

Barak Beacon, Port Melbourne

Ground Lease Model 2

Homes Victoria is delivering new social and affordable housing to give more Victorians a safe and secure place to call home.

The Barak Beacon housing site is being redeveloped as part of Homes Victoria's investment into social and affordable housing, the \$5.3 billion Big Housing Build. Barak Beacon is a social housing site located between Barak and Beacon Roads in Port Melbourne in the City of Port Phillip.

The redevelopment of the Barak Beacon site will replace 89 social homes that are not compliant with current design standards, with approximately 300–350 well designed, social, affordable market rental homes.

New housing will be developed under a Ground Lease Model where Homes Victoria leases land to a project partner to finance, build, manage and maintain housing for 40-years, and the land remains in public ownership.

The supply of new homes at the Barak Beacon site will provide safe, secure accommodation for the growing number of people waiting to access housing on the Victorian Housing Register. It will also help tackle the growing problem of housing affordability in Port Melbourne.



Fast facts



Minimum **10% increase** in social housing

Affordable market rental homes to improve housing affordability in Port Melbourne



A mix of **1, 2, 3,** and **4-bedroom dwellings**



5-star Green Star rating



At least **5% disability accommodation**



7-star NaTHERs average rating



Indoor community space for **social connection**



Quality **green spaces**

Project timeline

Dec 2021	Project announcement
2021–2023	Support for existing renters to move to new homes
Mid 2022	Stage 1 Community Consultation We asked the community what they would like to see for the future of Barak Beacon
Early 2023	Enabling works commence
Mid–late 2023	Appointment of project partner to deliver project
Late 2023	Stage 2 Community Consultation We'll ask the community what they think of proposed plans for the site, once these are prepared
Early 2024	Construction commencement (pending approvals)
2025–2026	Project completion Renters welcomed back to new homes

Community engagement

In mid-2022 we asked renters and local residents what you want to see in the future of the Barak Beacon site. We received over 774 contributions via a community drop-in session, focus group, online surveys, interviews and meetings. Feedback gathered from the community will inform the plans for the Barak Beacon site.

Reports on the outcomes of engagement can be found on our website at www.homes.vic.gov.au/barak-beacon-port-melbourne.

Thank you to everyone that provided feedback.

In late 2023, we will host a second stage of community engagement to talk with community about proposed plans for Barak Beacon, once these have been prepared.

Further information

For further information about the Barak Beacon housing redevelopment, visit our website at www.homes.vic.gov.au/barak-beacon-port-melbourne.



You can also email us at portmelbourne@homes.vic.gov.au or call **1800 950 100**.



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