

More Homes More Opportunity



The Hon Jacinta Allan MP
Premier of Victoria

Thursday, 31 October 2024

BUILDING MORE HOMES NEAR INNER-CITY JOBS, TRAMS AND SCHOOLS

More homes mean more opportunity – that’s why the Allan Labor Government is getting on with Fitzroy Gasworks and unlocking land to deliver more homes in Melbourne’s inner-city suburbs, so more Victorians can rent or buy near the things they need and the lifestyles they lead.

Gasworks

Fitzroy Gasworks will be a new neighbourhood with the works, with more than 1,000 diverse and affordable homes close to public transport, a senior high school, open space, multi-use sports centre and commercial spaces.

Premier Jacinta Allan and Minister for Development Victoria, Colin Brooks, today announced the next steps for the Fitzroy Gasworks – which is one of many housing and community projects in Yarra that the Greens-led council have tried to criticise, stymie or block.

The Government can announce that Inner North Collective Joint Venture (INC JV) consortium will deliver 820 homes on Parcels B and C at the former Fitzroy Gasworks site.

These parcels make up 70 per cent of the planned homes across the precinct and will feature a mix of high-quality homes with a minimum 5-star Green-Star rating, including 168 affordable homes as part of the 20 per cent affordable housing requirement on the site.

INC JV is comprised of Assemble, Milieu and Hickory, with capital partners AustralianSuper and HESTA. Hickory has been selected as the preferred builder for the project. This brings together leading development and construction firms with extensive experience in delivering diverse housing projects in the inner-city.

Assemble will deliver around 400 build-to-rent homes in Parcel B, of which approximately 80 will be operated by a community housing provider.

Community housing providers provide homes for Victorians most in need, including a percentage of social housing. They are not-for-profit organisations who own and maintain rental housing for people on very low, low and moderate incomes who require social and affordable homes.

Milieu will deliver around 420 homes on Parcel C, including delivering an allocation of homes under license in partnership with Nightingale, and specialist disability accommodation.

Both builds will feature extensive communal facilities including a cafe, meeting and event spaces, rooftop gardens, BBQs and laundry facilities. There will be bike parks for every apartment.

The final design is subject to planning approvals with a target to commence works in 2026.

The Labor Government recently completed the Bundha Sports Centre at the site. The centre includes four courts for basketball, netball and volleyball and a dedicated futsal court, a gymnasium, cafe and lounge area, community facilities and change rooms. A long-term operator will be appointed in 2025.

The Government has already delivered the Wurun Senior Campus, which opened to students in early 2022.

Glen Iris

Even more homes are coming for families, young people and downsizers in Glen Iris thanks to the intervention of the Allan Labor Government.

The Minister for Planning, Sonya Kilkenny, has used her powers to fast track the development of a five-storey apartment building at 173 Burke Road, Glen Iris, and a three-storey apartment building on adjacent land at 28 Hope Street.

The approval was given under the Development Facilitation Program, an accelerated assessment pathway that fast-tracks well-planned projects to help boost investment, keep people in jobs and create more homes for Victorians – including affordable housing.

Alongside delivering new social and affordable homes and Australia’s largest housing project – the Suburban Rail Loop – the huge Gasworks precinct and approving new developments are just some of the ways Government is building more homes.

This is also just one of a series of announcements the Government is making about more homes, more support for industry, infrastructure and parks, and more opportunity for renters, owners and buyers. To see more, visit vic.gov.au/more-homes.

Quote attributable to Premier Jacinta Allan

“We’re transforming a site that was vacant for decades – we decontaminated it, built a new school and sports centre and now we’ll build hundreds of homes right where they’re needed.”

Quote attributable to Minister for Development Victoria Colin Brooks

“The number one way to make homes more affordable is to build more of them. Greens and Liberals block housing. Labor builds it.”

Quote attributable to Minister for Community Sport Ros Spence

“The Bundha Sports Centre is an inclusive and accessible space for the local community to play the sports they love in the heart of bustling Fitzroy.”

Quote attributable to Minister for Planning Sonya Kilkenny

“We need more homes in suburbs like Glen Iris, so that more young people, families and downsizers have the opportunity to rent or buy a place that’s directly connected to public transport and services.”

Quote attributable to Minister for Housing Harriet Shing

“While the Liberals and the Greens team up to block more housing, we’re getting on with building more homes for Victorians, to give more families the opportunities they deserve to live in the communities they love.”