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| Walker Street, Northcote 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

#### 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 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.

#### How high might the new buildings be on the estate?

A number of buildings are proposed for the site. Buildings at the edge of the estate are proposed to be up to 8 storeys in height, recognising the nearby built-form, and buildings towards the centre of the estate are proposed to be between 3-6 storeys in height. 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 up to 250 new dwellings. 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 Engineering Assessment (TraffixGroup June 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 diverse mix of homes and residents to increase employment opportunities, deliver social benefits, and enhance integration of residents and the estate into local neighbourhoods.

The walk-up buildings will be demolished and replaced with modern buildings with lift access, security, internal laundries and a range of amenities and facilities to meet the needs of residents. The site will be designed to transitions in height and built form with the existing neighbourhood.

#### 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 will also look at some of the challenges unique to the estate and identified through our engagement process - for example improved traffic management and security, recognising the Merri Creek interface and environment, new communal meeting spaces, a new and improved community garden, improved solar access to open space, new fenced playground and improved pedestrian connection to High Street and the tram stop.

#### 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 by 5pm on Wednesday 30 August 2017**.

# General information

#### What is the project?

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

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

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

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

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

#### How will the renewal be funded?

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

#### Is the land being sold?

The Victorian Government will retain ownership of the social hosing dwellings on the estate. Through the procurement process, we will consider a range of ownership models for the private dwellings on estate.

#### 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.

#### Why include private housing?

Our 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 for public housing estates does not deliver positive outcomes for residents nor the surrounding communities.

# Next steps and further information

#### What’s happening now?

* + August 2017 –Submissions on the proposed planning scheme changes are being accepted until **5pm on Wednesday 30 August 2017 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/northcote-renewal>
* Call 13 11 72
* Estate residents can talk to the local Housing Office at 229 Hoddle Street, Collingwood, ph 9417 5144.

#### Contact information

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

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

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

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