

Bangs Street, Prahran redevelopment site

Neighbourhood notice

July 2020

Background

Demolition is now underway at the Bangs Street Prahran public housing site to make way for the redevelopment of new social and private housing that is better suited to tenants' needs, it will contribute to a stronger more inclusive community and improve the appearance of the neighbourhood.

The Department of Health and Human Services (department) and City Circle Group (CCG) would like to thank you for your understanding and support as the demolition works progress.

A competitive tender process was undertaken in late 2019 to early 2020 to appoint a suitably qualified and experienced demolition contractor to demolish the existing buildings and infrastructure on the site. This process included inspections and the preparation of hazardous materials audit reports to inform the demolition works. City Circle Group was awarded the contract and took possession of the site on Thursday, 25 May 2020.

The department is currently conducting a procurement process for the future development of the site. We anticipate communicating the outcome, including the proposed development plans, after this process is completed in early 2021.

Demolition update

To date CCG has undertaken internal strip-out works, removed only vegetation necessary to facilitate access for demolition, and hazardous building materials have been removed by Class A licenced contractors in accordance with statutory regulations.

Tree removal

In accordance with the approved Development Plan for the Bangs Street site which states that existing trees are to be retained where appropriate, only trees deemed necessary to facilitate access for demolition will be removed.

As demolition progresses on site, a total of eight trees within the boundary of the site will be removed to facilitate access for demolition and to ensure site safety. These trees are identified in *Diagram 1*. Limbs from two other trees also will also need to be pruned. This will be done carefully to ensure the long-term sustainability of those trees.

The department recognises the significant benefits of trees to the community and their value in an urban Environment. For this reason, all future plans for the future development of the site must include the following considerations:

- Building setbacks to retain street trees
- Protection of trees and landscaping features where possible
- New planting to include semi-mature trees for amenity and shade
- Ensure adequate capacity for planting high canopy trees
- Trees to be appropriate to local conditions, character and shape of buildings and streetscape.

The department would like to clarify that a number of large gum trees on the boundary of the site have been marked with an 'X'. These trees **will not** be removed; this marking was used by CCG to identify trees that must be retained.

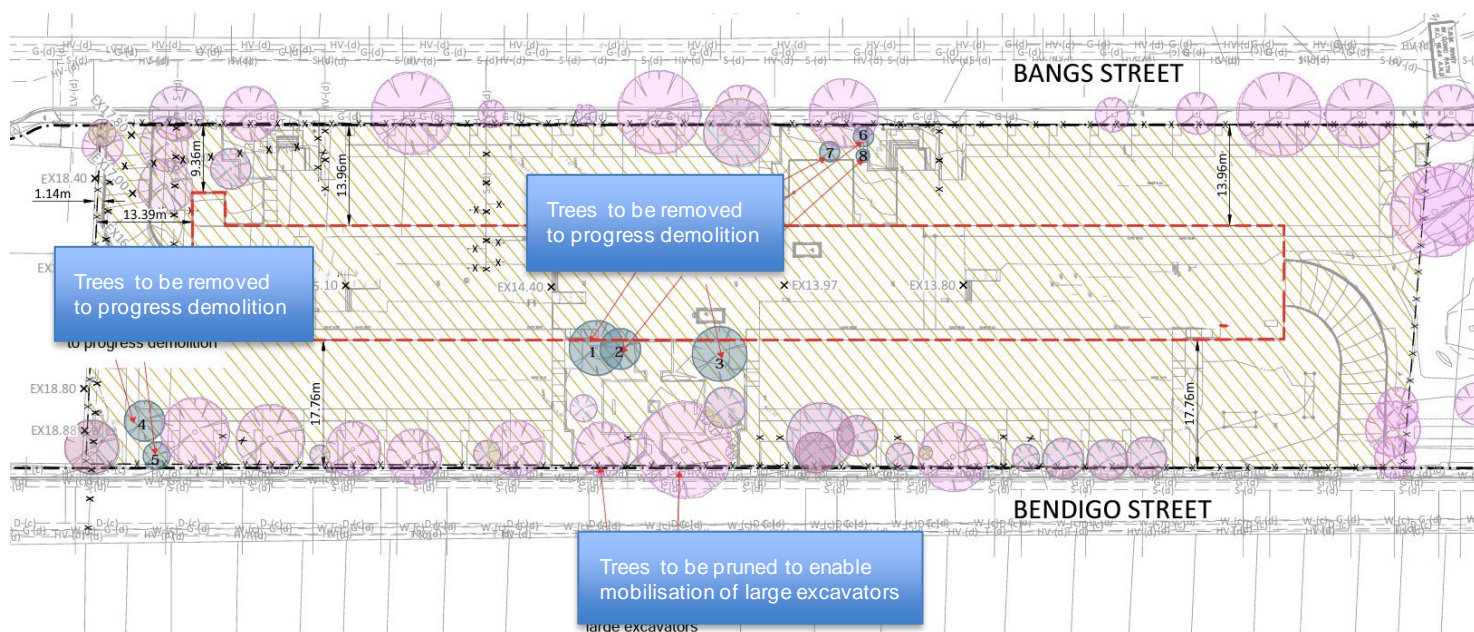


Diagram 1: Trees to be removed to progress demolition

The development proposals being sought for this site will respond to project requirements that ensure trees and landscaping are well considered, including the creation of a public open space as identified in the Development Plan. The existing trees along the boundary of the site make a valuable contribution to the local streetscape and the new development. The department will seek to retain as many trees as possible and do replacement planting for any trees that are required to be removed.

