



WARBURTON
ADVANCEMENT LEAGUE INC.



History:

The Warburton Advancement League has been in continuous operation since 1954 when enthusiastic local community members joined together to present a concise and consistent voice on issues relevant to Warburton's growth, prosperity and authenticity.

Over these six-plus decades, the Advancement League has supported countless community projects in addition to supporting organisations through auspicing community groups and events and direct involvement of its committee members.

The Advancement League include personnel from ADRA who have clearly and succinctly identified a significant need for a greater number of social and affordable housing options in the Upper Yarra.

A working group was formed in 2021 to develop solutions that can provide greater social housing stock in our area to meet this need and to be able to work within the current planning frameworks.



The following are some quotes from some of the families whom ADRA has been working with in relation to the housing crisis, which has led to the Advancement League forming this Social & Affordable Housing working group:

- *“The house we were living in was put up for sale and sold really quickly which was good for the guy that owned it but we couldn’t find anywhere to go. We got a place in the valley which is a roof over our heads but my teenage son has to sleep in a tent in the back yard because there aren’t enough beds for all of us.”*

K and T (family of six, one adult full-time employment)

- *“We moved here two years ago to raise our daughter in this beautiful town. My husband works from home, so it was perfect. We love it here, but the owner is now selling. We looked for two months but there was nothing available, so we are moving to Warragul, we are heartbroken but at least we have a house”.*

L and B (family of three, one adult full-time employment)

- *“My daughter and I have to move because the house is now sold. I’ve applied for every property that I can afford but there aren’t very many. I don’t have a car so have to get transport to inspections. My daughter’s dad lives in Warburton and we have shared care. I don’t know what to do because there is nowhere we can go”.*

S (single parent, family benefits and casual work)



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- At least 2 homes be maintained for short-term family crisis accommodation.
- These homes be managed with the intent of providing leases for up to say 5 years with the intent of assisting these people to obtain longer-term affordable accommodation. I.e. they not be used for long-term accommodation. Albeit, this would not be ruled out from future stages of this style of project.



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- We would like to establish a mix of two-bedroom, three-bedroom and four bedrooms homes to cater for a range of family needs.
- We would like to ensure that the rents on these homes are affordable and provide access to financial counselling to assist these people in obtaining longer-term affordable accommodation.
- The homes need to be located with nearby access to public transport, schools and shops



Based on the planning constraints in the Warburton area that prevent housing blocks from being subdivided into less than 4000 sqm. This makes finding a large single parcel of land capable of accommodating between 10 to 15 homes a challenge.

The most cost-effective method of achieving this Social and Affordable Housing concept will be by establishing a new Manufactured Home Estate (MHE), which can comply within the existing planning rules and not require any subdivisions or consolidations.

An MHE is created under the Caravan Park Regulations, which has successfully been rolled out across Victoria by businesses such as Lifestyle Communities and the like.

The Laws and Regulations already exist for establishing short term from 1 to 5 year tenancy agreements under Part 4 of the Residential Tenancies Act and regulated by the Residential Tenancies (Caravan Park and Moveable Dwelling Registration and Standards) Regulations 2022 so no new laws need be created.



- The ideal site we feel would meet all the criteria is the former Cerini Centre site in Warburton.
- The land is made up of several titles and has a road reserve (undeveloped) running through it. The titles are presently owned by the Catholic Diocese, the Department of Education and the Yarra Ranges Shire Council.
- It is the history of this parcel of land also lends itself to this project. Father Cerini was a prominent local figure until his untimely passing in 1968. It is noted that his funeral was attended by people from all walks of life and **all** denominations.
- It would be the working group's aim that the land be managed by a faith-based, centre manager that maintained local input established to provide Social and Affordable Housing. If appropriate, a S173 restriction placed on the titles to ensure this objective is maintained.



- It is the history of this parcel of land that also lends itself to this project.
- Father Cerini was a prominent local figure until his untimely passing in 1968. It is noted that his funeral was attended by people from all walks of life and **all** denominations.
- The Cerini Centre building on the site was built by Father Cerini and the community in the 1950s as “St Joseph’s Catholic School”. The centre has strong community pedigree, however, vandalism (where windows were broken and the building set on fire) revealed how bad the situation has become.
- For decades, there has been debate on what to do with the Centre and the land, given the strong ties the local community still has with the Centre and what it stood for. To reinvigorate this land for the provision of Social and Affordable housing would be a fitting tribute to Father Cerini and we are confident the local community would embrace this project as an appropriate use of the land going forward.



