

Planning for the future of Bell/Bardia and Tarakan Estates in Heidelberg West

Project update, June 2020

Have your say on the draft plans for Bell/Bardia and Tarakan Estate redevelopments

The Victorian Government is committed to delivering safe, secure and affordable homes to better meet the housing needs of Victorians and support strong and inclusive communities.

The renewal of Bell/Bardia and Tarakan public housing estates in Heidelberg West will replace old housing that does not meet the needs of tenants with well designed, attractive homes that improve the local area. It will progressively provide over 560 new homes across the two sites including over 280 new homes for social housing tenants and over 280 homes to be offered as private rental housing. The design of the new estates builds on previous input from the community and will feature modern sustainable design with improved open space and other features that everyone can enjoy.

Project background

The Department of Health and Human Services commenced planning for the future of Bell/Bardia and Tarakan Estates in 2017 when it requested the Minister for Planning rezone the sites. This process involved community consultation to seek feedback on indicative designs for the redevelopment.

In March 2018 the Minister for Planning approved the changes to the planning controls and introduced Development Plan Overlays which allows the sites to be redeveloped. The Development Plan Overlays detail what types of things the land can be used for, how tall buildings can be, how far they need to be set back from boundaries, how much open space needs to be provided and guidance around landscape and building design. The Masterplan complies with these overlays.



Aerial view of Bell/Bardia Estate



Aerial view of Tarakan Estate

We invite you to share your feedback on the draft plans for the sites.

This project update provides an overview of the draft masterplans and details of how you can provide your feedback. Feedback from previous engagement has been used to inform the development of the draft masterplans.

The opportunity to provide feedback closes 6 July 2020.

About the draft plans

Through the planning scheme amendment process the community has shared valuable feedback on how the design of the sites should provide open space, increased accessibility and safety and sustainable design features. The community feedback has been incorporated into the draft masterplans for each site and is underpinned by the department’s principles to masterplan development which includes:

- Providing strong connections through sites;
- Retaining trees where possible;
- Maximising building heights adjacent to Bell Street and Melbourne Polytechnic and
- Creating a residential scale along local streets

The key themes of past community feedback can be split into three categories; open space, accessibility and safety and design.

Open space

- 1 Promotes outdoor use and community gatherings and opportunities for active use like basketball or playgrounds
- 2 Connections to existing walking and cycling paths, local parklands and shops
- 3 Upper level communal open space for residents

Accessibility and safety

- 4 Removes cut through roads in the estates and favours locals-only roads
- 5 Passive surveillance from courtyards and town houses
- 6 Direct access to parking facilities

Design

- 7 Smaller blocks of housing that reflect the local neighbourhood and local streets
- 8 Building heights and locations designed to limit shadows and provide great light to communal open space areas
- 9 Sustainable design to reduce heating and cooling costs

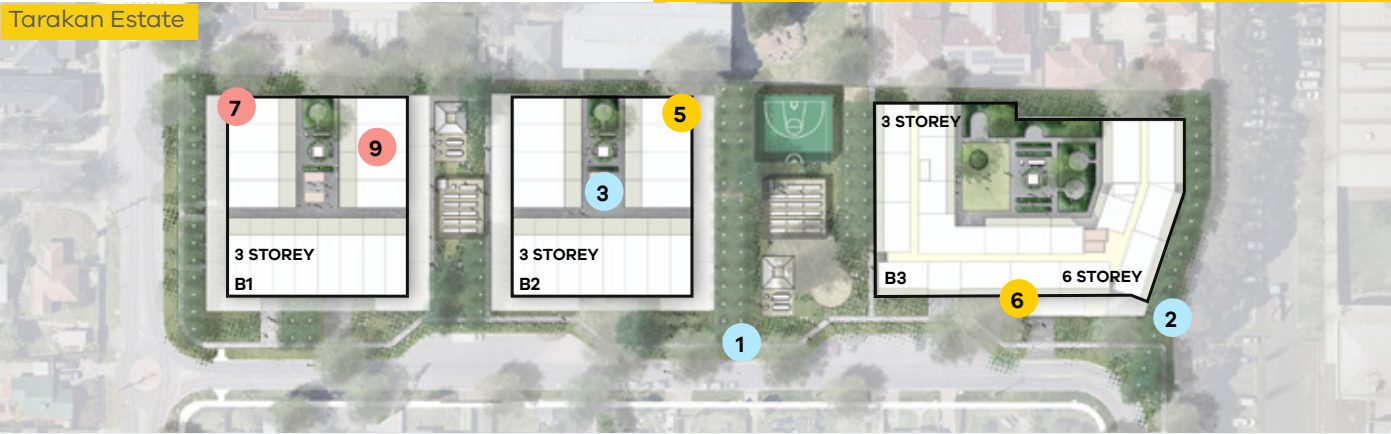
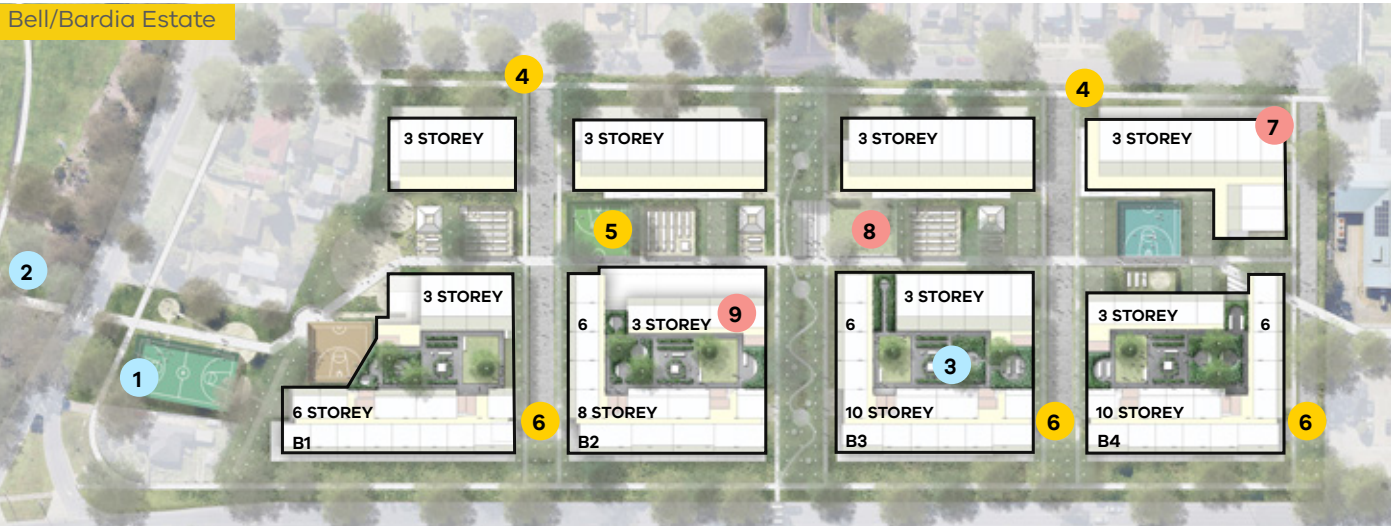
Project benefits

