

Keeping locals local

EPSOM STREET AFFORDABLE HOUSING

Project overview



Information document

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.

The draft 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 on the last page of this document.

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.



Scan me



Curlew Community Park



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Overcoming the increasing challenge of finding an affordable place to live

The steady increase in housing prices in Hobsons Bay over many years has exceeded the average for the Melbourne metropolitan region as a whole. This has meant that many local people have found it increasingly difficult to stay local. Council has long recognised this problem and has had an affordable housing policy since 2002, with the current Affordable Housing Policy Statement endorsed in 2016.

In 2014, Council purchased the site of the former Laverton Primary School for the purpose of considering affordable housing and developing a community park. Council is building on the community engagement activities that have been conducted since 2015 to encourage continued local input into the design.

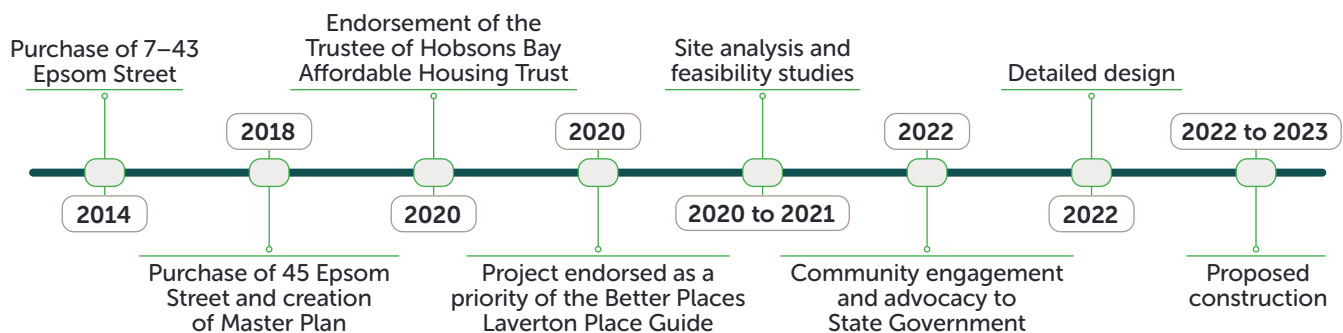
The commitment to affordable housing through Council's Affordable Housing Policy led to two significant steps:

1

Purchasing land to deliver affordable housing projects for the local community

Since purchasing the site, Council has conducted site analysis and feasibility studies that have contributed to the development of a set of design guidelines that are now ready for community input.

A timeline of the project is outlined below:



2

Establishing the Hobsons Bay Affordable Housing Trust

The Hobsons Bay Affordable Housing Trust was endorsed by Council in 2020 to help address the affordable housing crisis in Hobsons Bay by delivering affordable housing developments and homes for local residents.

What is the Hobsons Bay Affordable Housing Trust?

The Trust is a joint venture between Council and Housing Choices Australia (HCA), one of the largest community housing providers in Australia. HCA currently own or manage more than 7,000 properties across five states. HCA will manage the assets of the Trust and reports to Council annually. The Trust is structured to ensure that affordable housing created within Hobsons Bay will benefit the local community and remain within Hobsons Bay. The Trust will receive funding from private developers and apply for funding from State and Federal Government.

Big Housing Build

The state government has recently announced the Big Housing Build, a \$5.3 million investment in affordable housing designed to boost the social housing supply in Victoria by 10 percent. The Big Housing Build is inviting local governments, investors and community housing providers to apply for funding to develop affordable housing projects on their land, providing a significant and rare opportunity to create affordable housing in Laverton. Progress of the proposed project is subject to grant funding being secured from the Victorian State Government.

