة 10 في المائة في مساكن الإسكان الاجتماعي في مختلف مناطق التجديد.

وسيقام هذا المشروع على مدى عدة سنوات. ينصب تركيزنا الأولي على عمليات تقييم العقارات على حدة، وإبراز الشركاء المحتملين حول أفضل السبل لتقديم مساكن اجتماعية أفضل في كل موقع.

#### لماذا تجديد هذه العقارات؟

نحن نستبدل المساكن العامة القديمة بمنازل جديدة. وسيت بناء المنازل الجديدة وفقاً للمعايير الحديثة والتي ستتطلب بشكل أفضل مع الاحتياجات المستمرة لمواطني فيكتوريا. وسيقدم البرنامج أيضاً منازل للبيع الخاص جنباً إلى جنب مع الإسكان الاجتماعي لخلق مزيج من السكن والمساعدة في معالجة الطلب المتزايد على السكن، وخاصة في المناطق القريبة من النقل والتعليم والعمل والفرص الاجتماعية.

#### كم عدد المساكن الإضافية التي سيتم بناؤها؟

لا يُعرف في الوقت الحالي الكمية المحددة للإسكان الاجتماعي والخاص الذي سيتم تسليمها.

وسيت تحديد مقدار المساكن لكل عقار من خلال عملية التخطيط الجارية الآن. وسوف تزيد عدد منازل الإسكان الاجتماعي عبر مناطق التجديد بنسبة 10 في المائة على الأقل. وسوف نقوم أيضاً بإصلاح المنازل الخاصة في كل عقار. وسيعتمد عدد الأسر التي تعيش في العقارات المجددة على السكان الذين يختارون العودة، وسكان الإسكان الاجتماعي الآخرين الذين قد ينتقلون إلى المنطقة، والسكان الذين ينتقلون إلى المنازل الخاصة.

#### هل سيكون هناك عدد أقل من مساكن الإسكان الاجتماعي في العقار بعد التجديد؟

سيزيد برنامج التجديد من عدد منازل الإسكان الاجتماعي في مناطق التجديد بنسبة 10 في المائة على الأقل. وهذا يعني أنه بإمكاننا أن نعطي أسر فيكتورية أكثر مساكن بأسعار معقولة وأمنة وحيوية.

سوف تتكف العديد من المنازل المسممة من منازل بفرقة نوم واحدة وغرفتين حيث أن هذه يزداد الطلب عليها في فيكتوريا. ونحن نتوقع أن بعض الأسر والمثلاث الكبيرة قد تقرر الانتقال بشكل دائم إلى منازل أكبر خارج العقار كجزء من عملية التجديد.

#### كيف سيتم مزج المنازل الخاصة مع منازل الإسكان الاجتماعي؟

نحن نبحث كيف يمكننا مزج المنازل الخاصة والاجتماعية معاً بشكل أفضل في كل عقار. نحن نريد أن نحقق هدفاً المتمثل في زيادة الإسكان الاجتماعي وخلق مجتمعات نابضة بالحياة ومتكاملة.

#### كم عدد المنازل الخاصة التي يتعين بناؤها لتمويل تجديد المنازل العامة؟

قدمت حكومة فيكتوريا مبلغ 185 مليون دولار لتجديد العقارات. وهذا يوفر التمويل الأولي اللازم لبدء عملية التجديد. نحن نستكشف نماذج مالية مختلفة، بما في ذلك بيع المنازل الخاصة في المشروع، للمساعدة في تمويل رصيد برنامج التجديد. ونحن نعلم أن هناك نقص في إمدادات المساكن في ضواحي ملبورن ونحن نهدف إلى توفير مجموعة من الخيارات السكنية في كل من العقارات.

### هل سيتم تجديد المساحات الخارجية والمجتمعية في عقارات Heidelberg West، Bell/Bardia و Tarakan؟

سنقوم بتصميم مساحات مجتمعية ومساحات مفتوحة جديدة مثل الملاعب في تصاميم التجديد. سيتم وضع تفاصيل محددة لكل عقار كجزء من عملية التخطيط ومن خلال المداولات مع السكان وأصحاب المصلحة.

#### هل سيجسّن برنامج التجديد الطرق الداخلية ومواقف السيارات المحلية؟

نحن نتوقع أن التجديد سوف يؤدي إلى إعادة تصميم أو إعادة موازنة بعض الطرق ومواقف السيارات والخدمات المحلية لتوفير نهج شامل للأحياء المجددة. وسوف نعمل عن كثب مع المجالس المحلية، وVicRoads وأصحاب المصلحة الآخرين لتحديد الفرص لتحسين الطرق ومواقف السيارات والخدمات المحلية كجزء من عملية التخطيط.

#### كيف سيتم التعامل مع مخاوف السلامة والأمن المحلية من خلال برنامج التجديد؟

سوف ينظر مخطط التجديد الخاص بنا في مخاوف السلامة والأمن المحلية. وسوف نبني منازل جديدة حسب المعايير الحديثة للمباني والتصميم مع ترقية الإضاءة العامة في كل العقارات.

#### هل سيتم تخصيص مساحات للأعمال التجارية الخاصة؟

قد يكون هذا هو الحال في بعض العقارات المجددة. سيتم وضع تفاصيل محددة على أساس خاص بالعقار كجزء من عملية التخطيط.

#### هل سيتم تخصيص مساحات للمجموعات والخدمات المجتمعية؟

نحن نعمل على أساس كل عقار على حدة لنهم متطلبات المجموعات والخدمات المجتمعية. يتم تشجيع المجموعات والخدمات المجتمعية على الاتصال بنا للمزيد عن متطلباتهم بالنسبة للأماكن عبر [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)

#### هل سيتم توفير خدمات الدعم في العقارات المجددة للمقيمين؟

نحن نعمل على أساس كل عقار على حدة لنهم متطلبات الخدمة للسكان. سنعمل عن كثب مع السكان وخدمات الدعم القائمة الخاصة بهم للحد من أي انقطاع بسبب عملية التجديد. وعندما لا يكون لدى المقيم خدمات دعم ثابتة، سوف نسعى للحصول على موافقته لتقديم دعم إضافي للمساعدة في انتقاله.

#### كيف يمكنني المشاركة؟

- في جلسات التشاور في العقار الخاص بك - التفاصيل والتواريخ موجود على [dhs.vic.gov.au/housingrenewal](https://dhs.vic.gov.au/housingrenewal)
- عن طريق تسجيل اهتمامك في تلي التحقيقات عبر [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)
- من خلال استكمال استطلاع الرأي الخاص بنا عبر الإنترنت

#### كيف يمكنني معرفة المزيد من المعلومات؟

- شخصياً في مكتب الإسكان المحلي الخاص بك
- في موقع تجديد المساكن على: [dhs.vic.gov.au/housingrenewal](https://dhs.vic.gov.au/housingrenewal)
- عن طريق الاتصال على الرقم 13 11 72
- إرسال رسالة عبر البريد الإلكتروني إلى: [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)

## Attachment 5B. Questions and Answers for residents, stakeholders and the community - Somali

### Dib-u-cusboonaysiinta Tarakan iyo Bell/Bardia, Heidelberg West

Su'aalaha iyo jawaabaha deganeyaasha, daneeyayaasha iyo bulshada Qaybta: 26 April 2017



#### Horumarinta tayada iyo tirada guryaha cammaaradaha Tarakan iyo Bell/Bardia, Heidelberg West

Dowladda Victoria waxay balan-qaaday inay si fiican wax uga qabanayso baahiyaha gurisiinta ee dadka Victoria. Sidaas darteed ayaan waxaan qorshaynaynaa inaan dib u hagasino cammaaradaha guryaha dadweynaha ee duugoobay oo ka dhigno xaafadaha dariska ah oo si wacan isugu xiran halkaas oo ay dadwaynahu ku noolaan karaan guryo amaan iyo xasilooni leh ayna leeyahiin heerarka casriga ah. Haddaba dib-u-cusboonaysiinta cammaaradaha Tarakan iyo Bell/Bardia, ee Heidelberg West waxay qayb ka yihiin barnaamijka dib-u-cusboonaysiinta guryaha dadwaynaha.

