

# EASTERN REGIONAL HOUSING STATEMENT

APRIL 2006

This document has been prepared by the Eastern Regional Housing Working Group including representatives from the municipalities of Boroondara, Knox, Manningham, Maroondah, Monash, Stonnington, Whitehorse and Yarra Ranges, Department of Human Services (Office of Housing) and the Department of Sustainability and Environment.



## **Acknowledgements**

Regional Housing Working Groups were established as a key initiative of Melbourne 2030 - the Victorian Government's 30 year strategic plan to manage growth and change across metropolitan Melbourne in a sustainable manner. The Eastern Regional Housing Working Group, comprising membership of council representatives (a Councillor and senior officer) from the municipalities of Boroondara, Knox, Manningham, Maroondah, Monash, Stonnington, Whitehorse and Yarra Ranges and representatives from the Department of Human Services (Office of Housing) and the Department of Sustainability and Environment, has prepared the Eastern Regional Housing Statement. The purpose of the statement is to provide a regional strategic framework to plan for the housing needs of the region's predicted population and household growth to 2031. The Eastern Regional Housing Working Group was supported by a Technical Working Group including representatives from Councils, the Department of Sustainability and Environment and the Department of Human Services (Office of Housing). The Department of Sustainability and Environment provided administrative assistance to the Eastern Regional Housing Working Group and the Technical Working Group.

The Eastern Regional Housing Working Group released the Draft Eastern Regional Housing Statement for public feedback in August and September 2005. The Technical Working Group and Eastern Regional Housing Working Group considered feedback received and made relevant changes to the Draft Eastern Regional Housing Statement before adopting the final Eastern Regional Housing Statement. The Eastern Regional Housing Working Group adopted the Eastern Regional Housing Statement in April 2006.

The Eastern Regional Housing Statement is intended to provide a regional strategic framework to plan for the housing needs of the Eastern Region of metropolitan Melbourne including the municipalities of Boroondara, Knox, Manningham, Maroondah, Monash, Stonnington, Whitehorse and Yarra Ranges. It is intended to provide guidance and direction for councils in the development and review of strategic planning work and to assist local and State Government in coordinating future infrastructure and services with population growth.

The involvement of the Department of Sustainability and Environment and the Department of Human Services in the Eastern Regional Housing Statement does not reflect a Victorian Government commitment or endorsement to all statements, proposals or initiatives in the Eastern Regional Housing Statement. Implementation of the Eastern Regional Housing Statement may lead to changes in policy or planning tools over time some of which may be subject to other Victorian Government decision making processes separate to the Eastern Regional Housing Working Group. The Eastern Regional Housing Statement itself should not be considered as a change or replacement of any existing policies of any member organisations.

Southern Regional Housing Statement

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Printed by Documents on Call, Unit 1/ 2B Parker Street, Footscray VIC 3011

ISBN 1 74152 377 X

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For more information refer to: [www.dse.vic.gov.au/easternrhs](http://www.dse.vic.gov.au/easternrhs)

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# Executive Summary

## Introduction

### Vision

The Eastern Regional Housing Working Group has developed the following vision for the Eastern Region.

#### **Vision for the Eastern Region**

The Eastern Region will be a region where a diverse range of housing meets the needs of all current and future residents.

The Region's outward growth will be limited. New housing will maintain the high amenity of established residential and 'leafy green' residential suburbs, bushland residential areas and the environmental and landscape significance of the Dandenong Ranges, waterways, green wedges and national parks.

New housing will be well-located in relation to infrastructure, services, facilities, employment and a range of transport options, including public transport. New and upgraded infrastructure, services and facilities will be coordinated and timed to support new housing and to meet the needs of the existing and future community.

Housing will be designed to achieve high standards of amenity, liveability and sustainability while encouraging cohesive communities.

Increased opportunities for affordable housing will be sought across the region.

Melbourne 2030 establishes five regions to plan for projected household growth and change across metropolitan Melbourne. Regional Housing Working Groups have been established for each of the five regions to identify and address regional housing issues.

The Eastern Regional Housing Working Group includes representatives from the municipalities of Boroondara, Knox, Manningham, Maroondah, Monash, Stonnington, Whitehorse and Yarra Ranges, and representatives from the Department of Sustainability and Environment and the Department of Human Services (Office of Housing).

The Eastern Regional Housing Working Group has prepared this Eastern Regional Housing Statement. It provides a regional strategic framework to plan for the housing needs of the region's projected population and household growth to 2031. It is intended to provide guidance and direction for Councils in the development and review of strategic planning work and to assist Local and State Government in coordinating future infrastructure and services with population growth.

This Statement contains an overview of the region's current demographic profile and the existing housing policy framework. It also identifies regional challenges and opportunities to achieving housing policy outcomes and proposes objectives, strategies and actions to provide a regionally coordinated approach to managing housing growth and change.

## Regional snapshot

The Eastern Region is renowned for its high amenity, 'leafy green' established residential suburbs and bushland residential areas. Within the urban area, the character and built form of established residential suburbs varies, having been influenced by the region's historical pattern of development. Housing intensification and diversity varies across the region with higher density and a more diverse range of housing forms in the inner urban areas and relatively lower density

housing in the middle and outer urban areas, particularly in the Yarra Valley and the Dandenong Ranges foothills. Significant industrial and commercial activity is located in the region's southern and outer areas.

The region's natural environment includes a major linear network of open space created by the Yarra River and its tributaries, such as Mullum Mullum Creek and Dandenong Creek. There is also a green belt located between Knox and Monash that features the Dandenong Valley Parklands and Jells Park. The Dandenong Ranges are recognised as an area of state environmental significance and the Yarra Ranges are an important regional water catchment.

