

New Street, Brighton

Ground Lease Model 1 Project

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

By early 2024, Homes Victoria will deliver 291 new homes at the New Street, Brighton housing site including a mix of social and market rental homes. The supply of new homes will help tackle housing affordability and provide safe, secure accommodation for people who need it.

Located just 10km from Melbourne's CBD in the City of Bayside, the New Street, Brighton housing site is ideally positioned near schools, transport, jobs, community services, shopping precincts and Brighton Beach. The redevelopment will feature safe and publicly accessible open and green spaces including an approximately 2,000sqm area at the heart of the site where the community can meet, enjoy nature and play.

New housing will be delivered under a Ground Lease Model where Homes Victoria leases land to project partner Building Communities, to finance, build, manage and maintain housing for 40 years, enabling all land to remain in public ownership.



Fast facts



1, 2 and 3
bedroom homes

Quality open spaces

Approx. 2,000sqm
of green space



291 new homes
including social housing
and market rental homes.

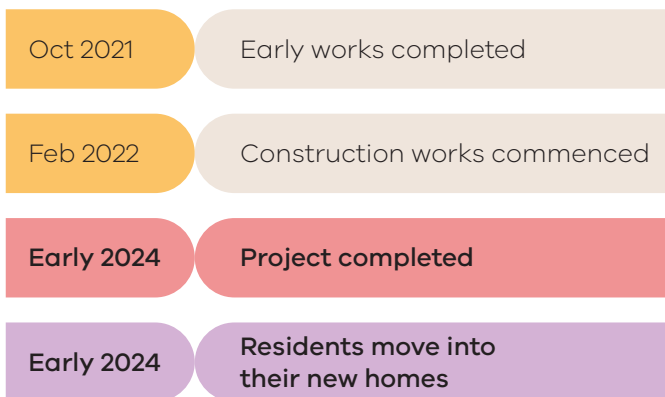
Community engagement

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

During construction, Homes Victoria engages the community by issuing regular newsletters, works notices, and by providing a 24-hour hotline to address resident questions and concerns. A Community Committee was also established throughout the construction phase of the project until 2023 to enable residents and representatives from local organisations to receive information and provide feedback about the project. Homes Victoria would like to thank Brighton Community Committee members for their support and contribution to this important project.

Project timeline



Key features

- 291 new homes, a mix of social and market rental, including a range of 1, 2 and 3 bedroom dwellings.
- Less expensive to heat and cool with a 5-star Green Star energy rating, and 7-star NatHERs average rating.
- Specialist Disability Accommodation.
- At least 5% of social homes will be accessible to people with a disability.
- Better pedestrian and bike connections through the site, and to the surrounding neighbourhood.
- New café.
- New community pavilion and community garden available for residents and the local community.
- Minimum Silver certification from Livable Housing Australia.
- On-site management.

Find out more



For more information, please go to:
[homes.vic.gov.au/
new-street-brighton](https://homes.vic.gov.au/new-street-brighton)

If you have any questions, you can email us at:
brighton@homes.vic.gov.au



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