



# **Aireys Inlet Affordable Housing Project**

**Lorne housing solutions community meeting**

**5 June 2023**

# How did we get to this point?

- There is significant need for social and affordable housing in our shire. Private rental vacancy rates are below 1%.
- In latest figures 636 people are on the waiting list for social housing in Anglesea – Aireys Inlet district alone.
- Anglesea and Aireys Inlet have ~30 social housing dwellings and there are 97 social housing dwellings across Surf Coast Shire.
- Council resolved in January 2022 to explore a land use arrangement at 2 Fraser Drive that would facilitate development of social and affordable housing.
- Council received findings of first phase community engagement in December 2022 and committed to an Expressions of Interest process seeking a suitable project partner.
- A 10-member Community Advisory Group has met five times since March, including with Wadawurrung Traditional Owners Aboriginal Corporation representatives to embed an understanding of Country.

## Project scale



**2 Fraser Drive, Aireys Inlet**

- Exploring the potential for further development of social and affordable housing on the vacant land at Council-owned site
- A portion of the site has housed residents in four social housing dwellings since the early 1990s
- Design and capacity of housing to be determined via a community co-design process.
- Design principles include: flexible and adaptive design, bushfire resistant and environmentally sustainable, demonstrating coastal character.
- To provide affordable housing for people on the Victorian Housing Register + key workers
- Community garden and Fraser Walk, public access path to Albert Avenue to remain in Council ownership.


# Project status



- Community Advisory Group members established design principles within limits of planning scheme, relevant policies, physical and financial constraints.
- Council has endorsed Housing Choices Australia as preferred proponent, from three EOI submissions.
- An intensive co-design workshop was held on the weekend with CAG members, architects from Housing Choices Australia and other key players.
- Housing Choices Australia are now incorporating the CAG's recommendations on the built form, private open space and public space interface in the final design concept.

# Community reaction and support

- Growing awareness of the broadening and deepening housing affordability crisis.
- Community-led working groups are collaborating on local solutions.
- Shifting the dial at the micro-level means more affordable housing for locals.
- Provisional support for the development, contingent on good design, via community co-design.
- The CAG includes people with lived experiences in social and affordable housing, local residents, key stakeholders and specialist designers and builders.

A photograph of Sharon, a woman with long, wavy grey hair, wearing a blue jacket over a striped shirt. She is smiling and standing in front of a building with horizontal wooden siding. The image is partially overlaid with a red semi-transparent box on the left side, which contains text. At the bottom of the image, there are several colorful geometric shapes: a yellow triangle, a green circle, a red triangle, a green circle, and a green triangle.

***“It’s important to meet needs in a diverse community, and we can design great buildings for those with needs that add to the beauty of our towns.”***

Sharon

# Help seek solutions to the housing crisis



**Thank you. Questions?**