#### Waa maxay Barnaamijka Dib-u-cusboonaysiinta Guryaha Dadwaynaha?

Barnaamijka Dib-u-cusboonaysiinta Guryaha Dadwaynaha wuxuu dib-u-hagajinsayaa cammaaradaha guryaha dadweynaha oo ka jira magaalo-weynta Melbourne. Dawladda Victoria waxay ku deeqday \$185 milyan ee barnaamijka oo qayb ka ah \$2.7 bilyan oo loo isticmaaliyey in lagu taageero gurisiinta bulshada iyo guriga'aanta. Barnaamijku wuxuu keeni doonaa in boqolkiiba 10 ay kororto guryaha bulshada ee cammaaradaha dib-u-cusboonaysiinta.

Mashruucan waa loo qaybin doonaa dhowr sano. Qorshaheena kowaad waa qiimaynta cammaarad cammaarad kasta ah, iyo soo-helidda iskaashiyaal habboon ee sida ugu fiican oo loo qaban karo gurisiinta bulshada oo goob kasta ah.

#### Maxaa cammaaradahan dib-loogu-hagajinayaa?

Waxaan ku badalaynaa guryahii dadweynaha ee gabowga ah guryo cusub. Guryahaas cusub waxaa loo dhiseyaa heerar casri ah oo aad u habboon si loogu daboolo baahida joogtada ah ee reer Victoria. Dib-u-cusboonayntu waxay keenaysaa hal iyo lab qol guryahaba jifka ah, kuwaas baahida ugu badan loo qabo. Barnaamijku waxuu kaloo soo kordhin doonaa guryo kiradooda la awoodi karo waxuuna soo bandhigayaa guryo iib ah oo si gaar ah loo yeesho oo garab soodda kuwa gurisiinta bulshada si loo abuuro isku-dhaf dadka deegaanka iyo si ay u caawiso wax ka-qabashada baahida sii badansay ee guryaha gaar ahaan meelaha u dhaw gaadiidka, waxabarashada, shaqada iyo fursadaha bulshada.

#### Immisa guryo dheeraad ah ayaa la dhisi doonaa?

Xaddiga saxda ah ee gurisiinta bulshada iyo kuwa gaarka ah oo la dhisi doono lama yaqaan waqtigan.

Xaddiga gurisiinta ee cammaarad kasta waxaa go'aamin doona habka qorshaynta kaas oo hadda socda. Waxaan badin doonaa tirada guryaha gurisiinta bulshada oo ka jira doona dib-u-cusboonaysiinta cammaaradaha oo dhan ugu yaraan boqolkiiba 10. Waxaan kaloo keeni doonaa guryaha gaarka ah ee cammaarad kasta ka jira. Tirada qoysaska oo ku nool cammaaradaha dib loo-hagajiyey waxay ku ximaan doontaa hadba daganayaasha doorta inay dib ugu soo guuraan, daganayaasha guryaha bulshada ee kale kuwaas oo u soo guuraya goobta, iyo daganayaasha ku soo guuraya guryaha gaarka ah.

#### Ma jiri doonaan daganayaasha guryaha bulshada ee cammaaradda oo ka yar kuwa dib-u-cusboonaysiinta ka dib?

Barnaamijka dib-u-cusboonaysiintu wuxuu kordhin doonaa tirada guryaha gurisiinta bulshada oo ka jira doona dib-u-cusboonaysiinta cammaaradaha oo dhan ugu yaraan boqolkiiba 10. Taas macnaheedu waa inaan siin karno qoysaska Victoria guryo la woodi karo kiradooda oo amaana ahna guryo casri ah.

Badiba guryaha la dhisi doono waxay noqon doonaan guryo 1 iyo 2 qol-jif ah kuwaas oo loogu doonis badan yahay Victoria. Waxaan sii filaynaa in qoysaska ballaaran ay go'aansan doonaan inay si joogto ah ugu guursan guryaha waaweyn oo ka baxsan cammaaradda taas oo qayb ka ah habka dib-u-cusboonaysiinta.

#### Sidee baa guryaha gaarka ah laysugu dhafayaa kuwa guryaha gurisiinta bulshada?

Waxan baaraynaa sida ugu fiican oo aan iskugu dhafi karno guryaha gaarka ah iyo guryaha bulshada ee cammaarad kasta. Waxaan doonaynaa inaan gaarno hadafkayaga ah kordhinta guryaha bulshada iyo abuuridda bulshooyinka bilicda leh oo isku-xiran.

#### Immisa guryaha gaarka ah ayaa laga dhisayaa si loogu maalgeliyo dib-u-cusboonaysiinta guryaha dadweynaha?

Dawladda Victoria waxay ku deeqday \$185 milyan xagga dib-u-cusboonaysiinta cammaaradaha. Taasi waxay keenaysaa bilowga maalgelinta looga baahan yahay si loo bilaabo habka dib-u-cusboonaysiinta. Waxaan raadinaynaa qaabab maaliyadeed kala duwan, oo ay ku jiraan iibka guryaha gaarka ah ee horumarinta, si ay gacan uga gaysato maalgelinta miisaaniyadda barnaamijka dib-u-cusboonaysiinta. Waxaan garawsanahay inay jirto yaraanta heidda guryaha ee maagalo-weynta Melbourne waxaana ujeednaa inaan bixino kala-doorashooyinka gurisiinta oo ballaaran oo ka jirta cammaarad kasta.

#### Goobaha cayaaraha iyo kuwa bulshada ee cammaaradaha Tarakan iyo Bell/Bardia dib ma loo loo cusboonaysiin doonaa?

Waxaan ku dari doonaa boosaska bulshada iyo boosaska furan oo cusub sida garoonada cayaaraha ee naqshadaynta dib-u-cusboonaysiinta. Faahfaahinada gaar ahaaneed ayaa laga shaqayn doonaa cammaarad kasta oo qayb ka ah habka qorshaynta iyo wada-hadalka daganayaasha iyo daneeyayaasha.

#### Barnaamijka dib-u-cusboonaysiinta ma horumarin doonaa waddooyinka gudaha iyo baarkinada deegaanka?

Waxaan filaynaa in dib-u-cusboonaysiintu keeni doonto dib-u-naqshadaynta ama qaabaynta waddooyinka qaarkood, baarkinada iyo adeegyada deegaanka si ay u bixiyaan tilmaam guud ee derisyada la cusboonaysiiyey. Waxaan si dhow ula shaqayn doonaa dowladaha hoose, VicRoads iyo daneeyayaasha kale si loo aqoonsado fursadaha si loo hagaajiyo waddooyinka, baarkinada iyo adeegyada deegaaneed oo qayb ka ah habka qorshaynta.

