

Renewal of the BellBardia and Tarakan Estates, Heidelberg West

Proposed planning changes

Information Sheet
August 2017

Have your say on proposed planning scheme changes to the BellBardia and Tarakan estates in Heidelberg West.

The Minister for Planning has received a request from the Department of Health and Human Services (DHHS) to change the planning scheme provisions at the BellBardia and Tarakan estates in Heidelberg West.

The Minister for Planning has referred the proposal to the independent Social Housing Renewal Standing Advisory Committee (Advisory Committee) for consideration and to provide recommendations on the suitability of the proposed changes.

What is proposed to change?

DHHS has requested changes to the planning provisions at the BellBardia and Tarakan estates. DHHS is planning to redevelop the sites to create a mix of new public and private dwellings. This will include demolition of all the current walk-up buildings.

The proposed planning changes will support higher dwelling density and a broader range of land uses to provide for the needs of the local community within the BellBardia and Tarakan estates.

The BellBardia and Tarakan estates

Both of the sites are located within an established residential area of Heidelberg West. They consist of a number of one and two storey apartment buildings and individual allotments. The sites are close to employment, education and retail uses.

The BellBardia estate has an area of approximately 2.6 hectares and is located between Bell Street and Bardia Street.

The Tarakan estate has an area of approximately 1.3 hectares. It is located to the north of Bell Street and adjoins the Melbourne Polytechnic campus.

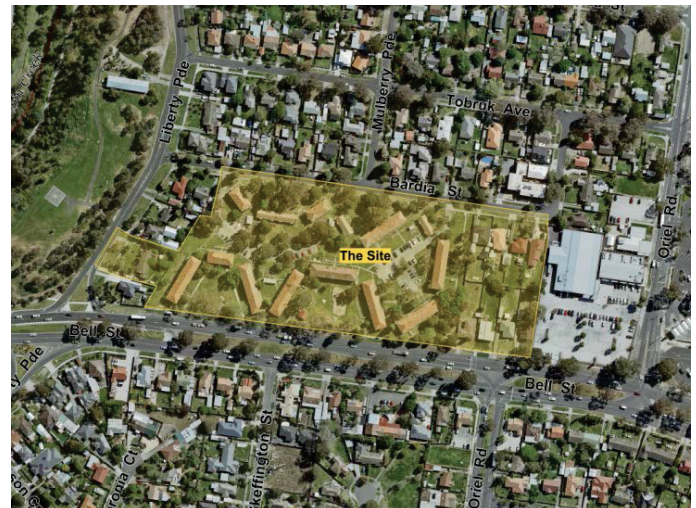


Image 1: BellBardia estate

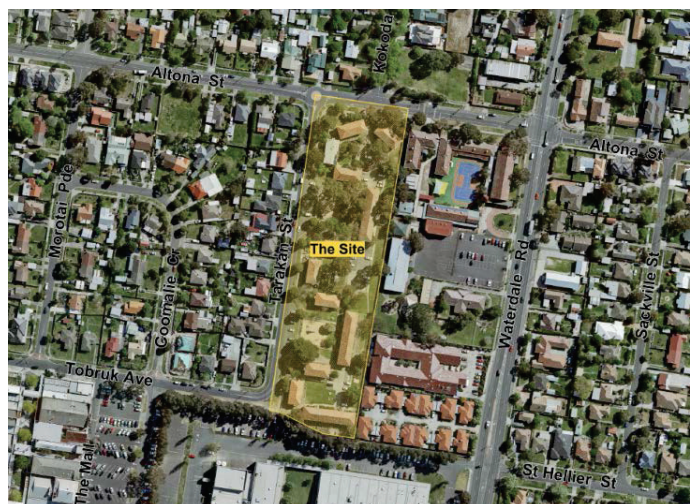


Image 2: Tarakan estate

Key Dates

Exhibition opens	2 August 2017
Exhibition closes	30 August 2017
Directions hearing	9:30am on 7 September 2017
Public hearings	Commence week of 2 October 2017
Report to the Minister	November 2017

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Changes to the Banyule Planning Scheme

Banyule Planning Scheme	
For BellBardia Housing estate (land owned by DHHS)	
<i>Existing provisions</i>	<i>Proposed changes</i>
General Residential Zone – Schedule 1	Mixed Use Zone
Vegetation Protection Overlay	Retain
	Development Plan Overlay
	Parking Overlay
Banyule Council is the responsible authority for the site.	Minister for Planning as the responsible authority in the Schedule to Clause 61.01.
For Tarakan Housing estate (land owned by DHHS)	
<i>Existing provisions</i>	<i>Proposed changes</i>
General Residential Zone – Schedule 1	Mixed Use Zone
Vegetation Protection Overlay	Retain
	Development Plan Overlay
	Parking Overlay
Banyule Council is the responsible authority for the site.	Minister for Planning as the responsible authority in the Schedule to Clause 61.01.
Changes to the Local Planning Provisions	
	Changes the designation in Clause 21.06-2 (residential Areas Framework), including Residential Areas Framework Map, from 'Accessible Area' to 'Diversity Area'.

The proposed planning provisions are summarised below:

Mixed Use Zone: The purpose of the Mixed Use Zone is to provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.