The region has four green wedges: Yarra Valley and Yarra and Dandenong Ranges; Manningham; Nillumbik; and Southern Ranges. These are designated to protect their significant environmental and agricultural assets. The green wedges, and in particular the Dandenong Ranges and foothills, provide a natural barrier to continued eastward urban growth.

The urban growth boundary has placed a limit to the outward direction of the Eastern Region's urban growth. A number of small townships and rural settlements are also located within green wedges and the urban growth boundary limits their capacity to grow.

As the region does not have a designated growth area to allow for future urban expansion, it is important that adequate provision is made for new housing development in appropriate locations within existing urban areas.

The region's inner and middle areas have a well developed public transport system, based around the radial rail, light rail (tram) and bus networks. The City of Manningham has no rail, light rail or tram public transport infrastructure or services and some parts of the outer region have limited rail-based public transport. The region has strong east-west road based transport links, comprising major freeways and highways, but weaker north-south links. EastLink will provide improved north-south links for road based transport in the outer area.

Currently, the region's population is just over one million, with just over 377,000 households. The population as a whole is ageing, with higher than metropolitan Melbourne levels of all middle age and older age groups than the metropolitan Melbourne average (Australian Bureau of Statistics, 2001).

The most dominant types of household across the region are couple with children (39.2 per cent), followed by couple without children (24.6 per cent) and lone-person households (21.3 per cent) (Australian Bureau of Statistics, 2001). The region has higher than metropolitan Melbourne average levels of maturing and older couple households (with and without children) and older lone person households (Australian Bureau of Statistics, 2001).

A higher proportion of Australian born residents are located in the Eastern Region compared to the metropolitan Melbourne average. Of residents born overseas, the most common place of origin is the United Kingdom. There are also significant concentrations of people born in China, Hong Kong, Malaysia, Greece, Italy, New Zealand, India and Sri Lanka, particularly in the middle of the region.

## Policy context

Commonwealth and Victorian Government Housing Policies generally focus on the provision and maintenance of housing units (community or public housing) or housing support measures for lower income households. At the Victorian Government level, the Office of Housing administers State housing policy and manages the provision of social housing assistance to low income or special needs groups.

The State Planning Policy Framework and the Victorian Government's Metropolitan Strategy, Melbourne 2030, provide an overarching strategic framework for this Regional Housing Statement.

For the Eastern Region, Melbourne 2030 seeks to increase housing in and around strategic redevelopment sites and activity centres, manage housing in dispersed residential locations through incremental change, and reduce the proportion of housing in greenfield locations.

Policies contained within planning schemes of local councils are also important to the regional policy context for managing housing issues.

## Trends, forecasts and implications

### Population and household growth

Victoria in Future 2004, which sets out the Victorian Government's population projections for the state, anticipates that the population of metropolitan Melbourne will increase by over one million people from 2001-2031, or approximately 627,000 additional households. The population of the Eastern Region is expected to increase by about 111,000, reaching a total of nearly 1.1 million and over 91,000 additional households by 2031 (DSE, 2004).

A large proportion of the region's household growth is anticipated to come from a natural increase within the region's population and changes in population and household formation.

One of the key changes that will occur in the region is its ageing population. In particular, significant growth is expected in all the older age groups which is associated with maturing of family households and changes in household structures. Population ageing will also have significant implications on the types of services and facilities needed in the region.

The number of households with children will drop, and there will be substantial increases in the number of lone person and couple only households. Approximately 90 per cent of household growth will be one and two person households. There will also be a significant increase in the number of one parent households (DSE, 2004).

Mobility and migration data show that residents who relocate in the Eastern Region usually relocate within its boundaries. The general trend of migration is in an outward direction within the region or to the growth areas of the Southern Region (DSE, unpublished data derived from Australian Bureau of Statistics 2001).

The age group with highest propensity to relocate within the same region or within metropolitan Melbourne are the 20 - 30 year olds. Generally, as people age, they are less likely to relocate. However, unlike other regions in metropolitan Melbourne, the Eastern Region shows an increase in the number of residents aged in their 50s who are relocating. There are a high number of residents aged in their 70s relocating within the region (DSE, unpublished data derived from Australian Bureau of Statistics, 2001).

### Dwelling types and sizes

The majority of dwellings in the Eastern Region are detached houses (81 per cent), which is higher than the metropolitan Melbourne average (74 per cent). Most detached houses are medium sized (three bedroom) and the region also has a high proportion of large (4+ bedroom) detached houses (Australian Bureau of Statistics, 2001).

From 1991-2001, the greatest growth in dwelling type across the region was of large (4+ bedroom) houses. There was also significant growth in semi-detached and attached dwellings and particularly for large (3+ bedroom) dwellings (Australian Bureau of Statistics, 2001).

### Housing tenure

The Eastern Region has higher levels of home ownership or homes being purchased compared to the metropolitan Melbourne average. However, from 1991-2001, the share of home ownership increased while the share of homes being purchased decreased.

There was a slight increase in the region's share of privately rented housing from 1991-2001, but the region continues to have a lower proportion of rental households compared to the metropolitan Melbourne average. Outer municipalities, as well as Monash in the middle, show the highest increase in rental households (Australian Bureau of Statistics, 2001).

Levels of public housing provision are relatively low in the Eastern Region, with approximately 1.9 per cent of all dwellings being public rental, compared to approximately 4.0 per cent across metropolitan Melbourne (Office of Housing, Department of Human Services, 2004).

## Housing cost and affordability

The Eastern Region's median weekly household income in 2005 was \$1,227, the highest for all metropolitan Melbourne regions. Within the region, the highest median weekly incomes were in Boroondara (\$1,455) and Manningham (\$1,371). The lowest were in Yarra Ranges (\$1,113) and Maroondah (\$1,139) (Department of Sustainability and Environment, 2006, unpublished data).

