

What would the housing development look like?

The size and number of houses have not been determined at this stage in the project; however, Council would ensure the development meets the following planning and building principles:

- ✓ High-quality materials and attractive built form design
- ✓ Well-designed and contemporary buildings
- ✓ Sufficient car parking for future residents
- ✓ Contributes positively to the character of the neighbourhood
- ✓ High-quality landscaping and canopy trees
- ✓ Environmentally sustainable design
- ✓ Safe and efficient pedestrian access
- ✓ Complements surrounding properties and does not unduly impose on them

The size of land at 1F Ashline Street in Wollert, and its planning provisions, would allow for one or two-storey dwellings, with the possibility of using some of the land facing Highpark Drive for three storey housing.



Share your views

At this stage of the project, Council is asking for community feedback on leasing the land at 1F Ashline Street, Wollert. Council will consider community feedback and decide whether to go ahead with this project. If it goes ahead, the community will have an opportunity to provide feedback on any development plans for the site.

Project Timeline

December 2021

Outcomes of community consultation and Council decision

Early 2022 (pending Council decision)

Community housing partner selection process

Mid to late 2022 (pending Council decision)

Community consultation on the proposed development plan for the site



Find out more and share your feedback on the proposal at www.engage.whittlesea.vic.gov.au/affordable-housing



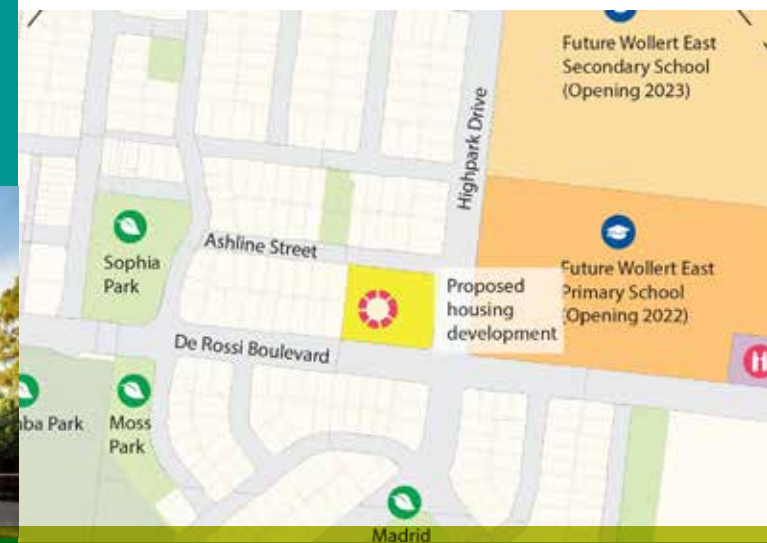
Example of an affordable housing development in Alphington, Victoria.
Image supplied by MGS Architects



Local homes for local people

Council is considering leasing the land at 1F Ashline Street in Wollert for an affordable housing development for local people, and is seeking community feedback.

The land would be leased for a maximum term of 50 years to a community housing organisation.



What is affordable housing?

The term 'affordable housing' refers to a range of supported or subsidised housing types, which provides accommodation for families and individuals who cannot afford to rent in the private rental market.

An affordable housing development would provide homes for vulnerable local people, as well as key workers on very low to moderate incomes, such as childcare, health care and aged care workers, hospitality and retail staff and service industry staff.

This affordable housing development would be built and managed by a community housing organisation. These are not-for-profit organisations that are highly regulated by the Victorian Government.

To find out more about affordable housing, including eligibility criteria, visit: www.housing.vic.gov.au/community-housing

Why do we need affordable housing?

We know access to affordable housing in the municipality is important to our community. Respondents to the Council Plan consultation earlier this year told us Council should take action to increase affordable housing options.

Our research shows that more than 10,000 households in the City of Whittlesea are suffering from housing stress and are paying 30 per cent or more of their income on rent or mortgage repayments.

There is an urgent need for 3800 additional affordable homes.

Why has this site been chosen?

The land we are proposing to use for affordable housing is the vacant block at 1F Ashline Street in Wollert. The land is approximately 5000 square metres.

Originally, Council had planned to build the Wollert East Community Centre on the site, but this Centre has since been moved to the neighbouring Wollert East P-12 School site.

The site is ideally located for affordable housing because it is close to parks, schools, shops, public transport (356 & 358 bus lines) and other facilities.



"I've never had a place that's so safe, clean and nice – it still feels like a dream. Safety's the most important thing now that I have Kai."

*Kelli, Affordable housing resident, Bundoora
Image and story supplied by Women's Property Initiatives*



"The first day I moved in I said... this is the first day of my new life. It's more than I anticipated, more, in every way."

*Bob, Affordable housing resident
Image and story supplied by MGS Architects*



Aunty Sandra Myers is Biripi Elder, mother of four and was a nurse for 40 years. There's lots more to know about Aunty Sandra, including that she has fostered 29 children and is a affordable housing tenant in Victoria.

*Aunty Sandra Myers, Affordable housing resident, City of Whittlesea
Image and story supplied by Aboriginal Housing Victoria*