

# MEDIA RELEASE

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## Media Statement – Bellfield Social Housing Project

Banyule Council has formally entered into an innovative partnership with Launch Housing to facilitate social housing on Council land in Bellfield following an Expression of Interest and Request for Proposal competitive process. This is Banyule Council's first facilitated large scale social housing project which will be achieved by entering in to a long-term ground lease (50 years) with Launch Housing.

Launch Housing is a highly experienced and well credentialed Community Housing Provider, with a strong and capable management and corporate structure. They will fund, manage the construction, secure tenants, and maintain the building for the term of the Lease to fulfil some of the vital social housing needs of the local community.

Launch Housing has proposed an innovative and inspirational design that will deliver a sustainable building, showcasing best practice affordable housing. Up to 58 dwellings (depending on the final dwelling configuration and mix) are proposed to be constructed over four levels. The building will also have an open roof garden space and basement carparking and will sit adjacent to the, soon to be built, new Bellfield Community Hub and relocated Community Garden.



Artists impression of the Bellfield Social housing development

Banyule Mayor, Cr Rick Garotti, said:

“This is an exciting partnership between Council and Launch Housing. The project will provide much needed housing to many individuals, particularly after what has been a difficult year. The new social housing development will be situated adjacent to the soon to be constructed Bellfield Community Hub and Community Garden and is an example of how we are working to connect our services and ensure that our community can thrive and live healthy and happy lives within a shared community.”

Launch Housing CEO, Bevan Warner said:

“We are delighted to work with the City of Banyule and the local community on this exciting project that will deliver safe, secure and affordable housing for singles, couples, families, older people and people living with a disability. It comes at a time when the Victorian Government has just announced the biggest ever investment in social and affordable housing and we will be seeking their support for the project.”

Launch Housing General Manager of Housing Supply, Jack Panton said: “The Bellfield Social Housing Project, designed by ARM Architects is packed full of environmentally sustainable design features, including an innovative all-timber structure that will reduce the development’s embodied carbon, a solar PV panel array on the roof and a recyclable façade system that will help achieve a 7.5 NatHERS rating. These environmentally-friendly initiatives will dramatically reduce utilities costs for residents and the building’s overall environmental impact.”

The delivery of social housing at Bellfield will provide housing for low to moderate income earners within the community and enable those individuals to have the assurance and security of somewhere to live. Council and Launch Housing will work to source tenants either from the local Bellfield/Heidelberg West community or with local connections and networks in an effort to foster a sense of community and inclusiveness, both within the development and the broader municipality.

The Launch Housing development at Bellfield provides well targeted economic stimulus, delivering both social benefits and creating jobs. The timing of this project coincides with the recent State Government announcement of Victoria’s Big Housing Build which provides significant funding for community and social housing. The first round of funding is due to roll out shortly and a funding application will be submitted seeking State Government support to make this project a reality.

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