The median purchase cost of housing is generally lower in the region's outer areas. Median price varies from \$754,000 in Stonnington (Malvern SLA only) to \$270,750 in Yarra Ranges (DSE 2006). From 1991 to 2005, house prices more than doubled in value across the region, which has had a negative impact generally on housing affordability (DSE, 2006, unpublished data).

The inner areas of Boroondara and Stonnington consistently have higher rental costs than other areas in the region, particularly for three and four bedroom houses, while in the outer areas of Knox and Yarra Ranges, rental costs are lower than the regional average (Office of Housing, Department of Human Services, unpublished data).

Increases in housing cost have resulted in low levels of housing affordability, particularly in the region's inner and middle areas. Affordable locations are generally those found at a substantial distance from public transport, city services and employment opportunities.

## Access to employment

The Eastern Region has a number of major industrial and commercial areas within the suburbs of Bayswater, Bayswater North, Croydon South, Rowville, Scoresby, and Clayton/Mulgrave, which provide significant employment opportunities. The region's activity centres also act as employment nodes.

Employment centres in the region attract a large number of workers who commute from growth areas in the Southern Region. It is important that affordable housing is provided within the region to ensure that workers have the opportunity to live within reasonable proximity to employment centres.

The Eastern Region has a high proportion of residents who work from home, which highlights the need to provide housing with home offices in locations with proximity to business support services.

## Transport

Private car ownership is relatively high across the Eastern Region compared to the metropolitan Melbourne average. Manningham, Maroondah, Knox and Yarra Ranges demonstrate particularly high proportions of households with multiple car ownership.

## Key housing issues

Key housing trends and forecasts highlight key issues for the Eastern Region that need to be considered when planning for housing growth and change. These include the need to:

- Identify locations to accommodate 91,000 new households, of which the majority will be one and two person households.
- Provide housing within the region to meet the changing housing needs of residents.
- Increase housing choice and diversity to suit a range of household types, particularly smaller households.



- Achieve a range in housing cost and tenure, and deliver more affordable housing opportunities (including social housing).
- Provide housing opportunities in locations with good access to public transport, employment, and services and facilities in activity centres.
- Provide appropriate community services and facilities to support housing growth, particularly in relation to meeting the needs of an ageing population.
- Have adequate public transport services and facilities to support housing growth.
- Ensure that housing growth is accommodated in a sustainable manner and managed so that the lifestyle and liveability of the region is enhanced.

## Key factors in accommodating future housing

Key housing challenges will influence the Eastern Region's ability to manage change and accommodate projected population and household growth. These challenges include:

- The urban growth boundary and green wedges.
- The limited number of undeveloped greenfield locations available for housing development.
- Other environmental constraints within dispersed residential areas, such as areas of significant vegetation or landscape significance.
- The need to reduce the environmental impact of housing development and provide for sustainable patterns of growth.
- Heritage values and neighbourhood character which may limit opportunities for an increase in housing density.
- Community concern about perceived negative impacts on the character and amenity of neighbourhoods and activity centres which may result from population growth and new forms of housing.
- Limited opportunities in locations that are remote from access to public transport networks and community facilities and services, including employment nodes.
- Land ownership and subdivision patterns and covenants on titles that restrict an increase in housing density.
- The need to retain industrial and/or commercial land to protect ongoing economic viability.
- The economic and political factors that influence developer choices when determining the location of housing development.
- The coordination and timely provision of public transport, physical infrastructure, open space and community services and facilities to support housing growth.
- The need for affordable housing to support social diversity (public, social and private sector).

Councils within the Eastern Region have begun identifying opportunities to accommodate the 91,000 additional households projected by *Victoria in Future, 2004*, from 2001-2031. Councils are working towards achieving a gradual shift in the location of additional housing within the Eastern Region over time which is generally consistent with the strategic direction of Melbourne 2030.

Based on preliminary work undertaken to date, councils have identified opportunities for approximately additional 100,200 households from 2001-2031. This indicates the potential for a reduction in the proportion of dwellings in greenfield locations (15 per cent to 8 per cent), an

increase in the proportion of dwellings in strategic redevelopment sites (20 per cent to 51 per cent) and a marginal decrease in the proportion of dwellings in dispersed residential locations (65 per cent to 41 per cent) can be achieved. This represents a gradual shift in the location of new housing within the Eastern Region over time which is consistent with the strategic direction of Melbourne 2030.

It is anticipated that councils within the region will review opportunities for housing over time as further strategic planning work such as the preparation and review of local housing strategies and structure planning for activity centres is completed.

## Objectives, strategies and actions

In order to meet the needs of the Eastern Region and realise the vision of this Housing Statement, seven objectives have been identified:

1. Ensure the location of future housing is planned and managed to maintain and enhance the region's liveability.
2. Ensure that housing development in dispersed residential locations maintains and enhances the valued character of the location and is designed to be sustainable and to engender a sense of community.
3. Ensure a diverse range of housing choices are available across the region to respond to changing household needs.
4. Ensure the design and built form of new residential development is sustainable, appropriate to the character of its location and engenders a sense of community.
5. Ensure that new housing makes the most efficient use of available social, physical and transport infrastructure and services and new social, physical and transport infrastructure and services are timed and delivered to support new housing.
6. Improve access to social and affordable housing across the region and facilitate affordable household running costs.
7. Ensure integrated planning to retain, and provide good access to, economic and employment opportunities within the region.

This Regional Housing Statement outlines strategies and actions for each objective and identifies project leads and partners and the priority considered appropriate for implementing each action. These actions will be implemented to achieve the strategies and objectives outlined in this statement.

## Implementation, monitoring and review

The Eastern Regional Housing Working Group will have an ongoing role in the implementation of the objectives, strategies and actions identified in this Statement. The Group will determine the exact role of the Eastern Regional Housing Working Group.

