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|  | **What is the project proposal?** | The Winanglo proposal for the use of the council land in Winchelsea includes:1. Providing housing for up to 20 older residents and disabled people to downsize into 10 new homes with support services and stay in the community.
2. Freeing up local housing stock.
3. Partnering with Hesse Rural Health as a health provider to manage the site and any needs of the residents.
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|  | **What’s proposed sale price?** | A nominal fee of $1, in recognition of the not for profit status of the group.  |
|  | **Why is the sale price only $1?** | * Winanglo’s proposal is based on this sale price. It will not be able to secure loans to construct the project should Council require a larger financial contribution for the land. The nature of the build, being high needs, built to a high specification, energy efficient, high quality landscaping means the project will be more costly than a standard developer constructed unit project.
* By only paying a $1, Winanglo will complete the development and leave the project with equity which it then plans to invest in other community projects in the area.
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|  | **Who is Winanglo Inc.?** | * Winanglo Inc. is an incorporated association registered as a charity to provide further community infrastructure in our communities.
* Winanglo Inc. was formed as an initiative of Corangamite Financial Services (Winchelsea Community Bank). It is governed by a committee made up of representatives from Hesse Rural Health (2) Corangamite Financial Services (3) Winchelsea Lions Club (1) and interested community members (3)
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|  | **What is Council’s current financial situation?** | See [Our Financial Story](https://www.surfcoast.vic.gov.au/files/assets/public/01-about-us/council/reports-plans-and-documents/budgets/our-financial-story-document-presented-to-council-23-june-2020_1.pdf) and [Council’s Financial Plan](https://www.surfcoast.vic.gov.au/files/assets/public/have-your-say/financial-plan-2021-2031-for-council-meeting.pdf) |
|  | **Why is this land being sold?** | * This land has been vacant for over 40 years and Council does not have any plans to develop community facilities there.
* It was considered as a possible site for an ambulance station a few years ago but this ended up being developed elsewhere in town.
* Then in 2020 Winanglo and members of Winchelsea community approached Council about the possibility of selling the land.
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|  | **What is the value of the land** | The site was independently valued in July 2021 at $675,000 (excluding GST).  |
|  | **Has Council already decided to sell?** | * No Council is assessing the proposal and would like to know people’s views.
* Council is also open to hearing any other ideas for the site.
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|  | **Where can I find the Council report on this proposal?** | * The matter was considered at the 27 July 2021 Council Meeting. You can read the report here <https://www.surfcoast.vic.gov.au/About-us/Council/Council-Meetings/Minutes-Agendas>
* and you can watch the Councillor debate and vote here https://webcast.surfcoast.vic.gov.au/archive/video21-0727.php

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|  | **How many people can live at the new proposed residence?** | Winanglo’s proposal is to build 10 two bedroom homes with up to 20 residents living independently.  |
|  | **Who will live there?** | Residents will move from elsewhere in Winchelsea and the surrounding district. Winanglo will use the below criteria to assess future residents* Selection criteria used by Hesse Rural Health
* Over 55,
* Retired from full time employment.
* Desire to retire in their local community
* May need home care assistance now or in the future

At this stage Winanglo are not going to means test the potential residents.It is anticipated that residents may have some assets (own their own home before moving in) but are likely to be low income or pensioners.  |
|  | **What is the cost for each unit/apartment?** | Approximately $350,000 |
|  | **Is there a design available to view?** | A site plan is available on the Winanglo website. * Solar efficient North Facing with energy rating of 8.5 +
* Solar power with batteries. Underground water (150,000 lt)tank for gardens
* High standard native landscaping to blend with nearby river area
* Dwelling layout to encourage social interaction while individual offering private areas
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|  | **What if I have concerns about the design?** | Separate to this process, Winanglo must apply for a planning permit and those directly affected by the proposal will have the opportunity to comment on that application. Winanglo cannot proceed with the development without a planning permit. |
|  | **Will residents be able to bring their pets?** | Yes – with some restrictions to manage the amenity of the site. |
|  | **Are there any other community models like this?** | The Lions Village in Anglesea and Torquay are similar E.G. The Village in Torquay is managed by an independent not-for-profit body, Lions Village Torquay Incorporated, with a volunteer Committee of Management.  |
|  | **How does this project link to other Council strategies?** | * Age friendly communities
* The new Council Plan
* Community Vision
* Health and wellbeing plan
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|  | **Is Council involved in other housing project in Winchelsea?** | No. However the State Government of Victoria’s Big Housing Build in partnership with Women’s Housing Limited recently announced funding for 12 homes in Winchelsea. |
|  | **If the sale goes ahead how will the Council ensure Winanglo follows through on its proposal?** | Council will enter into contract of sale and also an agreement (which is tied to the land) to ensure Winanglo fulfills its promise to develop the housing it says it intends to. Council is aware that Winanglo have invested significant funding to date on planning, site survey, soil testing and architectural design work demonstrating its intentions. |
|  | **What happens if Winanglo can’t make it happen- what will happen to the land then?** | The land would remain with or (if sold) return to Council. |
|  | **Where can I find out more?** | [Lodge a request](https://www.surfcoast.vic.gov.au/About-us/Contact-Us)  |