#### Sidee baa wax looga qaban doonaa arimaha ammaanka iyo nabadgelyada deegaanka ee barnaamijka dib-u-cusboonaysiinta?

Qorshaheena dib-u-cusboonaysiinta wuxuu tixgelin doonaa ammaanka deegaaneed iyo dareenada nabadgelyada. Waxaan dhisi doonaa guryo cusub ee dhismayaasha casriga ah iyo heerarka naqshadda oo leh nalaynta dadweynaha oo dib loo habeeyey cammaarad kasta.

#### Boosas ma loo qoondayn doonaa ganacsiga gaarka ah?

Tani waxay noqon kartaa cammaaradaha dib-u-cusboonaysiinta qaarkood. Faahfaahinada gaar ahaaneed ayaa laga shaqayn doonaa asaaska cammaarad kasta gaar ahaan taas oo qayb ka ah habka qorshaynta.

#### Boosas ma loo qoondayn doonaa kooxaha bulshada iyo adeegyada?

Waxaan ka shaqayn doonaa asaaska cammaarad cammaarad kasta si loo garto baahiyaha kooxaha bulshada iyo adeegyada. Kooxaha bulshada iyo adeegyada waxaa lagu dhiirigelinayaa inay nala soo xiriiraan si looga wada-hadlo baahiyahooda goobta ayadoo la marayo [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)



Health and Human Services



### **Adeegyada taageerada ma lagu siin doonaa daganeyaasha cammaaradda dib loo cusboonaysiiyey?**

Waxaan ka shaqayn doonaa asaaska cammaarad cammaarad kasta si loo garto baahiyaha adeegga ee daganaha. Waxaan si dhow ula shaqayn doonaa daganeyaasha iyo adeegyadooda taageerada ee jira si loo yareeyo carqalad kasta oo uu keenayo habka dib-u-cusboonaysiinta.

Halkii daganahu uusan samayn adeegyada taageerada, waxaan raadin doonaa ogoaanshahooda si loo howlgeliyo taageero dheeraad ah si gacan looga gaysto guuridooda.

### **Sidee baan uga qaybgeli karaa?**

- kulanada wada-tashiga ee cammaaddaada – faahfaahinada iyo taariikhsha waa [dhhs.vic.gov.au/housingrenewal](https://dhhs.vic.gov.au/housingrenewal)
- adigoo iska diiwaangeliya inaad danahaaga ka hesho dib-u-cusboonaynta adoo maraya [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)
- adigoo soo buuxiya ra'yi-baaristeena online-ka ah

### **Sidee baan ku heli karaa macluumaad dheeraad ah?**

- qof ahaan Xafiiska Gurisiinta degaankaaga
- website-ka dib-u-cusboonaysiinta gurisiinta oo ah [dhhs.vic.gov.au/housingrenewal](https://dhhs.vic.gov.au/housingrenewal)
- adigoo waca 13 11 72
- adoo email u dira [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)



## Attachment 6. Questions and Answers for residents - Relocations

### Tarakan and Bell/Bardia, Heidelberg West Renewal

#### Questions and answers for residents - relocations

Version: 26 April 2017



#### Improving the quality and number of homes at Tarakan and Bell/Bardia estates, Heidelberg West

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 Tarakan and Bell/Bardia estates, Heidelberg West 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 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.

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. Where 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.

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
- 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?

- at consultation drop-in sessions at your estate – details and dates are on [dhs.vic.gov.au/housingrenewal](https://dhs.vic.gov.au/housingrenewal)
- by registering your interest in receiving updates via [housing.renewal@dhhs.vic.gov.au](mailto: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](https://dhs.vic.gov.au/housingrenewal)
- by phoning 13 11 72
- email to [housing.renewal@dhhs.vic.gov.au](mailto: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](mailto:admin@vpta.org.au)
- web [www.vpta.org.au](http://www.vpta.org.au)





## Attachment 7. Questions and Answers for residents – Renewal Program

### Tarakan and Bell/Bardia, Heidelberg West Renewal

#### Questions and answers for residents – Renewal Program

Version: 28 April 2017



#### Improving the quality and number of homes at Tarakan and Bell/Bardia estates, Heidelberg West

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 Tarakan and Bell/Bardia estates, Heidelberg West 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 site.

#### 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 be able to return to the renewed estate if they choose to do so, and if there is housing suited to their needs. Where residents request to return to the renewed estate, we will assist them with moving back through the right to return process.

The department has other 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. Where residents wish to remain in public housing, we will work with residents to find suitable homes managed by the Director of Housing. Where residents choose to move back to a renewed estate managed by a community organisation, we will negotiate lease terms that include ongoing tenure.

#### 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 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 Tarakan and Bell/Bardia estates 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@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.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](https://dhs.vic.gov.au/housingrenewal)
- by registering your interest in receiving updates via [housing.renewal@dhhs.vic.gov.au](mailto: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](https://dhs.vic.gov.au/housingrenewal)
- by phoning 13 11 72
- email to [housing.renewal@dhhs.vic.gov.au](mailto: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](mailto:admin@vpta.org.au)
- web [www.vpta.org.au](http://www.vpta.org.au)



## Attachment 7A. Questions and Answers for residents – Renewal Program - Arabic



### هل ستكون المنازل الجديدة مختلفة عما لدينا الآن؟

سوف تبنى المنازل التي نبنها كجزء من برنامج التجديد معايير البناء الحديثة التي هي أفضل بكثير من تلك المطبقة عندما تم بناء المنازل. وسيتم بناء جميع المنازل حسب "أفضل المعايير لتصميم الشقق" (أيار/مايو 2017)، البند 55، بنود التخطيط في فيكتوريا أو المبادئ التوجيهية للتنمية السكنية العالية للكثافة. سوف تكون المنازل الجديدة أكثر كفاءة بالنسبة للحرارة والتبريد مع متوسط تصنيف الطاقة من 7 نجوم. وسوف تشمل جميع المنازل في العقارات المجددة غرف غسل فريدة.

سوف تكون المنازل في العقارات المجددة في متناول الأشخاص ذوي الاحتياجات المختلفة للتنقل. كما أن الحديق من المنازل ستكون قابلة للتكيف مع احتياجات محددة ومتغيرة للسكان - بما يتماشى مع معايير البناء الحالية. وسيتم تحديد الحد الأدنى للمنازل التي تلبي الاحتياجات الخاصة من خلال عملية التخطيط.

### هل سيتم تجديد المساحات الخارجية والمجموعية في عقارات Tarakan و Bell/Bardia؟

سوف نعمل بشكل وثيق مع الخدمات المجتمعية والسكان للحد من أي انقطاع في البرامج القائمة، مثل نوادي الواجبات المنزلية، خلال عملية التجديد. وقد يتعين على بعض الخدمات والبرامج التي تعمل خارج المنشآت في منشأة مجددة أن تأخذ بعين الاعتبار مواقع بديلة خلال عملية التجديد.

سنقوم بإبراج المساحات المفتوحة الجديدة مثل الملاعب في تصاميم التجديد الخاصة بنا. وسيتم وضع تفاصيل محددة لكل عقار كجزء من عملية التخطيط وفي محادثة مع السكان وأصحاب المصلحة.