Have your say

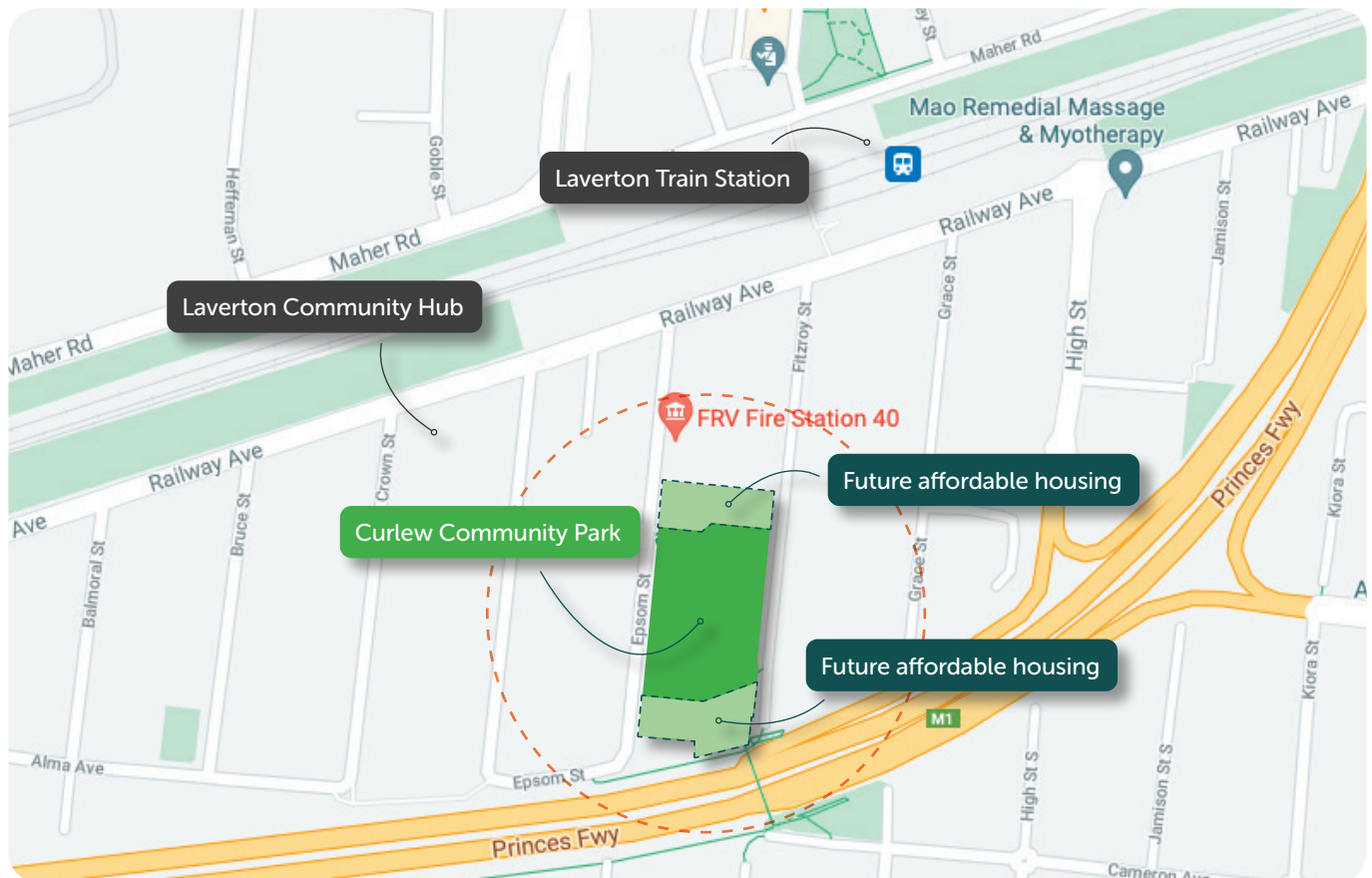
participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing

Keeping locals local

The proposed development responds to community requests for affordable housing for local people in Laverton. A partnership with State Government and Hobsons Bay Affordable Housing Trust will ensure affordable housing is created in this location that is well connected to the existing community and services. The closure of Laverton Primary School provided a rare opportunity to secure land large enough to develop high quality affordable housing that can be efficiently and effectively managed to make a difference to local people's lives.

Key points:

- In response to the growing housing affordability crisis, Council is looking to deliver a best-practice affordable housing development at Epsom Street, Laverton
- Council has drafted a set of design guidelines for the proposed development to ensure the future development will be suitable for the local park setting, visually pleasing and environmentally sustainable
- Council is now seeking community input into the design guidelines to ensure that the development meets the needs of the current and future community
- Your feedback will help Council revise the design guidelines. A final draft of the guidelines will be published later this year. The final guidelines would be submitted as part of any State Government funding application



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Have your say

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Examples of affordable housing within Hobsons Bay



Clarke Hopkins Clarke



MGS Architects



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What are the design guidelines and why do we need them?

The design guidelines are a set of requirements and recommendations that will inform the detailed design of the development. These guidelines include requirements and recommendations on the building design, park and public space interface, access to and within the site, public and resident amenity, and environmental sustainability. The guidelines will inform future development of the site and would be submitted with any applications for grant funding.

The guidelines have been developed because we know that good buildings and places that are of high-quality design and materials support our communities in many ways including socially, culturally, economically and environmentally and they generally increase the wellbeing of our communities. Good urban design delivers places that are safe, welcoming, healthy, functional and enjoyable.

To encourage high-quality design outcomes for 7-45 Epsom Street, Council has worked with architects, geotechnical engineers, acoustic consultants, and urban planners to develop the proposed design guidelines.

We are now seeking community feedback on the guidelines to ensure that the development meets the needs of the current and future community.

To read the design guidelines and respond to the survey please visit: participate.hobsonsbay.vic.gov.au/epsomstreetaffordablehousing

The guidelines aim to ensure:



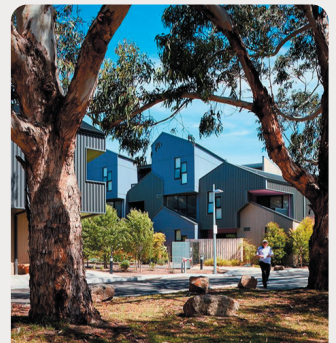
Continued community enjoyment of Curlew Community Park



The development is visually attractive from the street and park



Overshadowing is minimised



The development is safe, accessible and affordable



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Who benefits from affordable housing?