An annual program will be developed to monitor the housing indicators used to prepare this Statement and to monitor the performance in achieving the objectives, strategies and actions outlined in Chapter 5.

It is anticipated this Eastern Regional Housing Statement will be reviewed every five years or earlier if circumstances require. The Eastern Regional Housing Working Group will determine the scope of reviews. It is anticipated that reviews will consider the annual monitoring reports and whether changes are required to respond to new regional housing issues, trends and objectives or to strengthen the performance of this Statement.

The first review of this Statement is anticipated to begin in 2010.

# 1. Introduction

This chapter outlines the role of the Eastern Regional Housing Working Group and the purpose, content and intended use of the Eastern Regional Housing Statement.

## Vision

The Eastern Regional Housing Working Group has developed the following vision for the Eastern Region.

### **Vision for the Eastern Region**

The Eastern Region will be a region where a diverse range of housing meets the needs of all current and future residents.

The Region's outward growth will be limited. New housing will maintain the high amenity of established residential and 'leafy green' residential suburbs, bushland residential areas and the environmental and landscape significance of the Dandenong Ranges, waterways, green wedges and national parks.

New housing will be well-located in relation to infrastructure, services, facilities, employment and a range of transport options, including public transport. New and upgraded infrastructure, services and facilities will be coordinated and timed to support new housing and to meet the needs of the existing and future community.

Housing will be designed to achieve high standards of amenity, liveability and sustainability while encouraging cohesive communities.

Increased opportunities for affordable housing will be sought across the region.

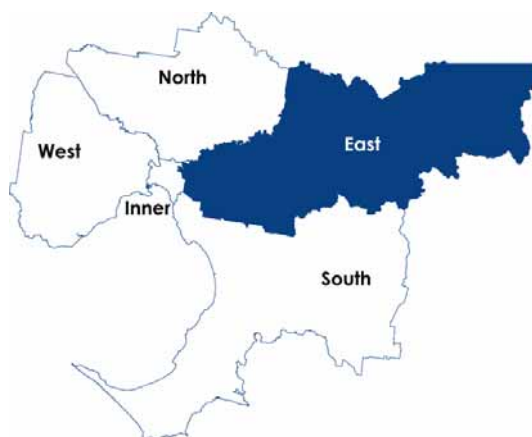
## The Eastern Regional Housing Working Group

Melbourne 2030 establishes five regions across metropolitan Melbourne to plan for projected population and household growth from 2001-2031: east; inner; north; south; and west. The Minister for Planning established Regional Housing Working Groups for each region as an initiative of Melbourne 2030.

Regional Housing Working Groups are forums to highlight housing issues and needs, identify challenges, and determine innovative and sustainable approaches to address housing issues across each region.

Figure 1 shows the location of the five regions for the purposes of Regional Housing Working Groups.

**Figure 1: Regional Housing Working Group Regions**



*(Source: DSE, unpublished data)*

The regional boundaries follow the municipal boundaries of local government except in the case of the City of Stonnington. The City of Stonnington is partly included in both the Inner and the Eastern regions and is represented on both the Inner and Eastern Regional Housing Working Groups. The boundary separating the Inner and Eastern Region is Kooyong Road (the boundary between the former municipalities of Prahran and Malvern).

The regional boundaries were formed based on regional groupings of municipalities (which included a range of greenfield, dispersed residential locations and strategic redevelopment sites) and on current trends for migration between areas within metropolitan Melbourne.

The Eastern Regional Housing Working Group includes representatives (a councillor and senior officer) from the municipalities of Boroondara, Knox, Manningham, Maroondah, Monash, Stonnington, Whitehorse and Yarra Ranges as well as representatives of the Department of Sustainability and Environment and the Department of Human Services (Office of Housing).

In accordance with its Terms of Reference, key outcomes for the Eastern Regional Housing Working Group are:

- Implementing housing policies within Melbourne 2030 at a regional level through the development of a Regional Housing Statement.
- Facilitating the implementation of housing policies within Melbourne 2030 at a local level through the development of local housing strategies.
- Supporting councils undertaking planning and policy development in the area of housing.

The Eastern Region is responsible for preparing a Regional Housing Statement which will at a minimum:

- Identify forecast population and household growth and change, and demographic trends.
- Identify housing market trends including dwelling type, tenure, housing costs and affordability, and likely housing needs.
- Outline objectives, strategies and actions the Regional Housing Working Group can undertake to enable household growth and change to be accommodated across the region.

## What is the purpose of the Eastern Regional Housing Statement and how will it be used?

The purpose of this Eastern Regional Housing Statement is to provide a regional strategic framework to plan for the housing needs of the region's projected population and household growth to 2031.

This Statement is intended to provide guidance and direction for local councils in the development and review of strategic planning work and to assist them and the Victorian Government in coordinating future infrastructure and services with population growth.

This Statement will not be formally incorporated into the Victoria Planning Provisions or Municipal Planning Schemes. Due to its regional focus, it does not identify specific local sites or their capacity to accommodate future growth at a local level. Therefore, it is not appropriate that local councils or the Victorian Civil and Administrative Tribunal (VCAT) use this Statement to determine individual planning applications.

The opportunities identified for housing within greenfield locations, strategic redevelopment sites and dispersed residential locations in this Statement are based on preliminary opportunities for housing identified by local councils (see Chapter 5). These opportunities are not targets for housing and should not be viewed as such. Opportunities for housing identified are an indication of the potential level of housing that could occur within a particular type of location. It does not necessarily follow that housing will occur in these locations or at these rates. Additional policies, mechanisms, infrastructure or services may be required at a regional or local level to enable this to occur.