### هل سيتم تخصيص مساحات للمجموعات والخدمات المجتمعية؟

نحن نعمل على أساس كل عقار على حدة لفهم متطلبات المجموعات والخدمات المجتمعية. يتم تشجيع المجموعات والخدمات المجتمعية على الاتصال بنا للتحدث عن متطلباتهم بالنسبة لأماكن عبر [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)

### كيف يمكنني المشاركة؟

- في جلسات التشاور في العقار الخاص بك - التفاصيل والتواريخ موجود على [dhs.vic.gov.au/housingrenewal](http://dhs.vic.gov.au/housingrenewal)
- عن طريق تسجيل اهتمامك في تلقي التحديثات عبر [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)
- من خلال استكمال استطلاع الرأي الخاص بنا عبر الإنترنت

### كيف يمكنني معرفة المزيد من المعلومات؟

- شخصياً في مكتب الإسكان المحلي الخاص بك
- في موقع تجديد المساكن على: [dhs.vic.gov.au/housingrenewal](http://dhs.vic.gov.au/housingrenewal)
- عن طريق الاتصال على الرقم 13 11 72
- إرسال رسالة عبر البريد الإلكتروني إلى: [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)

### من الذي يمكنني الاتصال به للحصول على تصانح إضافية؟

- تتطلب رابطة المستأجرين العامة في فيكتوريا (VPTA) دوراً هاماً في دعم المستأجرين. لمزيد من المعلومات اتصل مع VPTA:
- هاتف 1800 015 510
  - البريد الإلكتروني [admin@vpta.org.au](mailto:admin@vpta.org.au)
  - الموقع [www.vpta.org.au](http://www.vpta.org.au)

### تحسين نوعية وعدد المنازل في عقارات Tarakan و Bell/Bardia Heidelberg West

تلتزم حكومة فيكتوريا بتحسين نوعية احتياجات الإسكان للمواطنين في فيكتوريا. ولذا السبب نحن نخطط لإعادة تطوير عقارات الإسكان العام القديمة لتعطيها أحياء نابضة بالحياة، وأكثر اتصالاً حيث يمكن للناس أن يعيشوا في السكن الذي هو آمن ومأمون، وبقي بالمعايير الحديثة. إن تجديد عقارات Tarakan و Bell/Bardia Heidelberg West هو جزء من برنامج تجديد المساكن العامة.

### ما هو برنامج تجديد المساكن العامة؟

سيقوم برنامج تجديد المساكن العامة بتجديد المنازل القائمة على عقارات الإسكان العام في جميع أنحاء ضواحي ملبورن. وقد التزمت حكومة فيكتوريا ببذل 185 مليون دولار للبرنامج كجزء من مبلغ 2.7 بليون دولار لدعم الإسكان الاجتماعي والتشرد. وسيؤدي البرنامج إلى زيادة بنسبة 10 في المائة في مساكن الإسكان الاجتماعي في مختلف مناطق التجديد.

وسيقام هذا المشروع على مدى عدة سنوات. وينصب تركيزنا الأولي على عمليات تقييم العقارات على حدة، وإبراز الشركاء المحتملين حول أفضل السبل لتقديم مساكن اجتماعية أفضل في كل موقع.

### هل المنازل المجددة تستخدم العائلات الكبيرة؟

سيؤدي برنامج التجديد إلى زيادة عدد المنازل المؤلفة من غرفة نوم واحدة وغرفتين في العقارات المجددة، حيث أن هذه تزداد الطلب عليها عبر نظام الإسكان الاجتماعي في فيكتوريا. وسيقدم البرنامج أيضاً بعض المنازل الكبيرة لتلبية احتياجات الأسر.

سيتمكن السكان من العودة إلى العقارات المجددة إذا اختاروا ذلك، وإذا كان هناك سكن يناسب احتياجاتهم. وحيث يطلب السكان العودة إلى العقارات المجددة، نحن سوف نساعدكم على العودة من خلال عملية الحق في العودة.

ولدى الدائرة منازل أخرى أكبر حجماً قد تكون متاحة خلال برنامج التجديد، وسنعمل مع السكان لاستكشاف خيارات أخرى أينما كان ذلك مطلوباً، بما في ذلك الإسكان المجتمعي وعقارات الإستئجار الخاص.

### كيف سيتم دمج العقارات المجددة مع المجتمع المجاور؟

نحن نعمل مع السكان والمجتمعات والمجالس لاستكشاف سبل بناء المجتمعات وإيجاد الفرص للسكان المحليين والأحياء، حيثما أمكن ذلك. وسوف نسعى بنشاط لطلب المداخلات والأفكار في جلسات التشاور حول التجديد وعملية التخطيط. كما أننا نقوم بتقييم كيف يمكن لخدمات الدعم أن تعمل معنا لمساعدة العقارات المجددة على النجاح.

### كيف سيتم دعم فرص العمل المحلية؟

سيشمل برنامج التجديد برنامج توظيف مستأجري القطاع العام. يمكن أن يساعد هذا البرنامج السكان عبر فيكتوريا على اكتساب الخبرة والتدريب العملي، وخلق مسارات للعمل ذات المغزى. وقد حقق برنامج توظيف مستأجري القطاع العام نجاحاً كبيراً، حيث قام بمعالجة مئات الأشخاص الذين يبحثون عن عمل مع وظائف حقيقية وتدريب وتلمذة صناعية. وتوقع أن يضيف برنامج التجديد إلى هذه النجاحات.

وسيتمثل برنامج التجديد أيضاً ضمن مهارات المشاريع الرئيسية. في هذا البرنامج، سيتم تشجيع شركاء التنمية على زيادة استخدام الطلبة المقترعين والمهندسين المحليين.

كما سنطبق سياسة مشاركة قطاع الصناعة في فيكتوريا، والتي تهدف إلى تحسين الفرص للموردين المحليين لخلق المزيد من الوظائف الجديدة وتنمية الاقتصاد.

### هل ستتم إدارة المنازل الجديدة من قبل الإسكان العام أو منظمات الإسكان المجتمعي؟

نحن لا نعرف حتى الآن ما إذا كانت المنازل في العقارات المجددة سوف تتم إدارتها من قبل الدائرة أو منظمات الإسكان المجتمعي. وحيثما يرغب السكان في البقاء في المساكن العامة، سوف نعمل مع السكان للتشاور على منازل مناسبة يديرها مدير الإسكان. وحيثما يختار السكان العودة إلى العقارات المجددة التي تديرها منظمة مجتمعية، سوف نتفاوض على شروط الإيجال التي تشمل الحيازة المستمرة.

