

Keeping locals local

EPSOM STREET AFFORDABLE HOUSING

Project update



You're invited to have your say

Following the successful delivery of Curlew Community Park on the former Laverton Primary School site in Epsom Street, Hobsons Bay City Council is now looking to take the next steps towards delivering the affordable housing component of the development. Affordable housing was first identified with the community in 2015 and we are now ready to continue with the plan to deliver affordable housing on the site for locals to live locally.

Council is looking to deliver a best-practice affordable housing development to the north and south of Curlew Community Park at 7–45 Epsom Street, Laverton. The park will remain accessible at all times. The housing would provide a home for up to 80 individuals and families, who have a connection to Hobsons Bay. This development would become home for locals who have struggled to find an appropriate and affordable place to live in Hobsons Bay through the private market.

To ensure the housing development will be visually pleasing and environmentally sustainable, a series of design guidelines have been drafted for the proposed development. We are seeking your feedback on the guidelines to ensure the development meets the needs of the current and future community.

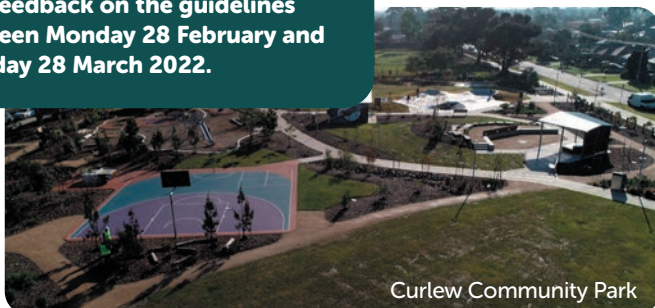
How is this project funded?

The proposed development responds to community requests for affordable housing for local people in Laverton. Recently, the State Government has announced a \$5.3 billion Big Housing Build program to invest in affordable housing across Victoria. This program, plus the recent establishment of the Hobsons Bay Housing Trust, provide a significant and rare opportunity for Hobsons Bay to deliver additional high-quality affordable housing in Laverton and ensure local people are not left behind. Following the current community engagement period, Council and the Hobsons Bay Affordable Housing Trust would consider applying for grant funding from the State Government offered through the Big Housing Build to progress the development. Progress of the proposed project is subject to grant funding being secured from the Victorian State Government.

What is affordable Housing?

Affordable housing refers to a range of supported or subsidised housing types, including social housing provided by a registered community housing provider. Social housing provides long-term accommodation for families and individuals on very low to moderate incomes. Rents are set to ensure the households can afford it, typically 25 to 30 percent of the household income.

We would appreciate your thoughts and feedback on the guidelines between Monday 28 February and Monday 28 March 2022.



Curlew Community Park

Scan me



**HOBSONS BAY
LANGUAGE LINE
9932 1212**

**HOBSONS
BAY CITY
COUNCIL**



Have your say

participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing

Have your say on the design guidelines

The design guidelines together with more information on the proposed development can be accessed from participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing or by attending any of the activities outlined below:

Consultation will run from Monday 28 February to Monday 28 March 2022.

Find out more and share your thoughts and feedback

1

Community pop-up session

- Drop in any time during the advertised time
- Ask questions and chat with our team
- Review the design guidelines and project overview
- Complete a survey

Curlew Community Park

7-45 Epsom Street, Laverton
(at the meeting area near the pump track and toilets)

3pm to 6pm,
Thursday 3 March 2022

Altona Meadows

Regional Farmers Market

AB Shaw Reserve in
Altona Meadows
(near the children's play area)

10am to 1pm,
Sunday 6 March 2022

Curlew Community Park

7-45 Epsom Street, Laverton
(at the meeting area near the pump track and toilets)

10am to 1pm,
Sunday 20 March 2022

2

Community workshop

Numbers are limited; to register your interest go to participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing before Monday 21 March

- Workshop key aspects of the design guidelines
- Hear from local service providers, Housing Choices Australia and residents of affordable housing
- Date to be confirmed – to be held at Laverton Community Hub

3

Online

Go to participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing

- Review the design guidelines, FAQs, and further information
- Complete an online survey

4

Make a written submission

Send your submission by email or mail to:

socialplanning@hobsonsbay.vic.gov.au

Economic Development & Social Planning Team
Hobsons Bay City Council
PO Box 21
Altona, Victoria, 3018

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Contact the Economic Development & Social Planning Team

Via email at socialplanning@hobsonsbay.vic.gov.au or phone 1300 179 944

What happens next?

Council will consider your feedback to revise the design guidelines. A final draft of the guidelines will be published later this year.

The final design guidelines would be submitted as part of any State Government funding application.

The consultation on the guidelines closes **Monday 28 March 2022** however, we will be continuing to engage the community on this project.



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