## How has the Eastern Regional Housing Statement been developed and finalised?

The Eastern Regional Housing Working Group has prepared this Eastern Regional Housing Statement. The Eastern Regional Housing Working Group is supported by a Technical Working Group including representatives from relevant local councils, the Department of Sustainability and Environment and the Office of Housing. The Department of Sustainability and Environment provides administrative support to the Eastern Regional Housing Working Group and the Technical Working Group.

The Eastern Regional Housing Working Group released its Draft Eastern Regional Housing Statement for public feedback from September to October 2005. The Technical Working Group and the Eastern Regional Housing Working Group considered feedback received and revised the Draft Eastern Regional Housing Statement before adopting the final Eastern Regional Housing Statement in April 2006.

## What's included in this Eastern Regional Housing Statement?

The Eastern Regional Housing Statement includes the following sections.

*Regional Snapshot* – provides an overview of the region's key features, including development patterns and land use. It also provides information in relation to the region's current demographic profile.

*Policy Context* – outlines the existing policy framework for managing housing growth and change in the region.

*Trends, Forecasts and Implications* – provides an analysis of population and household trends and projections, and identifies emerging implications arising from them.

*Key Factors in Accommodating Future Housing* – outlines constraints and opportunities to accommodate future housing growth and change that have been identified within the region.

*Objectives, Strategies and Actions* – developed by the Eastern Regional Housing Working Group, they provide a regionally coordinated approach to address household growth and change across the region.

*Implementation, Monitoring and Review* – provides an outline of how this Statement will be implemented, monitored and reviewed.

While this Statement covers the period up to 2031, its emphasis is on actions which are achievable within the next five years. Following this time, a full review of the Statement will take place and new or revised actions outlined.

Chapter 6 of this Statement – Objectives, strategies and actions - provides the basis for a work program to be undertaken by the Eastern Regional Housing Working Group over the coming years to implement this Statement and address future housing needs.

## 2. Regional Snapshot

This chapter provides an overview of the Eastern Region's key features and land uses, population and households, housing, employment and income opportunities.

### Location and Land Use

The Eastern Region includes the municipalities of Boroondara, Knox, Manningham, Maroondah, Monash, part of Stonnington (east of Kooyong Road), Whitehorse, and Yarra Ranges.

**Figure 2: The Eastern Region**



(Source, Department of Sustainability and Environment, unpublished data)

Key features of the Eastern Region include:

- The region is renowned for its high amenity, 'leafy green' residential suburbs and bushland residential areas. The density and diversity of its housing stock varies across the region. Housing in the inner urban area is more diverse and concentrated and generally diversity and density is relatively low in the middle and outer urban areas particularly in the Yarra Valley and Dandenong Ranges foothills.
- There are significant industrial and commercial areas located in the south and outer parts of the region around the suburbs of Bayswater, Bayswater North, Croydon South, Rowville, Scoresby, and Clayton/Mulgrave.
- Within the inner urban area, the character and built form of the established residential suburbs varies, which has been influenced by the region's historical pattern of development. The inner urban area includes the municipalities of Boroondara, Stonnington (east of Kooyong Road) and part of Whitehorse which were developed primarily in the 1900-1930s around the radial rail lines. These municipalities contain substantial areas of heritage value.

- The middle urban area includes the municipalities of Manningham, Whitehorse and Monash and part of Maroondah. It was developed between the 1940s-1960s, primarily along major road and rail routes with infill suburban development.
- The outer urban area includes the municipalities of Maroondah (eastern part), Knox and Yarra Ranges and experienced housing growth predominantly requiring private cars as a transport mode between the 1970s-1990s.
- The region's natural environment contains a number of significant waterways that form the basis of a major linear open-space network. These include the Yarra River, Mullum Mullum Creek, Koonung Creek, Dandenong Creek, Tarralla Creek, Bungalook Creek and Gardiners Creek. There is also a significant green belt located between the municipalities of Knox and Monash which features the Dandenong Valley Parklands and Jells Park. The environmental significance of the Dandenong Ranges is recognised as being of state level environmental significance, and the Dandenong and Yarra Ranges is an important regional water catchment.
- The region also contains the Yarra Valley and Yarra and Dandenong Ranges, Manningham, Nillumbik and Southern Ranges Green Wedges, which together provide areas of scenic landscape, national parks, and a range of agricultural and tourism opportunities. They have been designated as green wedges to protect their significant environmental and agricultural assets. The green wedges, and in particular the Dandenong Ranges and foothills, provide a natural barrier to continued eastward urban growth.
- The urban growth boundary has placed a limit to the region's outward direction of urban growth and generally follows the extent of existing urban development. A number of small townships and rural settlements are located within green wedges and some are affected by the urban growth boundary which limits their capacity to grow.
- Unlike other regions of metropolitan Melbourne, the Eastern Region does not have a designated growth area to allow for future urban expansion. This is largely due to the environmental significance and agricultural assets contained within the green wedges. Within the existing urban area, the low density residential areas located in the Yarra Valley and Dandenong Ranges foothills are not considered suitable for increased housing density. Consequently, it is important that adequate provision is made to accommodate future housing in appropriate locations within established urban areas.
- The inner and middle areas have well developed public transport networks, based around the radial rail network, and light rail (tram) and bus networks (including the SmartBus routes). Public transport networks in the region provide stronger east-west than north-south links. The region's outer area has limited rail based public transport.
- The region has strong east-west road based transport links, comprising major freeways and highways. North-south road networks are moderate in inner areas and limited in the outer area. EastLink will provide upgraded north-south links in the outer area.

## People and Households

### Population and Lifecycles Phases

- The Eastern Region is currently home to just over one million people, approximately one third of the total metropolitan Melbourne population (Australian Bureau of Statistics, 2001).
- The largest group of the population is within the 35–49 year old age group (Australian Bureau of Statistics, 2001).



