

New Street, Brighton redevelopment site

Newsletter

The redevelopment of the New Street site will offer increased housing opportunities for more Victorians than ever before with a range of new and improved housing being delivered in Brighton.



The Victorian Government is working with the State's most established development and housing organisations to redevelop public housing sites across metropolitan Melbourne - replacing ageing public housing stock with modern, new homes that meet the needs of all Victorians. The redevelopments are guided by a set of development criteria that require:



modern environmental and accessibility standards that deliver the homes our tenants deserve



a mix of social and private housing creating diverse, inclusive, and active communities - rejuvenating the social fabric in Brighton



options for Victorians on lower incomes to access affordable housing



natural and heritage aspects of the sites to be respected and retained, where possible



new community assets including community rooms, playgrounds and community gardens

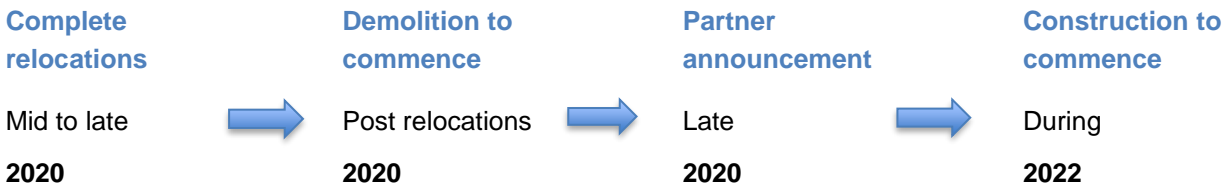
Project deliverables

The public housing homes at New Street are aged and in need of replacement. The redevelopment site in Brighton will deliver approximately 280 new homes that will include:

- approximately 140 new social housing dwellings - a 10 per cent increase from the existing number of units
- the delivery of much needed housing for private rental
- shared spaces including; a 2,000 square metre open space area in the centre of the site, a community garden and a publicly accessible shared pedestrian and bicycle path
- all homes to meet the current Better Apartment Design Standards. Developing homes that are; built to much higher environmental standards, are more cost-effective to live in, and that minimise energy costs
- a guaranteed right to return for former tenants to the redeveloped site should they wish to return



Redevelopment timeline



Demolition process

Demolition of the existing properties will take place throughout 2020 following the successful relocation of all tenants to alternative homes. The department is working with demolition specialists Delta Group to ensure that impacts on neighbours are effectively managed to minimise disruption.

- 1 site establishment: as buildings become vacant Delta Group will be given access to the site to set up temporary fencing and commence assessment activities
- 2 services abolishment: all gas and electricity services to the site will be removed to enable the work to be carried out safely
- 3 hazardous material removal: after careful assessment, any hazardous building materials such as asbestos or other materials, will be removed by specialist contractors in accordance with environmental and safety regulations
- 4 real time air monitoring: during removal of hazardous materials, real time air monitoring will be undertaken to ensure no airborne particles are present on site
- 5 building demolition: the buildings will be demolished using machines and hand tools
- 6 following demolition: the site will be left clean, fenced and grass-seeded to minimise dust

Relocations

Relocation update

Moving home can be a big change for many tenants and the department is committed to helping tenants transition smoothly and comfortably to their new housing. This includes identifying accommodation suitable to tenant needs close to family and support services. The department has covered relocation expenses and provides broader support for any unforeseen issues.

The department will keep relocated tenants updated on the progress of the redevelopment and when they can move back.

The department is close to successfully relocating all tenants at the Brighton site.

As with all relocation efforts, tenant welfare is paramount. Our objective is to relocate each tenant to a new home that better suits their current needs while providing them the security of a right to return to the redeveloped site upon completion.

One example of tenant relocation is a story from a former tenant of the Preston estate (see their story on the back page).