As stated earlier, an MHE is created under the Caravan Park Regulations and successfully rolled out across Victoria by businesses such as Lifestyle Communities.

From a local perspective, the existing Warburton Holiday Park operates under these same regulations over multiple freehold titles, including some crown land.

The Holiday Park already has 26 resident sites spaced within its camping area.



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The following slides show an Aerial view of the Cerini Centre Site and the individual title boundaries that comprise the project area, including their ownership.

NOTATIONS
 BOUNDARY DATUM IS VEG HIGHER 2016 77
 COORDINATE DATUM USED IS MAGSDON, ZONE 55

VDAMP CONTOURS SHOWN ARE RELATIVE TO AUSTRALIAN HEIGHT DATUM 4400
 VDAMP CONTOUR INTERVAL IS 1 METRES.
 VDAMP CONTOURS ARE APPROXIMATE ONLY & HAVE NOT BEEN VERIFIED BY SURVEY.

DIGITAL CADASTRAL MAP BASE (DGM) BOUNDARIES SHOWN ARE FROM LAND USE VICTORIA'S DIGITAL DATABASE.
 THE DGM BOUNDARIES ARE APPROXIMATE & HAVE NOT BEEN VERIFIED BY THIS SURVEY.
 ACCURATE LOCATIONS OF TITLE BOUNDARIES WOULD REQUIRE A SEPARATE TITLE RE-ESTABLISHMENT SURVEY.

TITLE OWNERSHIP DETAILS SHOWN ARE ABBREVIATED, REFER TO TITLE FOR CORRECT DESCRIPTION.

IMPORTANT NOTE

This plan has been prepared for Victorian Advertisements Leases
 & is also of existing titles plan for the "Central Centre Precinct"
 Park Road, Warburton & has been
 prepared for Preliminary Planning & Design purposes only and should
 not be used for any other purposes.

This plan may not contain all the information & may require further amendment.
 Thomas & George P/L can accept no liability for any loss or damage however
 arising, to any person or corporation who may rely on this plan for any purpose.

Prior to any design, excavation, construction or cultivation activities on this site,
 a site inspection should be undertaken & all relevant authorities should be contacted
 for possible location of additional underground/overground services as this plan
 does not purport to represent all of that information. Services shown on this plan
 have been recorded for 1.7 years of the time of this survey however may not
 cover all of the existing in-built infrastructure.

The original of this plan remains the property of Thomas & George P/L &
 copies of this plan must not be reproduced without this note which is
 an integral part of this plan.

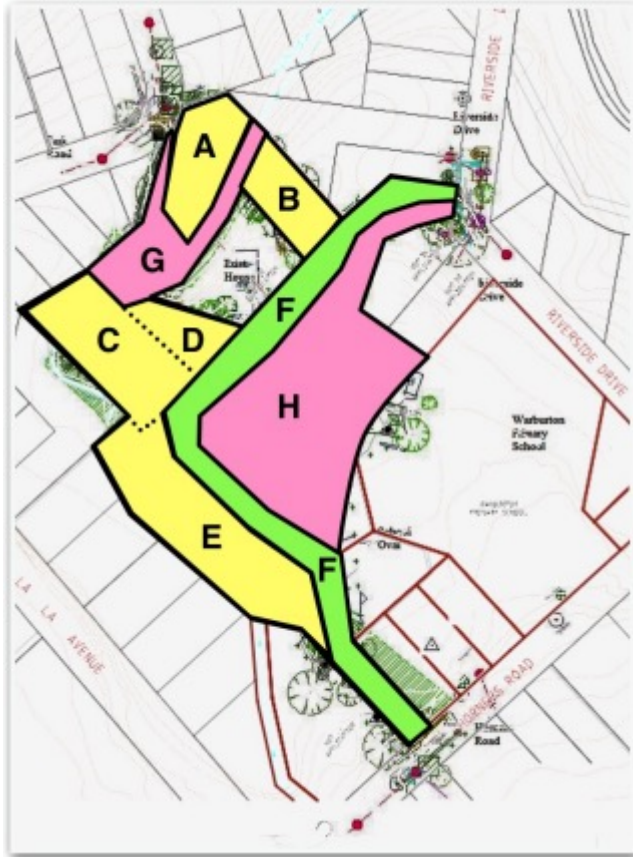
EXISTING TITLES - CERONI CENTRE PRECINCT

