

Design Principles

Public Housing Renewal Program



As part of an announced \$2.7 billion in support for social housing and homelessness, the Victorian Government has committed \$185 million to the Public Housing Renewal Program. This program will renew existing homes on nine public housing estates across metropolitan Melbourne and increase social housing by at least ten per cent.

The following Design Principles were established over a series of three workshops convened by the Department of Health and Human Services with assistance from the Office of Victorian Government Architect, Victorian Planning Authority and the Department of Environment, Land, Water and Planning.

The 13 Design Principles will guide the urban design, planning and procurement stages of the redevelopment of each estate. The Principles are:

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| 1. Public Land Assets | To ensure that public land is used in the best way to deliver more social housing opportunities for private housing and safer neighbourhoods. |
| 2. Sustainable Development | To deliver a sustainable and high quality development that contributes to the longevity of housing stock and minimises the cost of living. |
| 3. Safe Places | To create safe buildings and open space throughout the estate. |
| 4. Site Features | To respond to the features of the estate, such as surrounding land use, views, site slope, drainage and significant vegetation. |
| 5. Neighbourhood Contribution | To integrate with the surrounding area by responding to neighbourhood character, enhancing the public realm and pedestrian access, and delivering 'good' neighbour outcomes. |
| 6. Tenure Equity | To successfully deliver integrated social and private housing that is 'tenure blind'. |
| 7. Non-Residential Uses | To provide community, retail or commercial uses to meet an identified local need or to stimulate local activity or participation. |
| 8. Active Transport | To prioritise pedestrian and bicycle access within the estate. |
| 9. Access | To establish clear access and address points for the estate, buildings and spaces, including defining private, communal and public spaces. |
| 10. Social Integration | To foster social connections between residents and the wider community. |
| 11. Residential Amenity | To provide high levels of residential amenity and liveability as required under the Better Apartment Design Standards. |
| 12. Integrated Landscape | To provide landscaping and communal open space that is resilient and enhances the sense of place, sustainability and liveability of the estate and the local area. |
| 13. Accessibility and Adaptability | To deliver buildings and spaces that are accessible and practical for people of all abilities and readily adaptable to respond to their future needs. |



The following Design Principles were established over a series of three workshops convened by the Department of Health and Human Services with assistance from the Office of Victorian Government Architect, Victorian Planning Authority and the Department of Environment, Land, Water and Planning.

The Design Principles will guide the urban design, planning and procurement stages of the redevelopment of each site.

1. **Public Land Assets.** To maximise the social, economic and environmental 'return' of public land assets and ensure the economic viability of the project.
2. **Sustainable Development.** To deliver a sustainable and high quality development that contributes to the longevity of housing stock and minimises the cost of living.
3. **Safe Places.** To create safe buildings and spaces throughout the site.
4. **Site Features.** To respond to the features of the site, such as context, aspect, topography and significant vegetation.
5. **Neighbourhood Contribution.** To integrate with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering 'good neighbour' outcomes.
6. **Tenure Equity.** To balance issues of equity in the successful delivery of market and social housing that is 'tenure blind'.
7. **Non-Residential Uses.** To provide retail, commercial or community uses to meet an identified local need or stimulate local activity and participation.
8. **Active Transport.** To prioritise pedestrian and bicycle access within the site.
9. **Legibility.** To establish legible access and address points for the site, buildings and spaces, including defining private, communal and public spaces.
10. **Social Integration.** To foster social connections between residents and the wider community.
11. **Residential Amenity.** To provide high levels of residential amenity and liveability in accordance with the Better Apartments Design Standards.
12. **Integrated Landscape.** To provide landscaping and communal open space that is resilient and enhances the sense of place, sustainability and liveability of the site and local area.
13. **Accessibility + Adaptability.** To deliver buildings and spaces that are accessible and practical for people of all abilities and readily adaptable to respond to the future needs of residents.

VERSION 1: Engagement Report

VERSION 2: Used in Standing Advisory Committee Expert Report

Both November 2017: significant deviations highlighted note in particular material differences in Principle 1