- Across the region, the most common household type is couple with children (39.2 per cent), followed by couple without children (24.6 per cent) and lone person households (21.3 per cent) (Australian Bureau of Statistics, 2001).
- As a whole, there is a trend across the region towards an ageing population, with higher than metropolitan Melbourne average levels of all middle aged and older age groups (50–59, 60–69, 70–84, 85+ year-olds). The region has levels similar to the metropolitan Melbourne average levels of 5–17 year-old and 18–24 year old age groups, and lower levels of the 0–4 year old 25–34 year-old age groups (Australian Bureau of Statistics, 2001).
- The region has a higher proportion than the metropolitan Melbourne average of older couple with children households. There are also more middle-aged and older couple without children households than the metropolitan Melbourne average. This reflects the high proportion of maturing families and empty nesters (households where the children have left home). This occurs particularly in the middle urban areas (Australian Bureau of Statistics, 2001).
- Older lone person households are also at higher levels in the region than the metropolitan Melbourne average, particularly in the inner areas (Australian Bureau of Statistics, 2001).
- The region's outer area exhibits the highest levels of school age children and a higher proportion than the metropolitan Melbourne average of young couple with children and single parent households (Australian Bureau of Statistics, 2001).
- Young adults (18–24 year-olds) can predominantly be found in the inner urban areas. Stonnington and Boroondara have a high proportion of young lone person and young couple without children households. Monash also has a high proportion of young adults and a high proportion of group households (Australian Bureau of Statistics, 2001).
- Young adults (25–34 year-olds) are well represented in Stonnington, Whitehorse and Maroondah, which also have a high number of young couple without children households (Australian Bureau of Statistics, 2001).
- The 50–59 and 60–69 year-old age groups are found most predominantly in the middle urban areas of Manningham, Whitehorse and Monash. These municipalities also have the highest proportion of couple without children households, indicating a trend towards empty nesters (Australian Bureau of Statistics, 2001).
- The highest proportion of the 70–84 and 85+ year-old age groups are currently found in Stonnington and in Boroondara. Both these inner urban areas also have a very high proportion of older lone person households (Australian Bureau of Statistics, 2001).

## Household size

- Total average household sizes vary across the Eastern Region. The largest average household sizes are found in the outer areas, such as Knox (2.9), and Yarra Ranges (2.8) which reflects the high proportion of households comprising couples with children located in those areas. The middle areas, such as Manningham and Monash, also have large average household size (2.9 and 2.7 respectively) (Australian Bureau of Statistics, 2001).
- The smallest average household sizes are found in the inner areas of Boroondara and Stonnington and also in Whitehorse, as reflected in the high proportion of lone person households (Australian Bureau of Statistics, 2001).

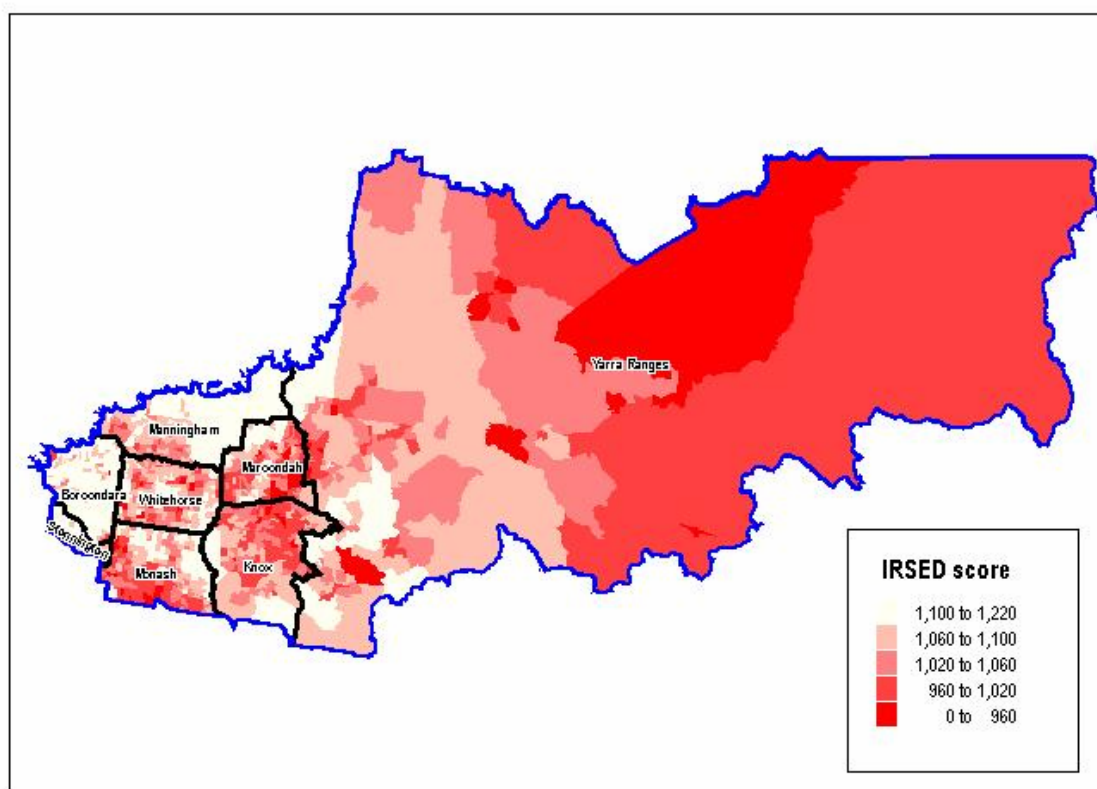
## Ethnicity

- The Eastern Region's population has a higher proportion of Australian-born residents than the metropolitan Melbourne average. Of those born overseas, the most common places of origin in order are the United Kingdom, Greece, China, Italy, New Zealand, Malaysia, Hong Kong and India (Australian Bureau of Statistics, 2001). In particular, the

region's middle area has a higher proportion of residents born in China, Hong Kong, Malaysia, Singapore and Korea compared to the metropolitan Melbourne average. Manningham also has a high proportion of Greek and Italian-born residents and there are a particularly high proportion of residents born in India and Sri Lanka in Monash. The outer area has a high proportion of residents born in Germany and Holland (Australian Bureau of Statistics, 2001).