PANEL	TITLE DETAILS	LOT DETAILS	OWNERSHIP
A	9972 / 139	LOT 1, TP 99720C	EDUCATION DEPARTMENT
B	9972 / 139	LOT 2, TP 99720C	EDUCATION DEPARTMENT
C	9972 / 139	LOT 3, TP 99720C	EDUCATION DEPARTMENT
D	9972 / 139	LOT 4, TP 99720C	EDUCATION DEPARTMENT
E	9972 / 139	LOT 5, TP 99720C	EDUCATION DEPARTMENT
F	9972 / 139	LOT 6, TP 99720C	EDUCATION DEPARTMENT
G	9972 / 139	LOT 7, TP 99720C	EDUCATION DEPARTMENT
H	9972 / 139	LOT 8, TP 99720C	EDUCATION DEPARTMENT
I	9972 / 139	LOT 9, TP 99720C	EDUCATION DEPARTMENT
J	9972 / 139	LOT 10, TP 99720C	EDUCATION DEPARTMENT
K	1210 / 106	ROAD 16, LP 9122	ROMAN CATHOLIC TRUSTS CORPORATION (MELBOURNE)
L	1210 / 106	LOT 2 S403, LP 9122	ROMAN CATHOLIC TRUSTS CORPORATION (MELBOURNE)
M	1210 / 106	LOT 3 S403, LP 9122	ROMAN CATHOLIC TRUSTS CORPORATION (MELBOURNE)
N	1210 / 106	LOT 4, PS 3999006	ROMAN CATHOLIC TRUSTS CORPORATION (MELBOURNE)
O	1210 / 107	RESERVE No.1, LP 9422	ROMAN CATHOLIC TRUSTS CORPORATION (MELBOURNE)
P	1210 / 109	LOT 1 TP 9479006	ROMAN CATHOLIC TRUSTS CORPORATION (MELBOURNE)
Q	1210 / 221	LOT 1, TP 9479006 (PARK RESERVE)	KIRRA RANGES SHIRE COUNCIL

EXISTING NEIGHBOURING TITLES - NOT IN APPLICATION

PANEL	TITLE DETAILS	LOT DETAILS	OWNERSHIP
R	1008 / 262	LOTS 1 & 2, TP 89730	ERIN DAVIES
S	1007 / 629	LOT 13 S403, LP 9122	MALCOLM ALEXANDER & OTHERS
T	9938 / 104	LOT 1, TP 754090M	SUSAN GAMBLE
U	9972 / 139	LOT 1, TP 5060210	HARLEYN HAND





Block	Title	Owner	Comments
A	TP842665*	Archdiocese of Melbourne	Blocks A B D E all share a single title TP842665. Block C is PS319998
B	TP842666*	Archdiocese of Melbourne	
C	PS319998*	Archdiocese of Melbourne	
D	TP842668*	Archdiocese of Melbourne	
E	TP842669*	Archdiocese of Melbourne	
F		Archdiocese of Melbourne	Reserved for Glen Avenue
G		Yarra Ranges Council Reserve	Possible Council support
H		Victorian Education Department	Possible Education Department support

*Titles numbers sourced from <https://intramapspublic.yarraranges.vic.gov.au/intramaps90public/>



Park Road

Low Threat

Low Threat

Low Threat

Central Centre

Bruce St Drive



The overall Project area spans over 25,000 sqm however, due to the topography, which is at places quite steep and heavily vegetated, the developable land area would be approximately 13,000 sqm. The plan view on the following slide shows what the developable land area looks like and where 12 two, three and four-bedroom homes could be sited.

