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| Abbotsford Street,  North Melbourne  Frequently Asked Questions |
| Planning Scheme Amendment |

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

# Planning Scheme Amendment

#### What is a Planning Scheme Amendment and why is it required for Abbotsford Street, North Melbourne?

A Planning Scheme Amendment allows for changes to be made to the existing planning framework and controls for an area to reflect a desired development outcome within the relevant Planning Scheme (in this case, the Melbourne Planning Scheme). The current planning zone that applies at Abbotsford Street, North Melbourne (General Residential Zone) needs to be changed to improve the mix and density of housing that can be developed on the site. The Planning Scheme Amendment will also guide height and location of buildings, providing greater clarity as to what can happen on the site for the local community.

The Department of Health and Human Services (DHHS) has requested the Minister for Planning to change the planning scheme provisions of the Abbotsford Street site to enable the renewal the site. The request includes changing the zoning of the site from a General Residential Zone to a Mixed Use Zone, applying a Development Plan Overlay to the site with clear design principles and indicative heights, applying a Parking Overlay to align with the parking requirements applying to land in proximity of the Abbottsford Street site. DHHS has also requested that the Minister for Planning be responsible for future planning approvals on the site.

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

A range of documents and reports have been prepared, some of which are technical documents that are required for this type of project. These documents are available at [www.planning.vic.gov.au/shrp](http://www.planning.vic.gov.au/shrp) or can be viewed at local Council offices. The documents will also be available to view at information sessions.

#### Can I get help with translations to review the documents?

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

#### What is the Design Framework?

The Design Framework was developed in consultation with the Office of the Victorian Government Architect, the Victorian Planning Authority, the Department of Education and Training, and the Department of Environment, Land, Water and Planning. It provides the design justification for the proposed planning scheme changes. It shows a potential design outcome to assist in demonstrating how the site might be developed. This, along with resident and community feedback, informed the building heights and setbacks proposed in the Planning Scheme Amendment.

#### Will the development look like the indicative 3D Montages?

The indicative 3D montages have been prepared to show how the proposed planning changes might look like on the estate. These are used as a tool to show how buildings that comply with the proposed planning scheme might look in the future.

#### What are Planning Scheme Amendment documents?

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

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

A number of buildings will be built on the site that are proposed to range in height from 9 storeys, dropping to 2 or 3 storeys to interface with existing dwellings. Shadow studies have been completed to manage solar access on the estate and for neighbours.

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

The Design Framework estimates that the site could accommodate approximately 330 new dwellings. Land has also been set aside for educational purposes. The exact number of dwellings will be determined at the planning permit stage.

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

That will be determined after the Planning Scheme Amendment process has been completed. The program will deliver an increase in social housing dwellings of at least ten per cent.

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

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

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

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

A Traffic and Transport Assessment (Beveridge Williams, August 2017) has been prepared to support the proposed planning changes.

If needed, further Traffic assessments will be conducted during the planning permit process and will consider any measures required to manage potential impacts resulting from the renewal.

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

The vision for the project is to create a community with a diverse mix of homes and residents to increase employment opportunities, deliver social benefits, and enhance integration of residents and the estate into local neighbourhoods. 5,500m2 of land will also be acquired by the Victorian School Building Authority for educational purposes. The exact nature of the education facilities will be informed by consultation with the community and educators.

The walk-up buildings will be demolished and replaced with modern buildings with lift access, security, internal laundries and a range of amenities and facilities to meet the needs of residents.

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

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

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

The homes will include internal laundries and increased storage.

Our plans seek to address some of the challenges unique to the estate and identified through our engagement process.

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

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

# General information

#### What is the project?

This project will replace run-down walk-up buildings and deliver modern new homes and an increase of social housing of at least ten per cent. It is part of the Victorian Government’s commitment to meet the housing needs of Victorians, including those with urgent housing needs. Part of the land is also being reserved now for educational purposes to address the need for extra facilities that has been identified by the Department of Education and Training.

#### How long will the whole renewal project take?

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

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

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

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

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

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

#### What are the benefits of the renewal?

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

#### How will the renewal be funded?

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

#### Who will deliver the private housing?

We have completed a Registration of Capability (ROC) process to identify suitably experienced developers and community housing partners to undertake the renewal projects for the estates at Brunswick West, Clifton Hill, Flemington, Heidelberg, Northcote, North Melbourne, Prahran and Preston. The ROC encouraged innovative designs, funding models, sustainability inclusions and the delivery of at least 10 per cent more social housing on each estate than is currently provided.

#### Why include private housing?

Research internationally and nationally shows that integrated, mixed tenure communities provide the greatest outcomes for breaking the stigma of social housing, reducing anti-social behaviour and increasing employment, education and other opportunities. We know that the traditional model of concentrated and isolated public housing estates can lead to negative outcomes for tenants, and exclusion rather than integration with surrounding communities.

#### Why is land set aside for education purposes?

The Victorian School Building Authority will acquire 5,500m2 of land on the Abbotsford Street site in North Melbourne. The exact nature of the facilities will be informed by consultation with the community and educators.

#### How will the education land be used in the interim?

The Department of Health and Human Services currently owns the site. Following demolition of the current buildings on site the land will be transferred to the Victorian School Building Authority. Once acquired the site will provide for student provision needs in the interim while a long-term vision is developed.

#### What sort of education building will be built?

Local schools are increasing in enrolment and the future demand for extra facilities is clear. In line with working collaboratively with the community, the Victorian School Building Authority will commence planning and discussions to determine the best possible use of this important resource to make sure that our children get the best possible opportunities. The type of building is not known at this stage and the final design needs to be informed by the renewal plans and how the community believes it will get the best possible connections with all user groups.

#### When will we know more about the education building?

We will work closely with the Victorian School Building Authority to provide information to the community as soon as available. Information will be made available through our websites, social media and other forms of communication.

#### Will a playground or other facilities be constructed on the education part of the site?

Detailed planning for the site is yet to be undertaken and will be informed by the community consultation process.

#### How will the education site be maintained? Will the education site be fenced or available for use on the weekend?

In preparation for and during construction the site will be maintained in compliance with construction occupational health and safety standards. Regarding fencing and community use for the future site, a key aspect of modern school design is to develop truly integrated facilities that combine community facilities and the school facilities into a seamless community hub. The Victorian School Building Authority is committed to providing a safe and secure school environment that also incorporates community use.

#### Are there issues with overlooking children's play areas on the education land?

There are many inner city early learning and educational facilities that are overlooked by neighbouring residential and commercial buildings. The Victorian School Building Authority is committed to providing a safe and secure school environment and these factors will be considered through the planning process.

# Next steps and further information

#### What’s happening now?

* + September 2017 – Submissions on the proposed planning scheme changes are being accepted via [**www.planning.vic.gov.au/shrp**](http://www.planning.vic.gov.au/shrp)

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

* Register for project updates at [housing.renewal@dhhs.vic.gov.au](mailto:housing.renewal@dhhs.vic.gov.au)
* Visit  [http://www.housing.vic.gov.au/north-melbourne-renewal](http://www.housing.vic.gov.au/ascot-vale-renewal)
* Call 13 11 72
* Or estate residents can talk to the local Housing Office at 33 Alfred Street, North Melbourne or 9326 6377.

#### Contact information

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

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

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

August 2017