## Attachment 7B. Questions and Answers for residents – Renewal Program -Somali

### Dib-u-cusboonaysiinta Tarakan iyo Bell/Bardia, Heidelberg West

Su'aalaha iyo jawaabaha deganeyaasha – Barnaamijka Dib-u-cusboonaysiinta

Qaybta: 26 April 2017

#### Horumarinta tayada iyo tirada guryaha cammaaradaha Tarakan iyo Bell/Bardia, Heidelberg West

Dowladda Victoria waxay balan-qaaday inay si fiican wax uga qabanayso baahiyaha gurisiinta ee dadka Victoria. Sidaas daraadeed ayaan waxaan qorshaynaynaa inaan dib u hagaajino cammaaradaha guryaha dadweynaha ee duugoobay oo ka dhigno xaafadaha dariska ah oo si wacan isugu xiran. Halkaas oo ay dadwaynahu ku noolaan karaan guryo amaan iyo xasilooni leh ayna leeyahiin heerarka casriga ah. Haddaba dib-u-cusboonaysiinta cammaaradaha Tarakan iyo Bell/Bardia, ee Heidelberg West waxay qayb ka yihiin barnaamijka dib-u-cusboonaysiinta guryaha dadweynaha.

#### Waa maxay Barnaamijka Dib-u-cusboonaysiinta Guryaha Dadwaynaha?

Barnaamijka Dib-u-cusboonaysiinta Guryaha Dadwaynaha wuxuu dib-u-hagaajinayaa cammaaradaha guryaha dadweynaha oo ka jira magaalo-weynta Melbourne. Dowladda Victoria waxay ku deeqday \$185 milyan ee barnaamijka oo qayb ka ah \$2.7 bilyan oo loo isticmaaliyey in lagu taageero gurisiinta bulshada iyo guriga-la'aanta. Barnaamijku wuxuu keeni doonaa in boqolkiiba 10 ay kororto guryaha bulshada ee cammaaradaha dib-u-cusboonaysiinta.

Mashruucan waa loo qaybin doonaa dhowr sano. Qorshaheena kowaad waa qiimaynta cammaarad cammaarad kasta ah, iyo soo-helidda iskaashiyeed habboon ee sida ugu fiican oo loo qaban karo gurisiinta bulshada oo goob kasta ah.

#### Guryaha la-cusboonaysiiyey ma-haqab tiridoonaan qoysaska waaweyn?

Barnaamijka dib-u-cusboonaysiinta wuxuu kordhin doonaa tirada guryaha 1 iyo 2 qol-jifka ah ee cammaaradaha dib-u-cusboonaysiinta, maaddaama kuwaasi yihiin kuwa loogu doon badan yahay nadaamka gurisiinta bulshadeed ee Victoria. Barnaamijku wuxuu kaloo bixin doonaa guryaha waaweyn qaarkood oo haqab-tiridoona baahiyaha qoysaska.

Daganeyaashu waxay yeeli karaan inay ku soo noqdaan cammaaradda la cusboonaysiiyey haddii ay sidaas doortaan, iyo haddii ay jiraan guryo ku habboon baahiyahooda. Halkii ay daganeyaashu doortaan inay ku soo noqdaan cammaaradda la cusboonaysiiyey, waxaan ka caawin doonaa inay dib ugu guuraan ayagoo maraya xaq habsi ku-soo-noqoshada.

Wasaaraddu waxay kaloo leedahay guryaha waaweyn oo hadda jira kuwaas oo la heli karo inta lagu jiro barnaamijka dib-u-cusboonaysiinta, waxaan la shaqayn doonaa daganeyaasha si aan u sahmino khayaarada kale halkii looga baahan yahay, waxaana ka mid ah guryaha bulshada iyo guryaha kirada ee gaarka ah.

#### Sidee baa cammaaradaha la cusboonaysiiyey loogu darayaa bulshooyinka ku wareegsan?

Waxaan la shaqaynaynaa daganeyaasha, bulshooyinka iyo dowladaha hoose si aan u sahmino hababka loo dhiso bulshooyinka oo aan ugu abuurmo fursadaha daganeyaasha iyo derisyada, halkii ay suurto gal tahay. Waxaan si firfircoon u raadin doonaa fikradaha laga helayo kulannada la-tashiga dib-u-cusboonaysiinta iyo hababka qorshaynta. Waxaan kaloo qiimaynaynaa sida adeegyada taageerada ay noola shaqayn karaan si ay gacan uga gistaan guusha cammaaradda la cusboonaysiiyey.



#### Sidee baa fursadaha shaqo-siinta degaanka loo taageeri doonaa?

Barnaamijka dib-u-cusboonaysiinta waxaa ka mid ah Barnaamijka Shaqo-siinta Kireysteyaasha Dadweynaha. Barnaamijkan wuxuu daganeyaasha Victoria ka caawinayaa inay helaan waayo-aragnimooyin-camali ah iyo tababar, waxay abuuryaan waddooyinkii loo mari lahaa shaqo-siinta macluulka ah. Barnaamijka Shaqo-siinta Kireysteyaasha Dadweynaha wuxuu qabtay guul weyn, ku-jahaynta boqolaal dad ah oo shaqo raadinaya shaqooyin dhab ah, tababar iyo shaqo-ku-barasho. Waxaan filaynaa in barnaamijka dib-u-cusboonaysiinta uu wax ku dari doono guulahaas.

Barnaamijka dib-u-cusboonaysiinta waxaa kaloo ku jiri doona Damaanadda Xirfadaha Mashruucyada Waaweyn. Barnaamijkaas, iskaashiyeedaha horumarinta waxaa lagu dhiirigelin doonaa inay inta ugu saraysa adeegsadaan shaqo-barteyasha, tababar-qaateyaasha iyo kaadiraada injineerada deegaanka.

Waxaan kaloo adeegsan doonaa Qorsha Ka-qaybgalka Sannada Victoria, kaas oo ujeeda inuu uhorumariyo fursadaha keeneyaasha deegaanka si loo abuuro shaqooyin cusub oo badan loona koriyo dhaqaalaha.

#### Guryaha cusub ma waxaa loo maarayn doonaa sida guryaha dadweynaha ama sida guryaha bulshada?

Weli maanaan ogin in guryaha cammaaradaha la cusboonaysiiyey ay maarayn doonoonaan wasaaradda ama haya'daha gurisiinta bulshada. Halkii ay daganeyaashu jecl yihiin inay sii degaanaadaan guryaha dadweynaha, waxaan kala shaqayn doonaa daganeyaasha si ay u helaan guryo ku habboon oo uu maareeyo Agaasimaha Gurisiinta. Halkii ay daganeyaashu doortaan inay dib ugu soo guuraan cammaaradaha la cusboonaysiiyey oo ay maareeyaan haya'daha bulshada, waxaan kala xaajoon doonaa shuruudaha kireysiga oo ay ku jiraan kireysi joogta

#### Guryaha cusub maka duwanaa doonaan kuwa aan hadda haysano?

Guryaha aan dhiso oo qayb ka ah barnaamijka dib-u-cusboonaysiinta waxay yeelan doonaan heerarka dhismeyasha caalamiga ah kuwaas oo aad uga fiican kuwii la adeegsaday markii guryahan la dhiso. Dhammaan guryaha waxaa loo dhisi doonaa sida 'Heerarka Naqshadaynta Qolalka Wacan' (March 2017). Faqradda 55, Qaanuunka Qorshaynta Victoria ama Habraacyada Horumarinta Degaanka cufanaanta Sarreysa. Guryaha cusub aad bay u dhaqaaleeyaan kulaylka iyo qabowga celceliska qiyaasta tamarta ee 7 xiddigood. Dhammaan guryaha ku yaal cammaaradaha la cusboonaysiiyey waxay leeyihiin labandayyo shaqsiyeed.

