

Abbotsford Street, North Melbourne redevelopment site

Newsletter

The redevelopment site at Abbotsford Street will offer increased housing opportunities for more Victorians than ever before with a range of new and improved housing solutions being delivered in North Melbourne.



The Victorian Government is working with our partners, MAB Corporation and HousingFirst to redevelop the public housing site at Abbotsford Street, North Melbourne 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 redevelopment site



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



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



new community assets including community rooms and open spaces

Project deliverables

The public housing homes at Abbotsford Street are aged and in need of replacement. The redevelopment site at North Melbourne will delivery approximately 300 new homes that will include:

- approximately 133 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; open spaces and community rooms
- 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 timeline



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 material removal: after careful assessment, any hazardous building materials such as asbestos, will be removed by specialist contractors in accordance with environmental and safety regulations
- 4** real time monitoring: during removal of hazardous building materials, real time air monitoring will be undertaken to ensure no airborne particles are present on site
- 5** building demolition: the structures will be demolished using machines and hand tools
- 6** following demolition: the site will be left clean and fenced

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 such example of this is a large family who were positively relocated from their Preston unit (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.

The award winning MAB Corporation is one of Australia's leading developers with 25 years' experience of creating master planned communities and public and affordable housing developments. MAB will manage a range of specialists including architects, landscape designers and traffic engineers to produce new developments that communities can be proud of.

HousingFirst will manage the social housing on the redevelopment sites on behalf of the Director of Housing who will continue to own the properties. HousingFirst's holistic and locally focussed approach

leads the way in how social housing is designed, financed, built and managed.

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 North Melbourne site.

The committee, chaired by Trang Vu - Project Director, Property and Asset Services (DHHS), 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 a committee member

Kevin Chamberlin

My family and I have lived in North and West Melbourne for many years. I have had a long involvement in community participation and am currently chair of the North and West Melbourne Association.



As an active community participant, I am particularly proud of the role the local community has played in advocating for and supporting the provision of a wide range of housing options in the area. This support has been provided over many years.

You can walk down many streets in the area and not easily recognise the variety of housing options available. Hawke and Capel Streets in West Melbourne and Courtney Street in North Melbourne are great examples.

Social housing is particularly important as it can provide a diverse and exciting social mix that plays a significant role in building strong communities, just like North and West Melbourne.

It is also very important to have a wide variety of housing options close to the capital city and the all-important services on offer. It's a great and sustainable way to live.

We as a community and government have a lot to learn about how to build on the strengths of inner Melbourne with the support of the community. With the substantial

infrastructure works currently underway, such as Metro Tunnel, the situation only gets better.

The North Melbourne redevelopment project meets many of the requirements we face today in the provision of sustainable, safe, diverse and much need social housing in inner Melbourne. This is the first project in North Melbourne where a significant amount of affordable housing is to be provided. Lets hope it is the first of many.

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

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