Consultative Committee

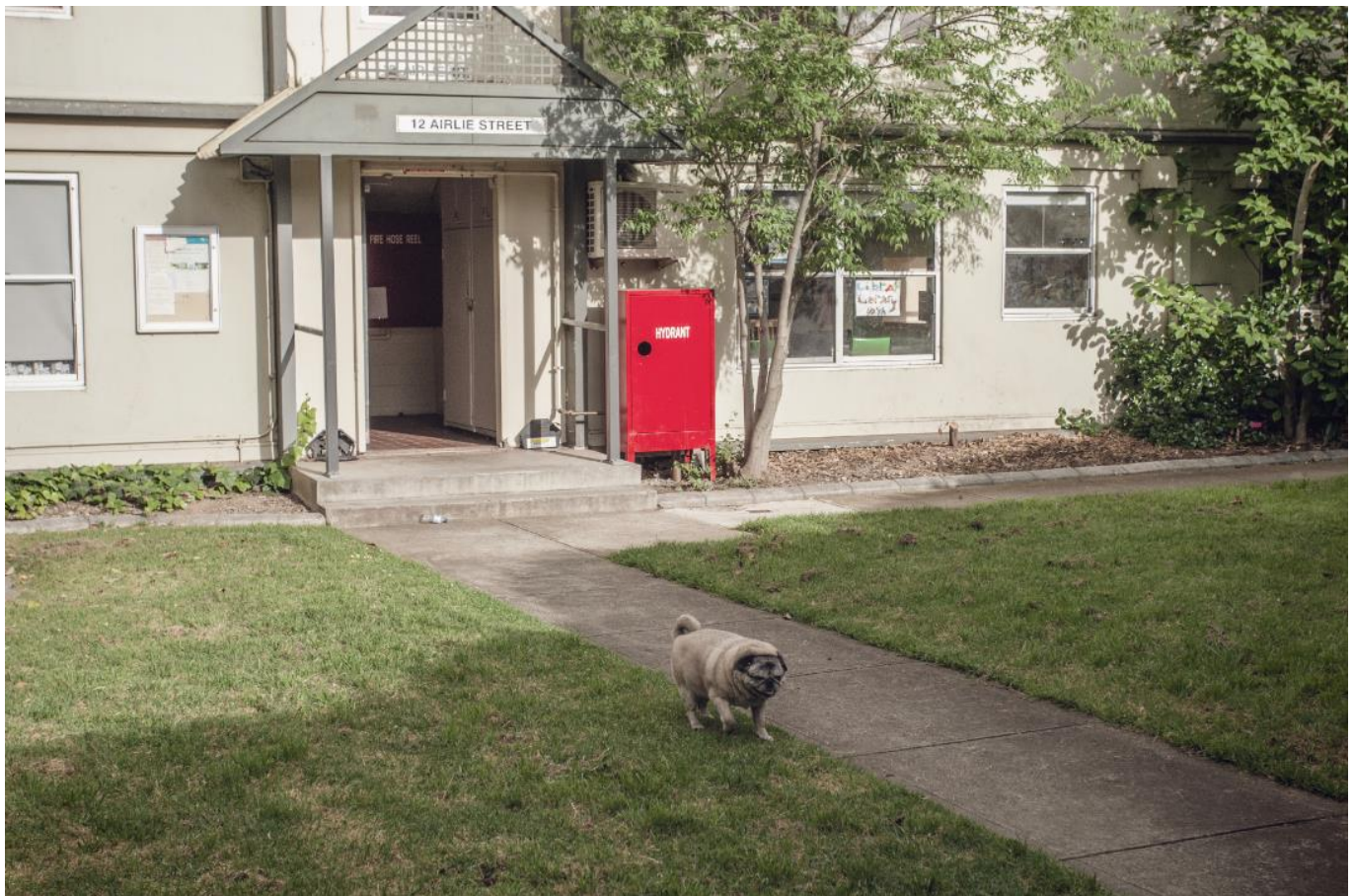
Community engagement is a key element of public housing redevelopment. A Consultative Committee has been established for the redevelopment of the Brighton site.

The Consultative Committee, chaired by Ms Nina Taylor MP - State Member for Southern Metropolitan, brings together community members and representatives of local organisations to ensure effective communication throughout the redevelopment process.

It enables ongoing and two-way feedback through an active participatory approach with stakeholders and the community.

Members of the committee have the opportunity to provide feedback on redevelopment plans and identify local issues and matters of concern as they arise.

Members will provide input and effectively communicate back to their communities to support the successful delivery of the project.



Meet the Chair

Nina Taylor MP

As your local Member of the Legislative Council from the Southern Metropolitan Region, I am very pleased to be chairing the Brighton Consultative Committee meetings, supporting our Victorian Government's Public Housing Redevelopment Program in New St, Brighton.



I have a strong background in community engagement, having previously been an elected Councillor with the City of Glen Eira, and understand the necessity to facilitate constructive and timely input from relevant stakeholders for the carriage of critical planning/housing projects, to get the best possible outcome for our community.

I also have a background in law, and previously volunteered for the Women's Legal Service, triaging victims of domestic violence. This experience gave me direct insight to the vulnerability of persons experiencing family breakdown, and reinforced why prioritisation of safe shelter by all levels of government, is necessary to restore dignity and respect for our fellow Victorians.

Housing at the New St site was first built back in the 1950s, for persons on low income. These buildings are no longer consistent with contemporary building standards, for instance, they are not energy efficient, and they do they facilitate all-abilities access for persons with mobility challenges.

As a resident of the Southern Metropolitan Region,

I am determined to play my part to support this critical public housing redevelopment project, consistent with my values of fairness and decency. I constantly receive feedback from locals who share the vision to help fellow Victorians in need of safe shelter, and am confident that this project will be delivered to meet the needs, and support the amenity of the Brighton district.

Should you wish to contact my office regarding the progress of the redevelopment site at Brighton you can call (03) 9681 9555 or email

nina.taylor@parliament.vic.gov.au

Case study

New home, new beginnings, thriving family

A mother and her family were successfully relocated to a new home that better suits their needs.

The large family were living in a small 1940s semi-detached unit in Preston. Their home was too small for their needs but like many vulnerable Victorians they were happy to have a roof over their heads.

In 2019, our Client Engagement Team relocated the family to a house close to their old home. The family are now living in a house that allows the entire family to lead a more fulfilled life, undoubtedly a relocation which has changed their lives dramatically.

The new family home, in a neighbouring suburb, not only accommodates the whole family, but also, provides a more suitable space to care for a disabled family member. We wish the family all the best with their future endeavours of home care, employment, schooling and happiness.

The next CC meeting

Due to the COVID-19 outbreak all Consultative Committee meetings have been postponed indefinitely.

Find out more

Further background and information about this project is available on the DHHS website. Please visit www.dhhs.vic.gov.au/public-housing-renewal-program to find out more.

To receive this publication in an accessible format email [<estate.renewal@dhhs.vic.gov.au>](mailto:estate.renewal@dhhs.vic.gov.au)

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