- ✓ Prioritise local jobs and local content in the construction phase through the *Public Tenant Employment Program*
- ✓ Improve how the sites integrate with the local neighbourhood, provide improved walking and cycling connections through the sites, improved public open space and landscaping
- ✓ Increase the provision of social housing in a location which provides good access to transport and employment and education opportunities
- ✓ Deliver higher levels of comfort and reduced energy costs for tenants through environmental sustainable design

What are we looking for feedback on?

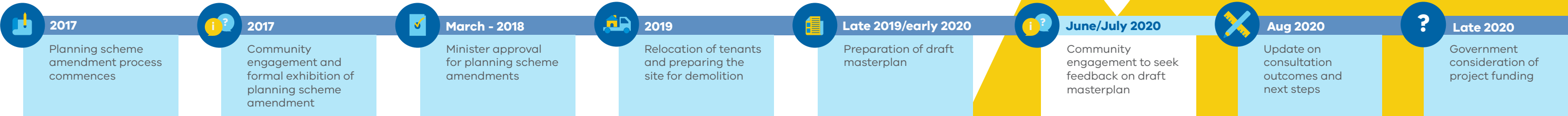
The planning scheme amendment that was approved in 2018 details what land can be used for, how tall buildings can be, how far they need to be set back from boundaries, how much open spaces need to be provided and guidance around landscape and building design. The draft masterplan meets these requirements but we are seeking further input from the community on:

- How else connections within the sites could be improved
- The type and locations of amenities in the open space
- What else would make open spaces feel safe
- What facilities should be included in the backyards
- Specific elements of the masterplan that you have concerns about
- How the masterplan could be improved



View the Masterplan at <https://www.dhhs.vic.gov.au/heidelberg-west-bell-bardia-and-tarakan-estates>

Project timeline



Have your say on the masterplan

Complete the online survey



16 June to 6 July 2020



<https://www.dhhs.vic.gov.au/heidelberg-west-bell-bardia-and-tarakan-estates>



Need help completing the online survey?

Call our project hotline on (03) 9021 0617 to arrange a time to talk to a project team member

Email us at housing.renewal@dhhs.vic.gov.au

Need an accessible version of this project update?

If you would like to receive this publication in an accessible format, please phone the project hotline (03) 9021 0617 or email housing.renewal@dhhs.vic.gov.au



Interpreter

If you need an interpreting service to support participation in engagement, please contact the client engagement team at:

Email: housing.renewal@dhhs.vic.gov.au

Phone: 0447 842 369

Join an online workshop



Participate in a 1.5-hour online workshop via Zoom meeting platform to discuss and give feedback on the draft masterplan.

Session 1



Wednesday 1 July 2020



6:30pm - 8:00pm



Language: English.
Interpreters available.

Session 2



Thursday 2 July 2020



1:30pm - 3:00pm



Language: English.
Interpreters available.

How to register?

Register online via <https://www.dhhs.vic.gov.au/heidelberg-west-bell-bardia-and-tarakan-estates>

Email us at housing.renewal@dhhs.vic.gov.au

Call us at (03) 9021 0617

The workshops have limited capacity. Registration is accepted on a first-come-first-served basis.