Guryaha ku yaal cammaaradaha la cusboonaysiiyey waxaa adeegsan kara dadka leh baahiyaha dhaqdhaqaaqa ee kala duwan. Guryo badan waxay kaloo ku habaysan yihiin baahiyaha daganeyaasha ee gaarka ah oo isbadalaya – oo la socda heerarka dhismaha ee hadda jira. Tirada guryaha ee saxdaa oo haqab-tiraya baahiyaha gaarka ah waxaa goyn doona habka qorshaynta.

#### Goobaha cayaaraha iyo kuwa bulshada ee Tarakan iyo Bell/Bardia dib ma loo hagaajin doonaa?

Waxaan si dhow ula shaqayn doonaa adeegyada bulshada iyo daganeyaasha si loo yareeyo carqaladaynta barnaamijyada jira, sida Naadiyada Shaqo-guriga, inta lagu jiro habka dib-u-cusboonaysiinta. Adeegyada iyo barnaamijyada qaarkood kuwaas oo ka shaqaynaya dibadda tas-hillaadka ee cammaaradda dib-u-cusboonaysiinta waxay tixgeliinayaa goobo kala duwan in lagu jiro habka dib-u-cusboonaysiinta.

Waxaan ku dari doonaa boosaska bulshada iyo boosaska furan oo cusub sida gaaroonada cayaaraha ee naqshadaynta dib-u-cusboonaysiinta. Faahfaahinada gaar ahaaneed ayaan laga shaqayn doonaa cammaarad kasta oo qayb ka ah habka qorshaynta iyo wada-hadalka daganeyaasha iyo daneenyaasha.

#### Boosas ma loo qoondayn doonaa kooxaha bulshada iyo adeegyada?

Waxaan ka shaqayn doonaa asaaska cammaarad cammaarad kasta si loo garto baahiyaha kooxaha bulshada iyo adeegyada. Kooxaha bulshada iyo adeegyada waxaa lagu dhiirigelinayaa inay nala soo xiriiraan si looga wada-hadlo baahiyahooda goobta ayadoo la marayo [housing.renewal@dhs.vic.gov.au](mailto:housing.renewal@dhs.vic.gov.au)

### Sidee baan uga qaybgeli karaa?

- kulanaada wada-tashiga ee cammaaddaada – faahfaahinada iyo taariikhaha was dhhs.vic.gov.au/housingrenewal
- adigoo iska diiwaangeliya inaad danahaaga ka hesho dib-u-cusboonaynta adoo maraya housing.renewal@dhhs.vic.gov.au
- adigoo soo buuxiya ra'yi-baaristeenka online-ka ah

### Sidee baan ku heli karaa macluumaad dheeraad ah ah?

- qof ahaan Xafiiska Gurisiinta degaankaaga
- website-ka dib-u-cusboonaysiinta gurisiinta oo ah dhhs.vic.gov.au/housingrenewal
- adigoo waca 13 11 72
- adoo email u diraa housing.renewal@dhhs.vic.gov.au

### Kumaan kala xiriiri karaa talooyin dheeraad ah?

Haya'dda Victorian Public Tenants Association (VPTA) waxay ka qaadataa kaalinta muhiim ah xagga taageeridda kireysteyaasha. Wixii macluumaad dheeraad ah kala xiriir VPTA:

- Wac 1800 015 510
- Email u dir admin@vpta.org.au
- web www.vpta.org.au





## Attachment 8. A3 sized Posters for residents (left) and community (right)



We're developing plans to renew the Tarakan and Bell/Bardia estates 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 plan at our drop-in session:**

Thursday 4 May 2017, 3.30pm to 6.00pm Shop 48, The Harmony Centre  
46-48 The Mall, Heidelberg West

### 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 the option to return to the estate once the development is finished and if the new homes suit your housing needs.

### 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](https://dhs.vic.gov.au/housingrenewal)
- by phoning 13 11 72
- email [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)



We're developing plans to renew the Tarakan and Bell/Bardia estates 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 sketch plans for the Tarakan and Bell/Bardia estates. The plans show 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. These are not the final plans 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 plans at our drop-in session:**

Thursday 4 May 2017, 3.30pm to 6.00pm Shop 48, The Harmony Centre  
46-48 The Mall, Heidelberg West

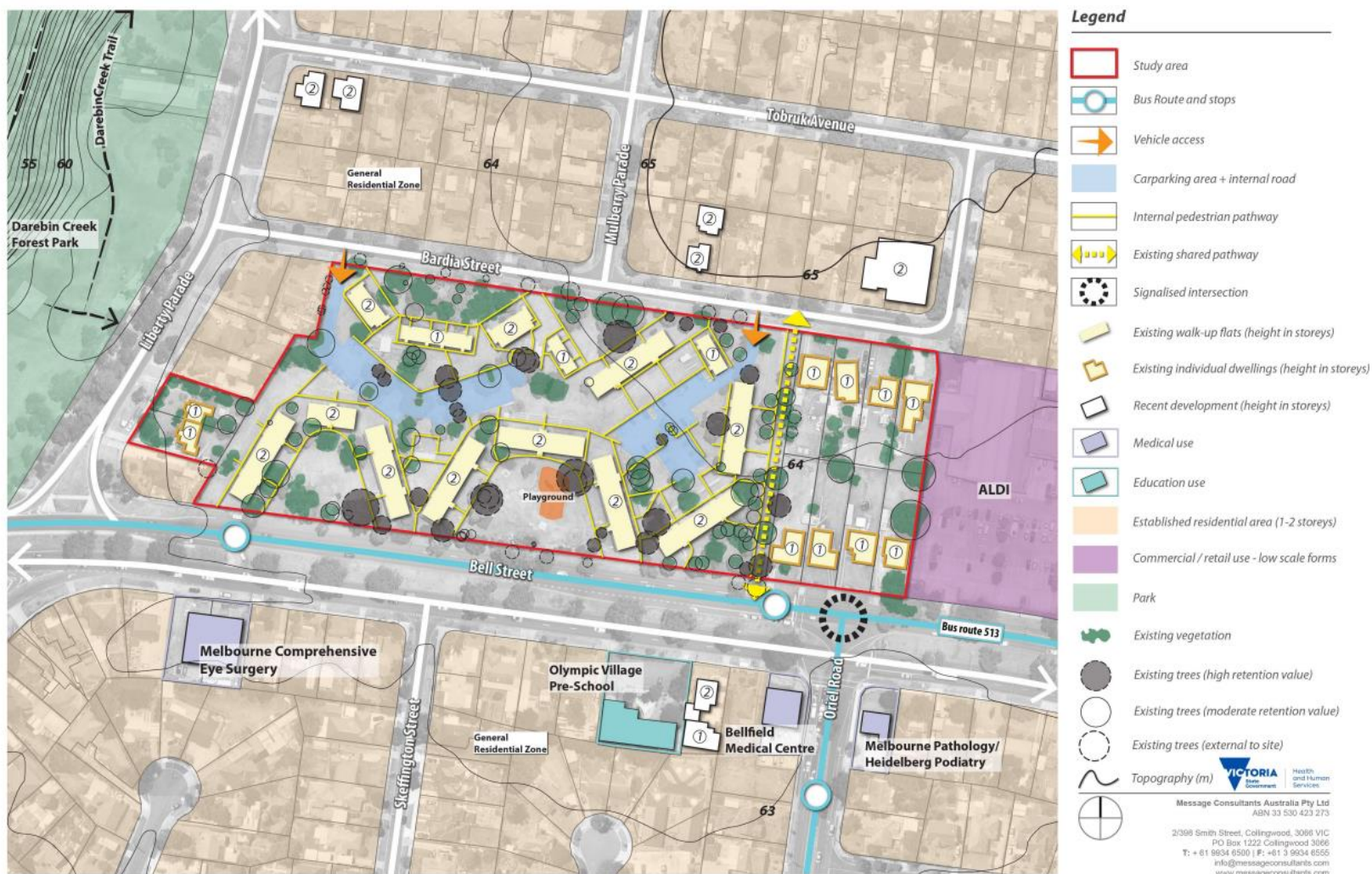
### How can you find out more information?