It is proposed that a new access road be created from Riverside Drive and the former Cerini Centre Building be renovated to be where the onsite accredited local Registered Housing organisation be situated and where the community may once again be able to use the facility as a community hub.



As stated earlier, it would be the working group's aim to manage the centre by a faith-based, Registered Housing organisation that maintained some local input to provide Social and Affordable Housing.

An SDA-created Registered Housing Provider is hoped could be appointed as the local housing organisation to maintain an ALL-denominational approach to tackling homelessness that starts at the local community level.

The appointment of a Registered Housing Provider or Tier 1 housing provider is critical as Federal and State Government Funding to construct and assist with ongoing management costs can only be delivered via a Registered Housing Provider.

Alternatively, the working group would consider approaching CatholicCare Victoria Housing which we recognise is already a Registered Housing Provider.



Examples of some of the proposed two, three and four-bedroom homes are shown on the following slides.





Hayley



8400
7200
1200



0 1000 2000 3000

NAME	AREA
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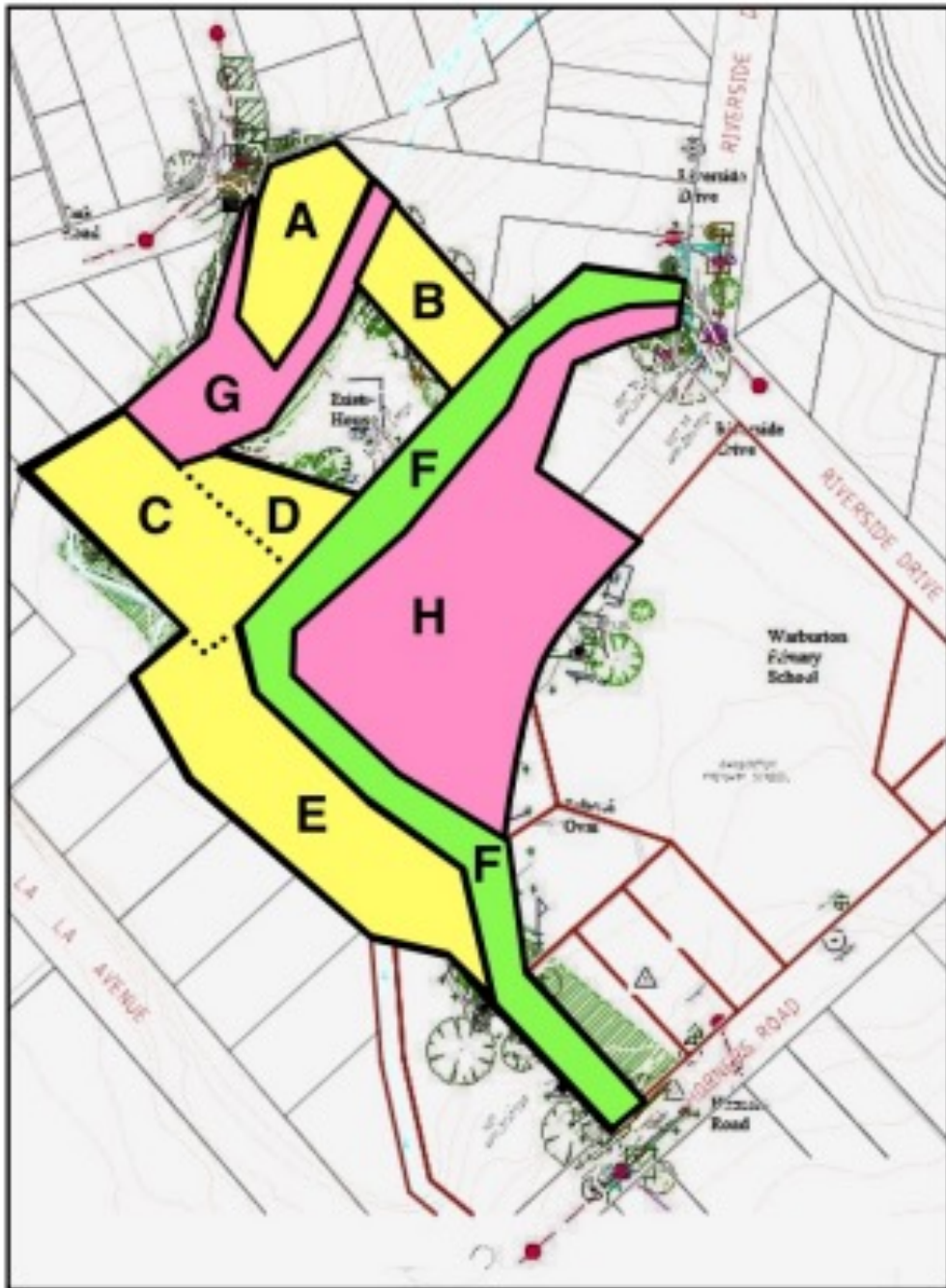
oliver



