

November 2024

Elgin Towers, Carlton

Visioning engagement

What we heard report

Homes Victoria is committed to being a listening and learning organisation that engages well with stakeholders, communities, and renters, to achieve best for project and best for community outcomes.

We are delivering more and better social housing at Elgin Towers, Carlton with 248 new apartments - a 26 per cent increase at this location.

The new homes will be modern, accessible, and energy efficient - all close to shops, parks, transport and services.

The Australian Government and Victorian Government are partnering to redevelop the Elgin Towers, the first of the 44 towers across Melbourne that will be transformed in coming years.

Will relocated renters be able to return to new homes?

Renters in the old red bricks towers at Elgin were relocated in 2023, and decommissioning of the buildings has now commenced. Construction of new towers is expected to start in 2026. People will begin to move into new homes in 2028.

Renters will be able to return. When complete, all former residents of the Elgin Towers, Carlton will be invited to return to the new homes.

Visioning engagement

In June – July, we asked residents at Carlton, nearby neighbours and stakeholders what was important to them and what they would like to see in the redevelopment of the red bricks towers at Elgin and Nicholson Street in Carlton.

This feedback was used to shape and inform the development of designs for indoor and outdoor areas, including homes in the new towers.

Thank you

Thank you to everyone who provided valuable feedback during the first round of engagement.

When was this engagement held?

Wednesday 19 June – Wednesday 10 July 2024.

What form did this engagement take?

- 2 community drop-in sessions – 45 participants
- 1 online community engagement survey – 128 responses
- 6 kitchen table workshops with renters and neighbours – 51 participants
- 1 community interest group and advocates design workshop – 18 participants

Who took part?

- 114 people participated in across 9 face-to-face engagement sessions
- 128 completed online surveys
- 1,700 comments

What we heard

We heard from renters and community they value living close to the city, public transport, school and hospitals.

Across the engagement we heard three areas of feedback.

Connecting community with public, renters and neighbours is important

Green space is seen as an important aspect of the design. Participants suggested:

- Space for kids to play
- Interest in outdoor gyms, BBQs and bike connections
- Places for community members to spend time quietly/individual time
- Places for community to come together and share food
- Community gardens are seen by many people as very important.

Renter quotes included:

"I love seeing the communities blended together"

"We like the garden, it would be a good idea to have one at the new building"

"As women living in this area, we want to have tea together, we want somewhere we can cook and come together"

Shared community spaces for renters

We heard from participants that they would like rooms onsite that can be used for a range of meetings, gatherings and events.

When thinking about shared spaces, community members said that security and feeling safe was important:

- Foyer with security
- Need good lighting

Renter quotes included:

"Lighting is important to be able to see to the end of corridors. Automatic lighting. That's a good thing."

Homes for a variety of families and cultures

Carlton is a strong and diverse community. We received great ideas from participants on what makes a good home.

- Homes that allow people to age in place
- Most people wanted to see more storage space in homes
- There was a range of feedback on features such as bath vs shower and open plan vs separate kitchen
- People are excited and supportive of individual balconies
- Many renters were focused on ensuring there was good levels of security like door peepholes, foyers, doorbell cameras and fobs to only your floor

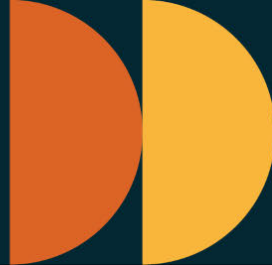
- Families are keen to be able to fit two beds/set of bunks and a desk in bedrooms – there was strong interest in bedroom size to enable children to have a place to study
- Homes that are well designed with good natural light ventilation, heating, cooling and are liveable.
- Participants raised interest in having apartments that could cater to larger families

How has community feedback shaped the design?

Through June and July, we talked to renters, relocated residents, local community members and stakeholders about what they wanted to see in new open spaces, shared indoor and outdoor spaces and homes in the new Elgin Towers.

Feedback from the lived experience of high-rise renters and the wider community has helped shape the design for the future Elgin Towers.

Below is a list of what we heard and how community feedback has shaped the design.



Visioning engagement summary

What we heard and how we have responded

| What we heard | How we have responded |
|---|---|
| People want more storage space in their homes | <ul style="list-style-type: none"> All bedrooms will have good sized wardrobes Storage has been prioritised in bathrooms, kitchens and laundry areas. |
| Many renters have large families who need bigger homes with more bedrooms | <ul style="list-style-type: none"> Community feedback played a key role in shaping the variety of apartment types. We have increased the number of apartments to 248 (currently 196) and including a range of one-, two three-, four- and five-bedroom homes. |
| Some people would prefer to have a shower, while others would like a shower and a bath. | <ul style="list-style-type: none"> One- and two-bedroom apartments will have showers. Three-, four- and five-bedroom homes will have showers and baths. |
| Particularly in bigger families, having a toilet that is separate from the bathroom is important. | <ul style="list-style-type: none"> Three, four and five bedrooms will have either a separate toilet or a second bathroom that includes a toilet. |
| Separating the kitchen and living areas is important to some renters, for cultural and hygiene reasons. | <ul style="list-style-type: none"> The architects listened to this carefully, however it is not possible to separate kitchens and living spaces, due to ventilation standards. |

| | |
|---|--|
| | <ul style="list-style-type: none"> Combining living, dining and kitchen areas maximises the use of space and increases flexibility. |
| Having private outdoor space is important to many people. | <ul style="list-style-type: none"> The architects listened closely to this one and have ensured that all apartments will have their own balcony. |
| Simple measures, such as peepholes in apartment doors, contribute to renters' sense of safety in their homes. | <p>We understand a sense of safety is important to our renters. All apartment doors will have:</p> <ul style="list-style-type: none"> peepholes in the front door a doorbell call system which will enable renters to see who is calling. a pass card that will only allow access to a renters own floor. |
| Families were keen to be able to fit two beds or a set of bunks as well as a desk in bedrooms. | <ul style="list-style-type: none"> The architects listened carefully and have designed large bedrooms that will fit two single beds or a set of bunks and a desk. All bedrooms will have a wardrobe and a large, openable window for good ventilation. |
| People want liveable, well-designed homes with good natural light, ventilation, heating and cooling. | <p>Homes Victoria is committed building new and better homes that are well designed, easy to heat and cool and have good natural light and fresh air. All apartments will have</p> <ul style="list-style-type: none"> Reverse cycle heating and cooling Ceiling fans in bedrooms |

| | |
|--|--|
| | <ul style="list-style-type: none">• Exhaust fans in kitchens and bathrooms• Windows that can open widely, that will provide light and fresh air |
|--|--|

Find out more

If you have questions or would like further information.

Email: engagement@homes.vic.gov.au