

Gronn Place, Brunswick West redevelopment site

Newsletter



The redevelopment site at Gronn Place will offer increased housing opportunities for more Victorians than ever before with a range of new and improved housing solutions being delivered in Brunswick West.



The Victorian Government is working with our partners, AVJennings and Women’s Housing Limited to redevelop the public housing site at Gronn Place, Brunswick West replacing ageing public housing stock with modern, new homes that meet the needs of all Victorians. The redevelopment of the site is guided by a set of development criteria that require:



new and increased social housing that meets modern environmental and accessibility standards and delivers the homes our tenants deserve



innovative and integrated outcomes that will deliver a mixture of social and private housing creating diverse, inclusive, and active communities - rejuvenating the social fabric at the Brunswick West redevelopment site



options for Victorians on lower incomes, including first home buyers to access affordable housing



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



new community assets including active open space and community garden and play spaces

Project deliverables

The public housing homes at Gronn Place are in poor condition and in need of replacement. The redevelopment site at Brunswick West will deliver 198 new homes that will include:

- 119 new social housing dwellings - an increase from the existing number of units at the redevelopment site
- the delivery of much needed private housing homes, with percentage prioritised for First Home Buyers
- shared spaces including; a green spine running through site delivering up to 3,200m² of open space, a community garden and play spaces
- all dwellings 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 by being cooler in the summer and warmer in the winter
- a guaranteed right of return for all relocated tenants, under the redevelopment program



Redevelopment process



Demolition process

Demolition of the existing properties will take place throughout 2020 following the successful relocation of all tenants to new alternative homes. The department will work with demolition specialists to ensure that impacts on neighbouring communities are effectively managed to minimise disruption.

- 1 site establishment: the contractor will be given access to the site to set up site offices, construct temporary fencing and commence assessment activities
- 2 services abolishment: all gas and electricity services to the estate will be removed to enable the work to be carried out safely
- 3 hazardous building material removal: after careful assessment, any hazardous 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: following services abolishment and hazardous building material removal the buildings will be demolished using machines and hand tools. No explosives will be used
- 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 supports, covering relocation expenses and providing site progress updates and broader support for any unforeseen issues.

The department is close to successfully relocating all tenants at our Northcote and Preston sites, while our sites at Brunswick West, Prahran and North Melbourne have been fully vacated.

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 their old estate 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).

Meet our partners

Working with the best of Melbourne's development and social housing management talent to deliver the best for Victorians:

The Department has gone through an extensive procurement process to ensure that the redevelopment sites are delivered and managed by appropriately qualified and skilled partners capable of producing outstanding results. We are proud to be working with some of the best in the industry.

AVJennings®

AVJennings has been developing communities for over 85 years and is regarded as one of Australia's most recognised and trusted names in quality, affordable housing. AVJennings places a high importance on the value of developing neighbourhoods through design and encouraging shared spaces, ensuring major affordable developments are close to schools, shops and transport. AVJennings was selected after an extensive procurement process.



Women's Housing Limited is a specialist housing provider with their mission to advocate for the housing needs of single women and children. Since their establishment in 1997 they have been regarded as a lead agency in the provision of affordable housing for women and the delivery of aligned services in Victoria.

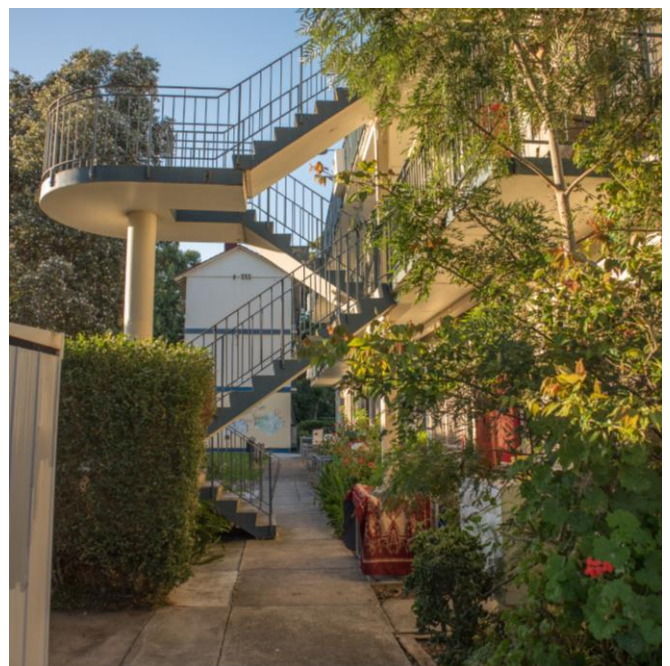
Consultative Committee

Community engagement is a key element of public housing redevelopment. The Department of Health and Human Services has established a consultative committee for the renewal of the Brunswick West site.

The Consultative Committee (CC), chaired by Carlo Carli - former State MP for Brunswick, brings together key 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 our Chair

Carlo Carli

I am the former State MP for Brunswick with considerable experience in Government.



I am pleased to be part of the redevelopment of Gronn Place in Brunswick West. A concrete walk up, that had passed its used by date, not suitable for an upgrade, the estate needed to be demolished and redeveloped. Gronn Place was a public housing estate in need of total change.

I am very active in the Moreland community. I am currently Chair of Merri Health, which is a key health provider in Moreland. I have also worked in community health, public housing, planning and for local Government. I am very familiar with our multicultural communities, as a fluent speaker of Italian, Spanish and French.

Currently I am lecturing at Victoria University, on public policy. Since I left Parliament I have worked on a number of projects as a consultant on governance and capacity building. This includes a number of consultancies for Not for Profit organisations on organisational change and service delivery models.

I was a member of the Parliament of the Victoria for over 16 years. I understand the complexities of Government and how to pursue changes to public policy.

I believe my Parliamentary and professional experience will be useful in working with the various stakeholders in the social housing project at Gronn Place.

I have experience in research, analysis and lobbying. I am used to demanding schedules and tight deadlines. I am used to dealing with a very broad range of people, from senior Government officials to the grassroots.

I can be contacted on email at carlo.carli@optusnet.com.au I would be available for discussions and your input on this great and exciting project.

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 dedicated 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

As a result of COVID-19 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)

Authorised and published by the Victorian Government, 1 Treasury Place, Melbourne.

© State of Victoria, Australia, The Department of Health and Human Services, May 2020.

Available at the [The Department of Health and Human Services](http://www.dhhs.vic.gov.au/) [<https://www.dhhs.vic.gov.au/>](https://www.dhhs.vic.gov.au/)