NAME	AREA
DWELLING	136.10m2

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The yellow and green areas show land with Titles held by the Archdiocese of Melbourne. This land is the responsibility of the Sacred Heart Parish of Upper Yarra. The green area was the land intended for the construction of Glen Avenue. The Dept of Education and the Yarra Ranges Shire Council hold the pink land areas.

The Sacred Heart Parish has indicated that it wants to be in a position where it can donate some of the land to support the Social Housing Project but would need to also sell some of the land to make urgent repairs and improve facilities to their Church buildings, which is more than reasonable.

It is proposed that some of the land (areas C D E & F) be donated to the project, and the remainder (areas A & B) be sold to the project at Market Value for the purposes stated above.



The Building that formerly housed St Josephs should be restored and brought back to life as a much-valued community hub. This is what it looks like now.

Our hope that in addition to it being used for housing centre administration, it could be used as a community hub and for counselling services etc.





Here are some photos of the Centre back in its prime





Cerini Centre – Affordable Social Housing

A social outreach inspired by the life of Fr Cerini



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[Social Housing Project](#)

[Cerini Centre](#)

[Coming Events](#)

[Contact Us](#)

Homepage

This will be the new home for the [Cerini Centre, Affordable Social Housing website](#)

The Cerini Centre is situated among the trees in Warburton. Originally the local Catholic School it now has a new life hosting functions and as a community centre. The unusual construction of the school was designed and built by the local parish priest, Fr Charles Cerini, over 50 years ago.

You can read more about the history of the building [here](#) and about Fr Cerini on this [page](#).

To find out about the Cerini Centre Function facilities visit this [page](#) or to make a booking contact us [here](#).

SEARCH

Pages within this website

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[Social Housing Project](#)

[Warburton Advancement League](#)

To obtain more information about the project and keep up to date with events visit cerinicentre.com



At five . . . the hike 12 mile a day!

THIRTY-FIVE Roman school children from Junction are doing the "Timbertop hike" every day but not as a physical course.

They are walking up to 12 miles to and from school at Warburton there is no other way of getting there.

While pupils of other schools go by bus, these children — aged 10 — from St. Joseph's Primary School in file along the highway to Warburton.

Heavily-laden logging trucks beyond Warburton rumble past the children as they keep in step with their teachers and priests from the school.

The return trek each day takes about an hour.

Buses go empty

The parish priest at Warburton, Father C. Cerini, said last night he had already asked some of the less robust five-year-olds to stay home from school.

He said the march was made more painful by the children seeing four or five children free to end from Warburton to the local high school at Terra Junction.

The buses return empty along the road.

Father Cerini said he had applied to the Education Department for permission to use the empty buses when they returned to Warburton after letting off the high school children, but it was refused.

The Assistant Minister of Education, Mr. Rosell, has said that the Crown Solicitor was examining an Education Department regulation to see if it could be "stretched" to allow the children to use the buses.

Where to from here?

For the past two years since our working group formed, homelessness across the entire country has only worsened, and Government support to deliver on this project has been restricted to essentially emails of encouragement only.

To coincide with National Homelessness Week from the 7th or the 13th of August, we are proposing a Whole of Community partial re-enactment walk from The Milgrove CFA to the Cerini Centre in Warburton (or part thereof), including members of all the local churches.

The walk aims to highlight the need for all three levels of Government (Local, State and Federal) to actively and purposefully consult with their local communities, as the need for community-led solutions that can be replicated across the Country is critical if we are ever to solve this national crisis.