

# New Street, Brighton

## Ground Lease Model Project

Homes Victoria is delivering new social and affordable housing to give more Victorians a safe and secure place to call home.

New Street, Brighton is located 10km from the city centre in the City of Bayside. It is close to schools, transport, employment opportunities, shopping precincts and Port Phillip Bay.

The renewal of the New Street, Brighton housing site will replace old public housing with well designed, attractive social housing and market rental homes that will enhance the local area.

The design will incorporate input from the community and will feature modern, sustainable design with improved open spaces and other features that everyone can enjoy.

The homes are being delivered under a ground lease model - where Homes Victoria will lease the land to the not-for-profit consortium, Building Communities, who will finance, design, build, operate and maintain the new dwellings for 40 years before handing all the homes back to Homes Victoria to manage.



### Fast Facts



**1, 2 and 3**  
bedroom homes

### Open spaces

Approx. 2000m<sup>2</sup>



**299 new homes**  
including social housing  
and market rental homes.

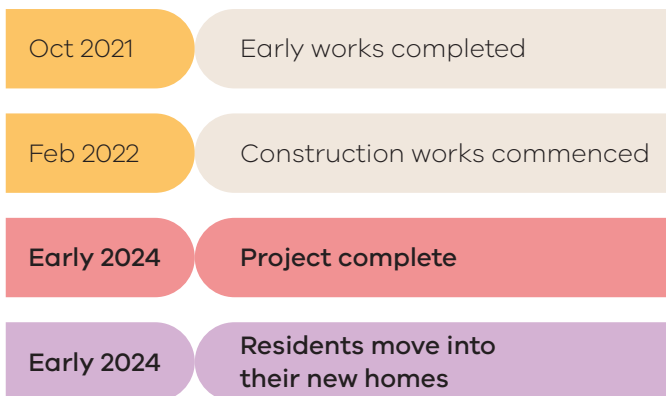
## Community engagement

Community engagement is fundamental to the success of this project and continues to be a strong focus as the construction delivery progresses.

Engagement on the site dates back to 2017 when Homes Victoria first asked the community for feedback on the future vision of the New Street Brighton site.

The Community Committee for the site in Brighton is chaired by Nina Taylor MP and was established in 2019. The committee brings together community members and representatives of local organisations to receive information and provide feedback on the project. Committee meetings are held to align with project milestones and to ensure the community remains up to date with project developments.

## Project timeline



## Key features

- 50:50 split between social and market rental homes.
- Modern, well-designed and comfortable homes.
- Less expensive to heat and cool with a 5-star Green Star rating, and 7-star NatHERs average rating.
- Specialist Disability Accommodation.
- New shared pedestrian pathway and better pedestrian and cycling connections with the neighbourhood.
- New social enterprise café, community pavilion and community gardens.
- Minimum Silver certification from Livable Housing Australia.

## Find out more

If you have any questions, you can email us at:

[brighton@homes.vic.gov.au](mailto:brighton@homes.vic.gov.au)

For more information, please go to:

[homes.vic.gov.au/new-street-brighton](https://homes.vic.gov.au/new-street-brighton)



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