This project is about keeping locals local. The purpose is to help local residents who are struggling with the increasing cost of rent in Hobsons Bay to stay in the local area, close to their family and their community. People housed in social and affordable housing have greater ongoing employment and education opportunities as a result of living in and having access to stable, reasonably priced housing. With the support of affordable and appropriate housing, residents see improvements in their overall health and wellbeing because of the greater independence, community connections and access to effective mental and physical health support.



Teresa and Stjepan

Despite working in Australia for more than 60 years between them, retired couple Teresa and Stjepan were struggling to make the ever-increasing private rental payments when they were offered a home with Housing Choices Australia.

Located close to their only daughter and grandchildren in Melbourne's west, Teresa said becoming Housing Choices residents had been a welcome gift after a string of bad luck. A few years ago, Stjepan was diagnosed with cancer and Teresa left her job to be his full-time carer. During this time, the pair were forced to tap into their pension in a bid to stay afloat. The couple were on the social housing waitlist for almost a decade when they were allocated their property.

Becoming community housing residents has reduced the pair's financial stress and allowed them to enjoy their retirement, while ensuring they have a safe, stable and affordable place to call home.



Wendy

For more than 30 years Wendy worked in offices, raised her children and enjoyed cooking and catering for functions on the side. A relationship breakdown changed the course of her life dramatically and she found herself in precarious living situations, sleeping in her car and moving around backpacker accommodation.

Wendy first found secure crisis accommodation, who then put her in touch with Housing Choices Australia who were able to offer her a brand new apartment. Since moving in, Wendy has found part-time work in a restaurant and is brushing up her culinary skills with the intent of starring in MasterChef. Having her own place has once again sparked Wendy's joy for cooking for her friends, and she also loves that her apartment is close to everything she needs and her grandson's day care.

To hear more stories from residents of similar developments go to:
participate.hobsonsabay.vic.gov.au/epsomstreetaffordablehousing

Characteristics of people at risk of homelessness in the Hobsons Bay area¹

People at risk of homelessness have insecure living situations such as short-term accommodation or may be escaping family violence. This data is an indication of the people who would benefit from affordable housing.

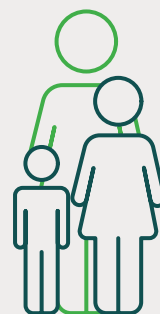
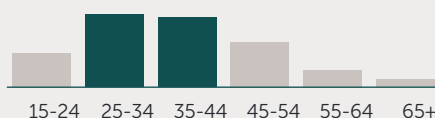


67%
are women

58%

of people seeking housing help are aged between 25 and 44 years

particularly at risk are Indigenous Australians and people leaving health or social care arrangements²



6 in 10
of all household types at risk are families

These families are most likely to be a single parent family headed by a woman

¹ Johnson, G. and Watson J (2018) 'Diversity and complexity: Examining the characteristics of 'at risk' and homeless households in Melbourne's west'. Melbourne: Unison Housing.

² Australian Institute of Health and Welfare (2021) Homelessness and homelessness services, AIHW, Australian Government, accessed 24 February 2022.

Frequently asked questions

Why is Council creating affordable housing?

We know from repeated community consultation that access to affordable housing is a key concern for our community. Respondents to the Council Plan consultation last year told us that Council should take action to increase affordable housing options for residents.

There is currently a waitlist of over 9,000 households for social and affordable housing within Hobsons Bay and Melbourne's West. As set out in our Affordable Housing Policy Statement, Council is committed to ensuring all households in Hobsons Bay can live in affordable, secure and appropriate housing that meets their needs, particularly for households and families with low and moderate incomes.

Who is funding the development?

Council and the Hobsons Bay Affordable Housing Trust will apply for funding from the State Government offered through the Big Housing Build. Council would provide the land to the Hobsons Bay Affordable Housing Trust for the project, which it purchased in 2014.

What will the housing look like?

The design guidelines, which we are seeking community feedback on, currently propose buildings of a maximum of four storeys in the centres of the development with a maximum of two storeys on the edges of the site. This design will ensure that the buildings are lower near the street and park to reduce how tall and bulky the buildings appear from the street level and in the park. The development is proposed to mostly consist of 1- or 2-bedroom dwellings. The housing will be built to a high standard using quality materials, with a strong emphasis on environmentally sustainable design and which is also suitable and accessible for all kinds of residents including people with a disability and older residents.

The final look and feel of the building is subject to the finalised design guidelines. As we are seeking your feedback, the guidelines can be updated and this will direct what the final development would look like.



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

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

3

Online

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

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

5

Contact the Economic Development & Social Planning Team

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

What happens next?

Submissions and feedback will help shape the future development of the design guidelines.

Following consultation, the design guidelines will be revised and finalised. The final guidelines would be used in grant funding applications for the development of affordable housing at 7-45 Epsom Street, Laverton.

The updated design guidelines will be published on the project website later this year: hobsonsbay.vic.gov.au/Council/Current-Projects/epsomstreetaffordablehousing

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

Progress of the proposed project is subject to grant funding being secured from the Victorian State Government.



Curlew Community Park



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