- at the housing renewal website at [dhs.vic.gov.au/housingrenewal](https://dhs.vic.gov.au/housingrenewal)
- by phoning 13 11 72
- email [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)



## Attachment 9. Site analysis Bell/Bardia, Heidelberg West

## Public Housing Renewal Program | BellBardia Estate, Heidelberg West Site Analysis





## Attachment 10. Opportunities and Constraints Bell/Bardia, Heidelberg West

## Public Housing Renewal Program | BellBardia Estate, Heidelberg West | Opportunities and Constraints





## Attachment 11. Sketch Plan Bell/Bardia, Heidelberg West

## Public Housing Renewal Program | BellBardia Estate, Heidelberg West | Sketch Plan for Discussion

## Legend

- Study Area**
- Building Precincts**
- Lower built forms along Bardia Street as transition to existing residential area
  - Higher built forms along Bell Street and within site
- Resident Facilities**
- New car parking within buildings and along internal street
  - Vehicle access distributed between Bardia Street and Liberty Parade
  - Communal open space for residents at each new building
  - New communal meeting space for residents in central and accessible location
  - Improved playground for residents
  - Improved communal garden for residents
  - Enhanced pedestrian connections to The Bell Street Mall NAC and bus stops on Bell Street
  - Shared path through site between Bell and Bardia Streets. Investigate off-road shared path along Bardia Street with connections to The Bell Street Mall NAC (east) and Darebin Creek Trail (west) in consultation with Council.
  - Existing pedestrian crossing
  - Existing on street car parking retained
  - Existing bus stop



## General

- Significant trees retained or replaced, particularly along street frontages and in open spaces
- Active frontages for each new building
- Improved pedestrian movement through site
- Investigate feasibility of alternative uses at ground level of new buildings
- Potential sustainability and water reuse initiatives

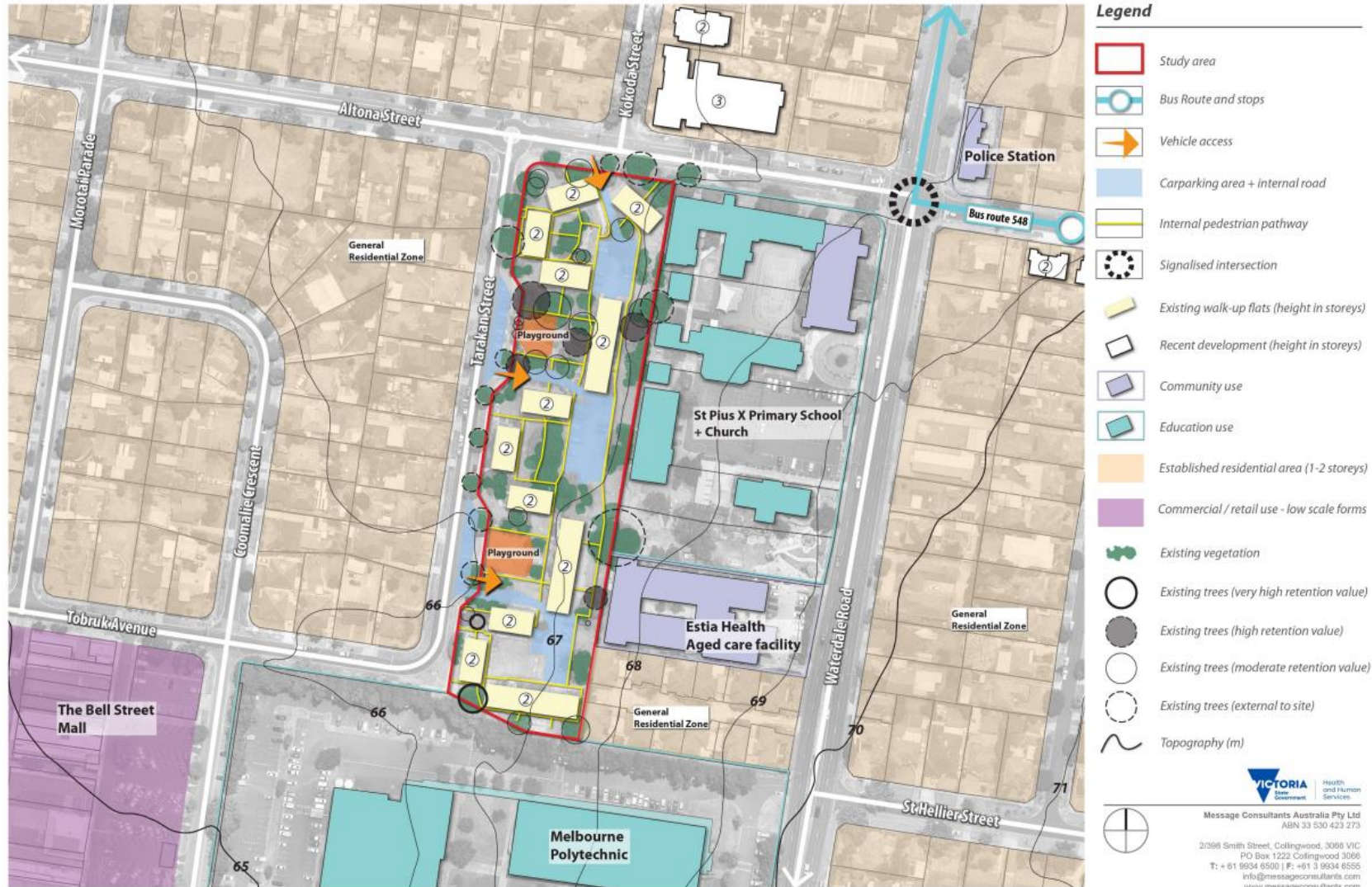




## Attachment 12. Site analysis Tarakan, Heidelberg West

## Public Housing Renewal Program | Tarakan Estate, Heidelberg West

## Site Analysis



## Attachment 13. Opportunities and constraints Tarakan Heidelberg West

## Public Housing Renewal Program | Tarakan Estate, Heidelberg West | Opportunities and Constraints





## Attachment 14. Sketch Plan Tarakan, Heidelberg West

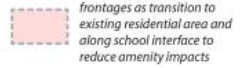
## Public Housing Renewal Program | Tarakan Estate, Heidelberg West | Sketch Plan for Discussion

## Legend

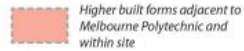


Study Area

## Building Precincts

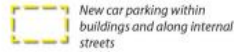


Lower built forms along street frontages as transition to existing residential area and along school interface to reduce amenity impacts



