

New Street Site, Brighton

Public Housing Renewal

September 2017

Social Housing Renewal

As part of the Victorian Government's *Homes for Victorians* strategy, the Department of Health and Human Services is redeveloping older public housing homes and creating more social housing properties across Victoria.

Through the Public Housing Renewal Program, ageing public housing estates will be redeveloped into vibrant, better-connected, mixed-tenure neighbourhoods with housing that is safe, secure and modern.

New Street Site renewal

The New Street site in Brighton will be redeveloped through the Public Housing Renewal Program. The New Street public housing estate in Brighton currently contains 127 public housing units in a mix of two and three storey buildings.

The Department of Health and Human Services (DHHS) wants to demolish these buildings and redevelop the land with a mix of public and private housing.

DHHS has asked the Minister for Planning to make changes to the planning provisions applying to the land. The changes will mean that the land can be redeveloped at a higher density and be used for a mix of land uses. The changes proposed are explained on the following page.

Advisory Committee

The Minister for Planning has referred DHHS's request to the independent Social Housing Renewal Standing Advisory Committee. The Committee will consider the proposed changes to planning provisions and provide the Minister with recommendations.

The Advisory Committee members are independent experts in planning, land development, economic, social, and environmental issues.

Visit planning.vic.gov.au/shrp for more information about the Advisory Committee, including the Terms of Reference.

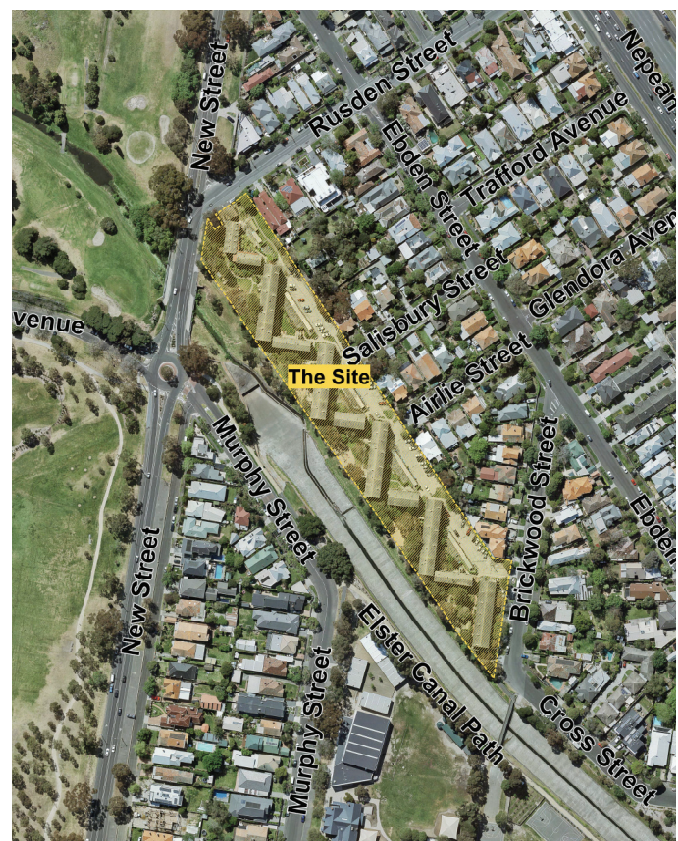


Image 1: Site context of New Street site, Brighton

New Street Site, Brighton

Public Housing Renewal

Have your say

You can make a written submission about this proposal. The Advisory Committee will consider your views when making recommendations.

Visit planning.vic.gov.au/shrp to make a submission.

Submissions must be received by 5.00pm Friday 6 October 2017.

Your submission must include your name and address, and will be a public document.

Online submissions are preferred. Hard copy submissions will be accepted if you do not have internet access. Hard copy submissions must be accompanied by a completed and signed coversheet, which can be requested from Planning Panels Victoria on (03) 8392 5123.

Changes to the Bayside Planning Scheme

Existing planning controls	Proposed changes
General Residential Zone	Replace with the Mixed Use Zone - Schedule 2
Design and Development Overlay - Schedule 2	Remove
Special Building Overlay	Retain
	Apply new overlay - Development Plan Overlay - Schedule 3
	Apply new overlay - Parking Overlay - Schedule 1
Bayside City Council is currently the responsible authority for the site.	The Minister for Planning is the responsible authority for the site.

The new planning controls explained

Mixed Use Zone: The purpose of the Mixed Use Zone is to provide for a range of residential, commercial, industrial and other uses.

Development Plan Overlay: The Development Plan Overlay (DPO) requires the approval of a Development Plan, or 'master plan', for the site. The Development Plan is approved by the responsible authority.

The DPO controls the form of development and requires consideration of issues such as density, design and traffic impacts.

A planning permit is still required to develop land in the DPO after a Development Plan has been approved. However there are no third party notice and appeal rights (i.e. public notice and VCAT review) if the proposal is consistent with the approved Development Plan.

Parking Overlay: The Parking Overlay proposes that residential uses in the estate be provided with fewer car parking spaces than the standard requirement. This is because of the site's location, with good access to public transport and bicycle routes.

Change of responsible authority: It is proposed to make the Minister for Planning the 'responsible authority' to approve the required Development Plan and subsequent planning permit applications for the site. This means that the Minister for Planning rather than the council would be responsible for administering and enforcing the planning scheme in relation to the site.

Key Dates

Exhibition opens	11 September 2017
Exhibition closes	6 October 2017
Directions hearing	11:30am, Thursday 19 October 2017
Public hearings	Week commencing 6 November 2017
Report to the Minister	December 2017

Can I make a presentation at the public hearing?

If you make a written submission to the advisory committee you can also make a presentation in support of your submission at the public hearing.

If you would like to present at the public hearing, you must complete the relevant section of the online form when making your written submission.

Your submission can address anything you think is relevant, including whether you support or object to the proposal, or if you think an alternative zone or overlay is more appropriate.

All submitters and any interested members of the public can attend the public hearings.

More information about the public hearings will be available once the exhibition period closes, and the timetable will be published at www.planning.vic.gov.au/shrp.

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Where can I get more information?

An information pack is available at:
www.planning.vic.gov.au/shrp.

The pack includes:

- A planning report that provides information about the site and why the proposed planning changes have been chosen.
- Details of the current and proposed planning zones and overlays.
- Background reports and other supporting information.

Hard copies of the information pack can also be viewed at:

Bayside Council Offices
76 Royal Avenue, Sandringham

Brighton Library
14 Wilson Street, Brighton

Elsternwick Library
4 Staniland Grove, Elsternwick

St. Kilda Town Hall
99a Carlisle Street, St Kilda

For more information about the New Street Estate site renewal project visit:
housing.vic.gov.au/brighton-renewal

When will a decision be made?

The Advisory Committee is expected to submit its report to the Minister for Planning in December 2017. The matters that the Advisory Committee must address in its report to the Minister are set out in the Committee's Terms of Reference.

The Minister will make a final decision on changes to planning provisions for the estate after considering the advice and recommendations of the Advisory Committee.

Contact information

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

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

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

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