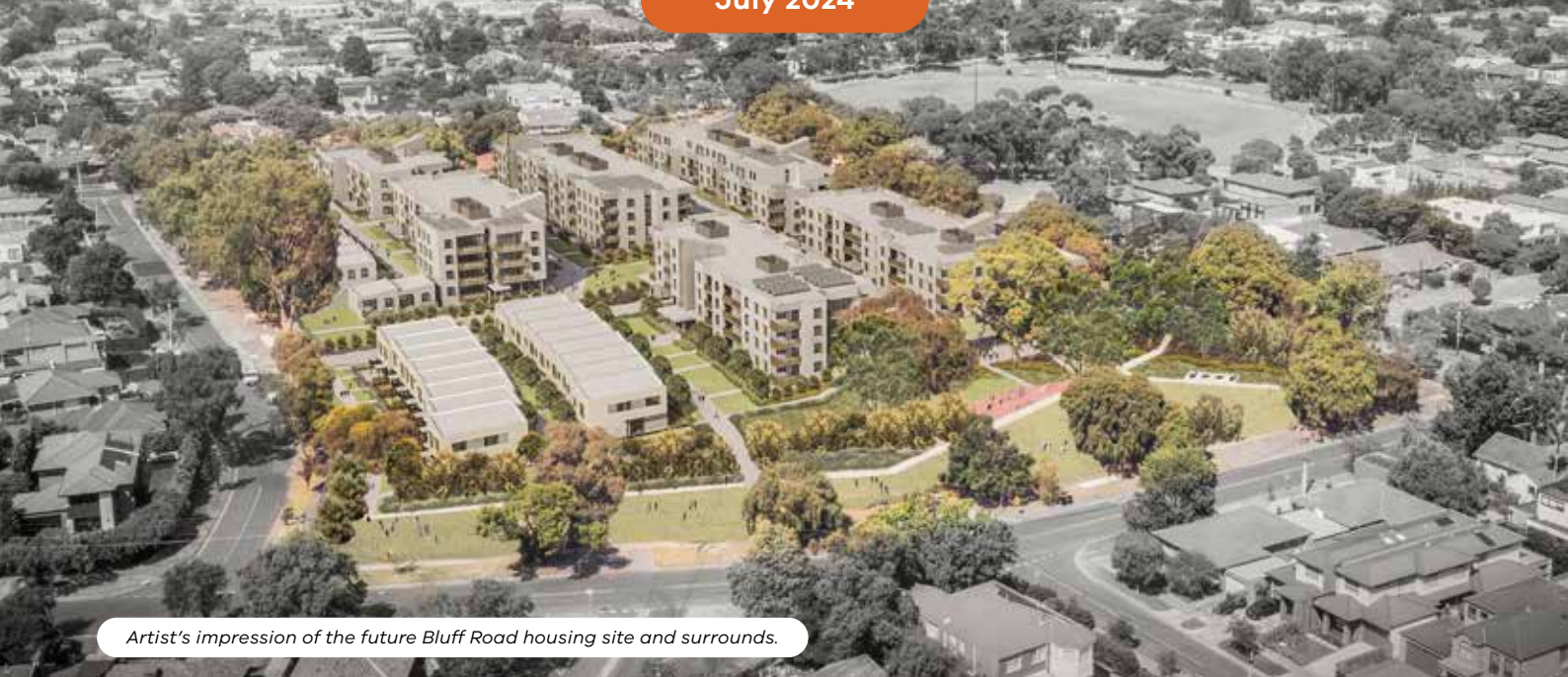


July 2024

Artist's impression of the future Bluff Road housing site and surrounds.

Bluff Road, Hampton East takes a step forward with planning approval

Homes Victoria, together with our not-for-profit project partner, Building Communities will deliver more than 280 new homes, including social, affordable rental, private rental, and Specialist Disability Accommodation homes at the Bluff Road housing site in Hampton East.

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

The redevelopment will include a 16% 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 Hampton East**



Artist's impression of the Bluff Road site that will have a space for a cafe and landscaping.

The development will include

- New public park in the northern part of the site, including playground, community garden and picnic area.
- Quality landscaped areas and trees.
- Improved pedestrian connections through the site.
- Multi-purpose community room.
- Space for a new cafe.
- All electric, energy efficient homes.
- On-site tenancy support and property maintenance.



Artist's impression of the future site that will be complemented by quality open spaces.

Community consultation on the plans for Bluff Road

We held two stages of consultation to help plan the future of the Bluff Road housing 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 Bayside, 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:

- Safety and security is a priority.
- Minimise overshadowing and overlooking from buildings.

- Reduce impacts to traffic and car parking.
- Provide flexible indoor and outdoor spaces for community activities.
- Manage construction impacts.
- Communicate with residents about the project.

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/hampton-east-housing



Talking with residents about plans to redevelop the Bluff Road site.

What's happening next at Bluff Road?

Now that the project has received planning approval, the builder ICON will begin to prepare the site for construction, 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. 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 at the Bluff Road, Hampton East site, please contact **ICON's 24-hour hotline** on **(03) 9389 3619** or email **community.questions@icon.co**



Artist's impression of the future site that will include quality pathways connected to the wider neighbourhood.

Bluff Road is being delivered under a Ground Lease Model

The Bluff Road 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 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 project please visit

homes.vic.gov.au/ground-lease-model



Find out more



Scan me

To find out more about the redevelopment of Barak Beacon, Port Melbourne please email hamptoneast@homes.vic.gov.au or visit our website at

homes.vic.gov.au/bluff-road-hampton-east.



Interpreter

Need an accessible or interpreted version of this project update?

If you would like to receive this publication in an accessible or interpreted format, please email enquiries@homes.vic.gov.au

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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.