## Economy and Income

- The Eastern Region's economy functions as part of both the central city economy which relies heavily on the knowledge economy, and also the South East Economic Region which is largely industry based. Employment is based primarily around retail trade, business services and manufacturing (particularly high tech manufacturing). The region also contains a relatively high proportion of residents employed in education, or health and community services, reflecting the number of health and education institutions located in the region.
- The region contains seven Principal Activity Centres: Camberwell Junction; Chadstone; Box Hill; Doncaster Hill; Glen Waverley; Ringwood; and Wantirna South/Knox Central. There are 18 Major Activity Centres. A list of Principal, Major and Specialised Activity Centres is included in Appendix 1. Box Hill and Ringwood are designated Transit Cities whereby a process of revitalization and investment aims to encourage a diverse range of activities and new development, including housing, around these public transport hubs. In addition to the Principal and Major Activity Centres, there are also two Specialised Activity Centres: Deakin University in Burwood; and the Monash University and Health Research Precinct in Clayton.
- Industrial land is located primarily in the region's southern and outer areas. EastLink will provide an important link between these industrial areas. The region's middle area has high concentration of offices and business parks, as well as health and education institutions.
- In 2001, the Eastern Region's gross median weekly household income was \$977.81, which was higher than all other metropolitan Melbourne regions (DSE, 2006). The region also has a higher average number of residents who have attained a Bachelor degree, or higher level of education (Australian Bureau of Statistics, 2001).
- Generally, the region's inner urban area has low to medium levels of socio-economic disadvantage. However, dispersed throughout the middle and outer areas are pockets of higher disadvantage including the south of Monash and outer parts of Maroondah and Knox. The Socio-Economic Disadvantage Indicator combines measures or indicators of disadvantage such as low income, low educational attainment, high unemployment and low levels of household motor vehicle ownership. The indicator shows areas from lowest disadvantage to greatest disadvantage. Across the region there are socially disadvantaged groups with specific housing needs, including people with disabilities, youth and aged homeless people, those living in hostels or nursing homes and low income groups who require rent assistance.

**Figure 3: Levels of Social Disadvantage**

(Source: Australian Bureau of Statistics 2001a, SEIFA Index of Relative Socio-Economic Disadvantage (IRSED))

Note: The 'SEIFA' indexes (Socio-Economic Indexes For Areas) measures the level of 'disadvantage' for any given area. Selected areas are given an index score based on factors identified by the ABS from the Census, such as household income, education, profession, household and dwelling size, etc. The Australia-wide average has been fixed at around 1,000, so that generally speaking, an area with a score below 1,000 can be considered relatively disadvantaged, and an area with a score above 1,000 can be considered relatively advantaged. The further away from 1,000 the scores are, the more or less disadvantaged the given area is. There may be pockets of disadvantage within neighbourhoods that are not shown in the SEIFA index.

## Housing

### Housing Type

- At the 2001 Census, the total number of dwellings in the Eastern Region was just over 389,590 or approximately 28 per cent of all dwellings in metropolitan Melbourne (Australian Bureau of Statistics, 2001).
- The region has a significantly high proportion of detached dwellings. The proportion of detached dwellings is higher than for metropolitan Melbourne as a whole (81.1 per cent compared to 75.0 per cent, respectively) (Australian Bureau of Statistics, 2001).
- The proportion of semi-detached and attached dwellings across the region is lower than in metropolitan Melbourne as a whole (17.9 per cent compared to 23.7 per cent, respectively) (Australian Bureau of Statistics, 2001).

- The types of dwellings vary across the region. In the inner urban area, the proportion of attached dwellings is higher and detached dwellings much lower. In the outer urban areas, such as Knox and Yarra Ranges, the proportion of detached dwellings is substantially higher compared to metropolitan Melbourne as a whole (89.4 per cent and 94.0 per cent, respectively) (Australian Bureau of Statistics, 2001).
- Dwellings in the region are typically large with nearly three quarters of all dwellings (detached, semi-detached and/or attached) having three or more bedrooms. The most common type of dwelling in the region is a medium (three bedroom) house. The region has higher than metropolitan Melbourne average levels of large (four bedroom) houses. The outer areas have higher than regional average proportions of three bedroom houses, while Manningham has the highest proportion of four bedroom houses (Australian Bureau of Statistics, 2001).

## Housing Tenure

- Across the Eastern Region, a relatively high proportion of dwellings are fully owned (47.5 per cent). The inner and middle areas, Boroondara, Whitehorse, Monash and Manningham, have the highest proportion of full home ownership (Department of Sustainability and Environment, unpublished data).
- The region has a relatively low proportion of private rental dwellings. Within the region, the highest concentrations of rental dwellings are located in the inner areas of Boroondara and Stonnington, as well as Monash (Department of Sustainability and Environment, unpublished data).
- The outer areas, Maroondah, Knox and Yarra Ranges, have a relatively low proportion of full home ownership, but a significant proportion of dwellings are being purchased. A low proportion of housing stock is rental dwellings (Department of Sustainability and Environment, unpublished data).