Demolition sequencing of existing buildings

Structural demolition of the buildings along Bendigo Street is currently scheduled to commence on Friday, 17 July and is anticipated to be completed by early-August. Please note demolition will commence with the Southern building along Bendigo Street, followed by the Northern building.

Structural demolition of the buildings along Bangs Street is currently scheduled to commence on Tuesday, 4 August and is anticipated to be completed by mid-August. Please note demolition will commence with the Northern building along Bangs Street, followed by the Southern building.

Demolition of the basement is currently scheduled to commence by mid-August and is anticipated to be completed by early-October.

All structural demolition activities will be completed by qualified specialists in accordance with environmental regulations. It is anticipated that all demolition works will be completed in October 2020.

Control measures

CCG will minimise and mitigate the impacts of noise and dust by using the industry standard control measures such as water spraying to suppress dust and installing shade cloths on perimeter fencing.

Prior to demolition works being carried out all relevant audits and risk assessments were conducted to identify the most appropriate processes and control measures to ensure that all works are carried out safely for the contractors and the community.

These measures include:

- Maintaining exclusion zones around any areas where asbestos removal works are being undertaken

- Daily air monitoring devices are present during active asbestos removal works. These monitors test for the presence of asbestos fibres in the air
- Dust suppression methods which include the hosing down of materials as they are being removed
- Ensuring the removal of hazardous building materials is carried out by a Class A licenced asbestos removal contractor.

Next steps

On Monday, 13 July the installation of a perimeter hoarding will commence on Bendigo Street. This is to ensure the safety of local residents and passers-by. As indicated in *Diagram 2*, the Stage 1 Demolition Area 'Covered Walkway with Hoarding', will be erected to allow for safe and continued pedestrian use of the footpath along the highlighted section of Bangs Street (Southern end).

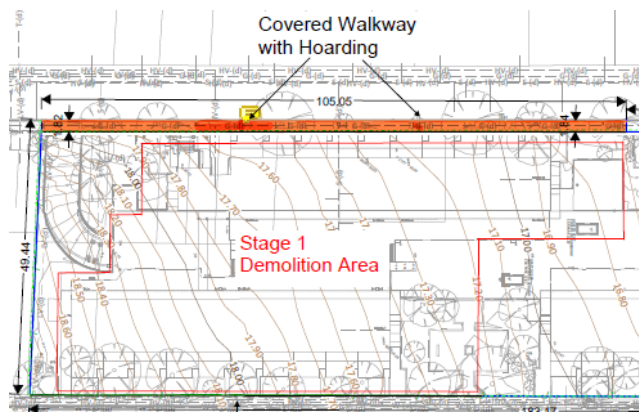


Diagram 2: Stage 1 Covered Walkway with Hoarding

Prior to commencing the Stage 2 Demolition Area, the 'Covered Walkway with Hoarding' in *Diagram 3* will be erected to allow for safe and continued pedestrian use of the footpath along the highlighted section of Bangs Street (Northern end).

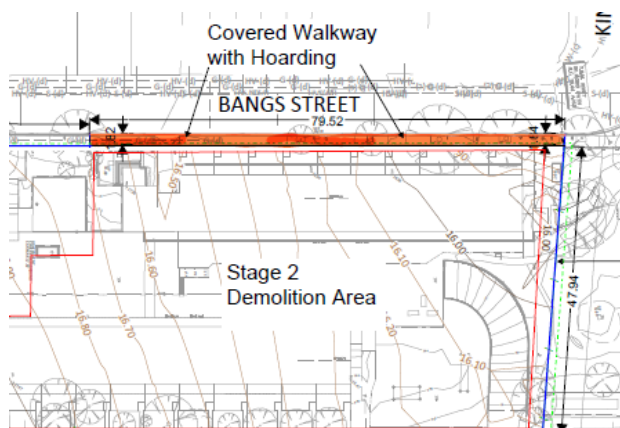


Diagram 3: Stage 2 Covered Walkway with Hoarding

Upon the completion of demolition, which is scheduled for October 2020, the site will be grass-seeded and fenced off in preparation for construction. Public use and access will not be permitted during this period.

Consultative Committee (CC) meetings

Due to the evolving nature of the COVID-19 pandemic and associated restrictions, the department will continue to communicate with the community via email and letterbox drops. Please email housing.renewal@dhhs.vic.gov.au to receive updates.

The department is working with the Chair to arrange a suitable online forum to conduct the next meeting. This will include an opportunity for members to ask Matt Tucker - Project Manager from CCG any questions about the ongoing demolition process. We will advise all members of the CC the date and time of our next meeting as soon as possible.

Contact

We acknowledge the importance of community feedback and appreciate the detail to which you want to be engaged with the project.

If you would like further background on the redevelopment site at Bangs Street, please visit the DHHS website at <https://www.dhhs.vic.gov.au/prahran-bangs-street> or if you have any queries, please contact the following representatives:

DHHS - PHRP

Jason Stewart - Manager,
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CCG - demolition contractor

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The health, safety and wellbeing of surrounding residents and site contractors is the highest priority for CCG and the department.

Regards,

Jason Stewart
Manager, Communications and Community Engagement
Public Housing Renewal Program
Department of Health and Human Services