Development Plan Overlay: A Development Plan Overlay (DPO) requires that a Development Plan or 'master plan' be approved for the site which controls the form of development. The DPO requires issues such as density, design and traffic impacts to be considered in an integrated way.

A planning permit is still required under a DPO however there are no third party appeal rights for a proposal that accords with an approved Development Plan. The Development Plan is approved by the responsible authority.

Parking Overlay: The Parking Overlay proposes a reduced provision of car parking spaces for residential uses within the BellBardia and Tarakan estates, in recognition of the site's location and very good access to public transport and bicycle routes.

Change of responsible authority: It is proposed that the Minister for Planning will become 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 the planning scheme in relation to the BellBardia and Tarakan estates.

Clause 21.06-2 Built Environment - Residential Areas Framework: This clause outlines the issues facing Banyule Council that are relevant to the built environment. The proposed change to the clause seeks to show the BellBardia and Tarakan estates as accessible areas which are located in or are nearby an activity centre.



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Social Housing Renewal

The Victorian Government is committed to better meeting the housing needs of Victorians. As part of its *Homes for Victorians* strategy, the government has committed to a \$2.7 billion program of investment into housing and homelessness initiatives. The creation of safe, accessible, affordable and suitable housing is a priority of the government.

The Public Housing Renewal Program is a \$185 million commitment to redevelop a number of ageing public housing estates into vibrant, better-connected, mixed-tenure neighbourhoods where people can live in housing that is safe and secure.

DHHS wants to grow social housing in these areas because they are close to transport, education and work opportunities, as well as support services. Social housing at each estate will increase by at least 10 per cent and deliver properties that better suit the needs of tenants.

The BellBardia and Tarakan estates are one of nine public housing sites identified in stage one for renewal as they consist of buildings that are rundown and have high maintenance costs. The "walk-up" buildings were commonly constructed in the 1960s without lifts, making them inaccessible to people with mobility issues, families with small children and older Victorians

Social Housing Renewal Standing Advisory Committee

The Minister for Planning has appointed the Social Housing Renewal Standing Advisory Committee (Advisory Committee) to provide advice on the suitability of planning proposals to facilitate the renewal and redevelopment of existing public housing estates to increase the supply of social housing.

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

The purpose of the Advisory Committee is to provide timely, transparent and consultative process for the consideration of changes to planning scheme provisions to facilitate the renewal of Victoria's social housing stock.

The matters that must be addressed by the Advisory Committee in its report to the Minister for Planning are set out in the Committee's Terms of Reference. These can be viewed at www.planning.vic.gov.au/shrp. The Advisory Committee will also visit estates and sites as part of its deliberations.

Making a submission

You are invited to make a written submission so that your views on the proposal can be considered by the Advisory Committee.

Submissions must be made by 5.00pm, Wednesday 30 August 2017 online at: www.planning.vic.gov.au/shrp

Submissions must be directed to the Advisory Committee through Planning Panels Victoria. Submissions can address any matter the submitter considers relevant including whether the proposal is supported or objected to or if an alternative zone or overlay may be appropriate.

All submissions must state the name and address of the person making the submission and will be treated as public documents.

Written submissions will be accepted by post in instances where internet access is not available. Written submissions must be accompanied by a completed and signed submission coversheet. The coversheet can be requested from Planning Panels Victoria on (03) 8392 5123.

Can I make a presentation at the public hearing?

You can also make a verbal presentation at the public hearing that will be held by the Advisory Committee. The public hearing provides the opportunity for submitters to speak in support of their submission. Public hearings are open to all submitters and interested members of the public to attend. Public hearings will be held in October 2017.

If you would like to make a presentation at the public hearing, you must make a written submission and complete the relevant section of the online form by 5pm, Wednesday 30 August 2017. Further details regarding the public hearing will be made available after the exhibition period has finished. The timetable will be published when it is finalised at www.planning.vic.gov.au/shrp.

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After the Advisory Committee reports

The Minister for Planning will consider the recommendations of the Advisory Committee and will make the final decision on the proposed changes to the planning provisions for the precinct.

Where can I get more information?

An information pack has been prepared that provides more detailed information about the proposed changes for the precinct. The information pack includes:

- A planning report which provides details on the site and why the proposed planning provisions were selected.
- Information on the current and proposed planning provisions (zones and overlays).
- Supporting/background reports - information that has assisted in preparing the planning provisions.

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

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

- Civic Office
Level 3, 1 Flintoff Street , Greensborough
- Customer Service Ivanhoe
275 Upper Heidelberg Road, Ivanhoe
- Rosanna Library
72 Turnham Avenue, Rosanna
- Ivanhoe Library
255 Upper Heidelberg Road, Ivanhoe.
- Olympic Village Child and Family Centre
1 Morobe Street, Heidelberg West

When are submissions due to the Advisory Committee?

Written submissions outlining your views on the proposal must be submitted by 5pm, Wednesday 30 August 2017 online at: www.planning.vic.gov.au/shrp

How long will this process take?

The Advisory Committee process is expected to be completed in around 5 months. The Advisory Committee is to prepare a report to the Minister for Planning in November 2017. The Minister for Planning will make a final decision on the necessary planning changes after considering the advice provided by 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

For more information

www.planning.vic.gov.au/shrp



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