Higher built forms adjacent to Melbourne Polytechnic and within site

## Resident Facilities



New car parking within buildings and along internal streets



Vehicle access distributed between Tarakan and Altona Streets



Communal open space for residents in central area and at each new building



New communal meeting space for residents in central and accessible location



Improved playground for residents



Improved play area for residents



Improved communal garden for residents



Enhanced pedestrian connections to The Bell Street Mall NAC, Melbourne Polytechnic and bus stops on Altona Street



Existing pedestrian crossing



Existing on street car parking retained



Existing bus stop



## General

Significant trees retained or replaced, particularly along street frontages and in open spaces

Active frontages for each new building

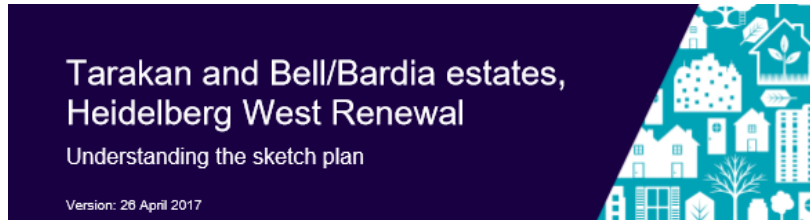
Improved pedestrian movement through site

Potential sustainability and water reuse initiatives



Health and Human Services

## Attachment 15 Understanding the Sketch Plan



### What is the sketch plan?

The sketch plans has been developed to share a high-level overview of our ideas for renewing the Tarakan and Bell/Bardia estates, Heidelberg West. 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
- 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 15A Understanding the Sketch Plan – Arabic



### ما هو رسم الخطة؟

لقد تم تطوير رسم الخطة للمشاركة بنظرة عامة رفيعة المستوى لأفكارنا حول تجديد عقارات Bell/Bardia و Tarakan Heidelberg West. ويظهر رسم الخطة بعض الفرص والتحديات التي تم تحديدها خلال المرحلة الأولى من استشارتنا مع السكان وأصحاب المصلحة في المجتمع.

ويتم تقديم رسم الخطة لتحفيز النقاش أثناء المشاركة المجتمعية في المرحلة الثانية.

نحن نشركم برسم الخطة لأننا نريد ملاحظتكم وأفكاركم حول:

- التخطيط المقترح للعقار المجدد
- إعادة تنظيم الطرق
- تضمين المساحات المجتمعية المشتركة والروابط مع الحي
- الأفكار الأوسع لتجديد العقار.

وقد قمنا أيضاً خطة السياق الحضري (Urban Context Plan) وتحليل للموقع والتي هي وثائق تقنية تهدف إلى إظهار كيف يتفاعل العقار مع المنطقة المحيطة والنقل والاتصالات وارتفاع المباني المجاورة.

### ماذا يظهر رسم الخطة؟

- الارتفاع والموقع المحتمل للمباني الجديدة التي تحتوي على المساكن الاجتماعية والخاصة التي تواجه الشوارع المحيطة. هذه مظلة باللون البرتقالي الفاتح. لا يمثل الخط المتقطع بصمة المبنى.
- الارتفاع والموقع المحتمل للمباني الجديدة داخل العقار التي تحتوي على المساكن الاجتماعية والخاصة. هذه مظلة باللون البرتقالي الداكن. لا يمثل الخط المتقطع بصمة المبنى.
- تظهر الرموز الفرص الممكنة للطرق ومسارات المشاة، ونقاط وصول المركبات ومواقف السيارات والملاعب ومناطق اللعب والحدائق المجتمعية ونقاط الإتصال مع وسائل النقل العام.





## Attachment 15B Understanding the Sketch Plan – Somali



### Waa maxay qorshaha naqshaddu?

Qorshaha naqshaddu waxaa loo sameeyey si uu ula qaybsado muuqaal heer sare ah ee fikradaheena dib-u-cusboonaysiinta cammaaradaha Tarakan iyo Bell/Bardia, ee Heidelberg West. Qorshaha naqshaddu wuxuu muujinayaa qaar ka mid ah fursadaha iyo caqabadaha lagu aqoonsaday Wejigii 1aad ee la-tashigeena daganeyaasha iyo daneeyayaasha bulshada.

Qorshaha naqshaddu waxaa loo bixiyey si loo dardargeliyo wada-hadalka inta lagu jiro Wejigii 2aad ee howlgelinta bulshada.

Waxaan la wadaagaynaa qorshaha naqshadda sababtoo ah waxaan doonaynaa warcelintaada iyo fikraddiina ku saabsan:

- qaabka la-soo-jeediyey ee cammaaradaha la cusboonaysiiyey
- isku-habaynta waddooyinka
- ku-daridda goobaha bulshada ee la wadaago iyo isku-ximaanta derisyada
- fikradaha ballaaran ee dib-u-cusboonaysiinta cammaaradda.

Waxaan kaloo bixinay Qorshaha Loo-eegay Baladka iyo Baarista Goobta kuwaas oo ah dokumantiga farsamo oo loo qorsheeyey inuu muujiyo siday cammaaraddu ula falgalayso goobaha ku wareegsan, gaadiidka, xiriirada iyo dhererka dhismeyaasha ku dhowdhow.

### Maxuu muujinayaa qorshaha naqshaddu?

- dherarka suurtagalka ah iyo goobaha dhismeyaasha cusub kuwaas oo ay ku jiraan guryaha bulshada iyo kuwa gaarka ah kuwaas oo ka soo-horjeeda waddooyinka ku wareegsan. Kuwaasna waxaa lagu hareeyey midabka oranjiga fudud. Xariiqaha goo-go'an ma muujinayaan raadka dhismaha.
- dherarka suurtagalka ah iyo goobaha dhismeyaasha cusub kuwaas oo ay ku jiraan guryaha bulshada iyo kuwa gaarka ah. Kuwaasna waxaa lagu hareeyey midabka oranjiga oo mugdi ah. Xariiqaha goo-go'an ma muujinayaan raadka dhismaha.
- Ikonadu waxay muujinayaan fursadaha suurtagalka ah ee waddooyinka iyo dariiqyada dadka luqaynaya maraan, meelaha baabuurta maraan iyo baarkinada, garoonada iyo goobaha cayaaraha, jardiinooyinka bulshada baraha xiriirada oo loo maro gaadiidka dadweynaha.



**Attachment 16 – Participants at stakeholder meetings on 5 and 26 May 2017**

Stakeholders
Banyule City Council
Catholic Archdiocese of Melbourne
Children's Protection Society
Department of Health and Human Services
E-Focus
Haven: Home, Safe
Hayball Architects
Heidelberg Police
Mission Australia
Olympic Adult Education
Somali Australia Council of Victoria
St James Church 3081
Transition 3081
Victoria Public Tenants Association
Residents







### Melbourne office

Suite 1102, 530 Little Collins Street Melbourne VIC 3000  
PO Box 16215, Collins Street West VIC 8007  
T 03 9005 2030

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### Sydney office

Level 9, 2 Elizabeth Plaza, North Sydney NSW 2060  
PO Box 302, North Sydney NSW 2059  
T 02 9955 5040 F 02 9955 5901

E [info@kjassoc.com.au](mailto:info@kjassoc.com.au) | [www.kjassoc.com.au](http://www.kjassoc.com.au)