

July 2024



*Artist's impression of future Barak Beacon development and surrounds.*

## Barak Beacon takes a step forward with planning approval

Homes Victoria, together with our not-for-profit project partner Building Communities, will deliver more than 400 new homes, including social, affordable rental, private rental and specialist disability accommodation homes at the Barak Beacon housing site in Port Melbourne.

These homes will be close to jobs, shops, services and all the great destinations the local area has to offer.

The redevelopment will include a 46% increase in social housing on the site to accommodate former residents and people on the Victorian Housing Register.

Building Communities has now received planning approval to deliver these modern and energy efficient new homes which will be warmer in the winter, cooler in the summer and residents will be saving on their power bills. The builder at the site is ICON.

**more and better  
homes for Port Melbourne**



*The Barak Beacon project will deliver more than double the number of trees than existed before on the site*

## The development will include

- Landscaped open spaces in the central and northern portions of the site including a children's play space and community garden.
- Improved pedestrian connections through the site.
- More than double the number of trees at the site.
- All electric, energy efficient homes.
- Space for a new café.
- Multi-purpose community room.
- Spaces for a social enterprise to use.
- On-site tenancy support and property maintenance.



*New homes at Barak Beacon will be energy efficient and maintained to a high standard.*

## Community consultation on the plans for Barak Beacon

We held two stages of community consultation to help plan the future of the Barak Beacon site. Stage one consultation was held between June and July 2022 where Homes Victoria sought feedback on what was important to the community, considering site constraints and opportunities to deliver new homes for people who need them most.

Stage two consultation was held between 5 February and 4 March 2024 to talk with residents, the broader community, City of Port Phillip, and other stakeholders about the proposed development plans for the site.

The plans and supporting technical documents were made available for viewing on the Engage Victoria website.

During stage two consultation, you told us:

- Minimise overshadowing and overlooking from buildings.
- Reduce impacts to traffic and parking.
- Safety and security are important.
- Provide better indoor and outdoor spaces.

- Retain trees where possible.
- Provide quality landscaping.
- Manage construction and waste impacts.
- Communicate effectively with residents.

All feedback received during the stage two consultation has been responded to by Building Communities in a report that was submitted as part of the planning application. This consultation report is now available to read on the Engage Victoria webpage below

[engage.vic.gov.au/port-melbourne-housing](https://engage.vic.gov.au/port-melbourne-housing)

Thank you to everyone who took part in the consultation process and provided feedback on the development plans.



*Talking with residents about plans to redevelop the Barak Beacon site.*

## What's happening next at Barak Beacon?

Now that the project has planning approval, ICON will begin to prepare the site for main construction works, which will begin in late 2024.

As previously communicated, site establishment works have commenced which includes installation of fencing around the site, and specialised contractors are carrying out soil remediation works in line with WorkSafe Victoria and Environmental Protection Authority regulations and standards in a controlled, staged process by qualified personnel.

Some additional trees will be removed that an arborist assessed as impacted by construction or that pose a safety risk. Building Communities is currently exploring ways to donate removed trees to local organisations so that they can be repurposed. Protection zones will be set up around trees to be retained on or around the site, so they are not damaged during the construction of new homes.

If you have any questions or concerns about works happening at the Barak Beacon, Port Melbourne site, please contact **ICON's 24-hour hotline** on **(03) 9389 3619** or email **community.questions@icon.co**



## Barak Beacon is being delivered under a Ground Lease Model

The Barak Beacon redevelopment is made possible through a Ground Lease Model where Homes Victoria leases the land to Building Communities to finance, design, build, operate and maintain all new homes at the site for a 40-year term. This means there is no sale of public land.

Once completed from late 2026, the new homes will be operated by one of Victoria's leading not-for-profit housing organisations - Community Housing Limited (CHL).

CHL, part of the Building Communities consortium, will be based at the site to provide tenancy management services, run community development and engagement programs and operate and maintain the buildings to a high standard for the next 40-years.

To find out more about the Ground Lease Model projects, please visit

[homes.vic.gov.au/ground-lease-model](https://homes.vic.gov.au/ground-lease-model)



### Find out more



To find out more about the redevelopment of Barak Beacon, Port Melbourne please email [portmelbourne@homes.vic.gov.au](mailto:portmelbourne@homes.vic.gov.au) or visit our website at

[homes.vic.gov.au/  
barak-beacon-port-melbourne](https://homes.vic.gov.au/barak-beacon-port-melbourne)

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Homes Victoria acknowledges the Traditional Custodians of the land upon which this housing is being built. We pay our respects to their Elders past and present.