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| Frequently Asked Questions  |
| Debneys Precinct: Flemington estate renewal  |

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 at Flemington, one of Melbourne’s oldest high-rise estates.

# General information

#### What is the project?

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

This project will replace 22 run-down walk-up buildings at Holland Court and Victoria Street and develop a structure plan for the overall Debneys Precinct including land owned by Mooney Valley City Council. It is part of the Victorian Government’s commitment to meet the housing needs of Victorians, including those with urgent housing needs.

This project will be staged over a number of years. Our focus in 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.

#### 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.

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

The older walk-up buildings on Holland Court and Victoria Street offer poor comfort in 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 work with the community 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.

#### How will the renewal be funded?

New social housing is intended to be funded from the government’s significant investment in the Public Housing Renewal Program, and the sale of new private homes added to the estate as part of the project. We will work with the community to explore how to generate the most benefits for the community through this significant investment.

#### Who will deliver the private housing?

We are currently undertaking a two stage procurement process involving a Registration of Capability (ROC) process and Request for Proposal (RFP) to identify suitably experienced developers and community housing partners for the Flemington estate and seven other estates. The procurement process will encourage innovative designs, funding models and the delivery of at least 10 per cent more social housing.

#### 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.

#### When will works commence?

Site preparation work involving remediation and some light demolition may occur from late 2017. Construction of the dwellings will commence after the tender is awarded in early/mid 2018.

# Proposed Planning Scheme Amendment

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

A number 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 a number of City of Melbourne or Moonee Valley City Council offices.

#### 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 is the Design Framework?

The Design Framework was developed in conjunction 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 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 a tool to show buildings that comply with the proposed planning changes, to assist the community in understanding what it might look like in the future.

#### What is the Debneys Precinct – Structure Plan?

The Debneys Precinct – Structure Plan is proposed to be included as a ‘reference document’ in the Planning Scheme. Stage 1 of the Plan covers the redevelopment of Flemington estate and will include a relocated community centre operated by Council.

Stage 2 will cover Debneys Park and the Hopetoun Early Years Centre, which are both owned by City Council. Key outcomes that will be sought for this stage are improved recreation, sporting and community facilities for the local community and enhanced connections to Flemington Bridge Railway Station.

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

A number of buildings will be built on the site and will range in height. Along Victoria Street buildings are proposed up to 4 storeys in height, and up to 20 storeys on the Racecourse Road frontage.

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

The Design Framework estimates that the site could accommodate up to 1,100 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 VIC Housing Register. We will build some larger homes for families.

The 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, 29 April 2017) has been prepared to support the proposed planning changes. If needed, further Traffic assessments will be conducted during the planning permit process will consider any measures required to manage potential impacts resulting from the renewal.

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

The vision for the Flemington Renewal Project is to create a community with diverse mix of homes and residents to create employment opportunities, deliver social benefits, and enhance integration of residents and the estates into local neighbourhoods.

The walk-up buildings on Holland Court and Victoria Street will be demolished and replaced with modern buildings with lift access and a range of amenities and facilities to meet the needs of residents.

#### Will the existing high rise towers be retained?

The existing high-rise housing towers across this estate are structurally sound and are being extensively upgraded. All tower upgrades at Flemington should be completed in 2017.

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

The new homes on the estate will have lifts and will be more accessible to older persons, families, people with mobility issues and people with disability. The homes will also require less maintenance.

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 include internal laundries and increased storage.

Our plans will also look at some of the challenges unique to Flemington - for example, improved landscaping and new retail and community spaces to create more social and economic opportunities for all residents in the neighbourhood.

#### 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 Friday 21 July 2017.

# Further information

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

* Register for project updates at Flemington.renewal@dhhs.vic.gov.au
* Visit <http://www.housing.vic.gov.au/flemington-renewal-program>
* Call 13 11 72
* Or estate residents can talk to the local Housing Office at 12 Churchill Avenue, Ascot Vale or 9371 6200.

#### 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 flemington.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.

June 2017