## Housing Cost

- Generally the median house and apartment purchase price in the Eastern Region is highest in the inner areas and the price decreases as you travel eastwards. In 2005, median housing prices varied from \$754,000 in Stonnington to \$270,750 in Yarra Ranges, and apartment prices varied from \$352,000 in Manningham to \$229,000 in Yarra Ranges (Department of Sustainability and Environment, 2006).
- Across the region, in June 2004, median weekly rent ranged from \$165-\$260 for one to three bedroom apartments and \$230-\$300 for two to four bedroom houses. The inner areas of Boroondara and Stonnington consistently had the highest rents, particularly for three and four bedroom houses. The outer areas of Knox and Yarra Ranges had lower than regional average rents for all types of dwellings, particularly apartments (Department of Human Services, Office of Housing, unpublished data).

## Public Housing and Public Housing Waiting Lists

- Approximately 1.9 per cent of all dwellings in the Eastern Region are public rental dwellings, compared to approximately 4.0 per cent across metropolitan Melbourne (Office of Housing, Department of Human Services, 2003-2004).
- At March 2003, there were approximately 3,500 applicants waiting for public rental dwellings in the region, and an additional 600 already in public rental accommodation who had requested a transfer to alternative public housing within the region. This number equates to approximately 13 per cent of applicants on metropolitan Melbourne's public housing waiting lists (Office of Housing, Department of Human Services, 2003-2004).

### 3. Policy Context

This chapter outlines the existing policy framework for managing future housing growth and change in the Eastern Region.

#### Australian and Victorian Government Housing Policy Context

Australian and Victorian Government housing policies have generally focused on the provision and maintenance of housing units (public or community housing) or housing support measures for low income households.

A number of direct and indirect fiscal and assistance measures administered by the Australian Government affect the range of types, affordability, and location of housing in the region. Direct measures include the Commonwealth State Housing Agreement which provides funding for the acquisition of public housing units, the Commonwealth Rental Assistance Program to eligible individuals in private rental units, the First Home Owner Grant Scheme to offset the introduction of GST, and the Supported Accommodation Assistance Program for Homelessness Support (providing assistance to people who are homeless or at risk of homelessness).

Indirect mechanisms include fiscal measures such as the tax treatment of primary residence and investments, monetary measures such as interest rates and inflation, and industry policy such as regional development policies, and urban policies aimed at equalizing housing costs. Over recent years, Australian Government funding for housing stock acquisition has been declining in real terms and rent assistance has received greater emphasis.

There is currently no comprehensive or integrated national housing policy. However, work is being undertaken at the national level on affordable housing. The Framework for National Action on Affordable Housing was endorsed on 4 August 2005 by a joint national meeting of housing, local government and planning ministers. It sets out a three year program to achieve a strategic, integrated and long term vision for affordable housing and a plan to deliver this vision with commitment from all jurisdictions.

Key initiatives of the Framework for National Action on Affordable Housing include:

- Creating a development plan to build the capacity of not-for-profit housing providers.
- Adopting a national approach to defining and analysing affordable housing need.
- Developing a work plan to deliver increased affordable home ownership and rental opportunities.
- Preparing a package of policy reform options to diversify the affordable housing delivery sector, expand special programs for target groups, develop incentives to attract private finance, and align taxation policy, land use planning and land supply mechanisms.

The Framework is to be achieved through policy development, affordable housing delivery and management.

At the Victorian Government level, housing support is administered through the Department of Human Services (Office of Housing). It focuses on the management and provision of social housing assistance to low income or special needs groups, including crisis or emergency housing, as well as general rental housing stock. Victoria is facing a potential decline in social housing stock due to reduced funding from the Australian Government. A number of programs have been established by the Victorian Government to redevelop, maintain and increase the supply of low income rental housing and to support low income households access to housing. These include the establishment of several not-for-profit Housing Associations, the Victorian Homelessness Strategy, Neighbourhood Renewal Program and the Disability Housing Trust.

Direct delivery of affordable housing is currently provided through joint ventures with VicUrban (guided by the Affordable Housing Framework), and Community Housing Associations (funded through the State Housing Innovations Project). Six non-government housing providers have also

been identified as prospective Housing Associations eligible for capital assistance from the Victorian Government. Legislation establishing a regulatory structure for the operation of the Housing Associations was passed in mid 2005. A number of the selected Housing Associations have been registered and are investigating development opportunities.

## State and Metropolitan Planning Policy Context

### State Planning Policy Framework

The State Planning Policy Framework (SPPF) contained within the Victorian Planning Provisions includes a statement of general principles for land use and development planning, and specific policies addressing issues relating to settlement, environment, housing, economic development, infrastructure, and particular uses and development. These state planning policies are included in local planning schemes and must be considered in planning decision making within local areas.

### Melbourne 2030

Melbourne 2030 is the Victorian Government's strategic plan to manage growth and change across metropolitan Melbourne. It aims to manage growth in a sustainable manner, to reduce urban sprawl, and consolidate urban development around transport nodes to make efficient use of existing infrastructure and improve access to services and facilities. Key aspects of Melbourne 2030 have been incorporated into Clause 12 of the SPPF, which provides specific objectives and strategies for metropolitan Melbourne.

Key directions and policies which relate to housing seek to:

- Encourage a greater proportion of housing to locate at strategic redevelopment sites (including activity centres) (Direction 1).
- Build up activity centres as important locations for a range of mixed uses including housing (Direction 1).
- Set clear limits on outward development to protect areas of important conservation, rural and agricultural values and limit fringe development to identified growth areas (Direction 2).
- Protect and support industries and functions important to maintaining an ongoing competitive economy (Direction 4).
- Promote development that is appropriately designed for its context and improves liveability (Direction 5).
- Ensure that housing matches changing and future demographic profiles and provides opportunities to increase the supply of affordable housing (Direction 6).
- Manage the urban system in a way that minimises its impact on the environment (Direction 7).
- Ensure that housing is more accessible to a range of services with good access to public transport (Direction 8).

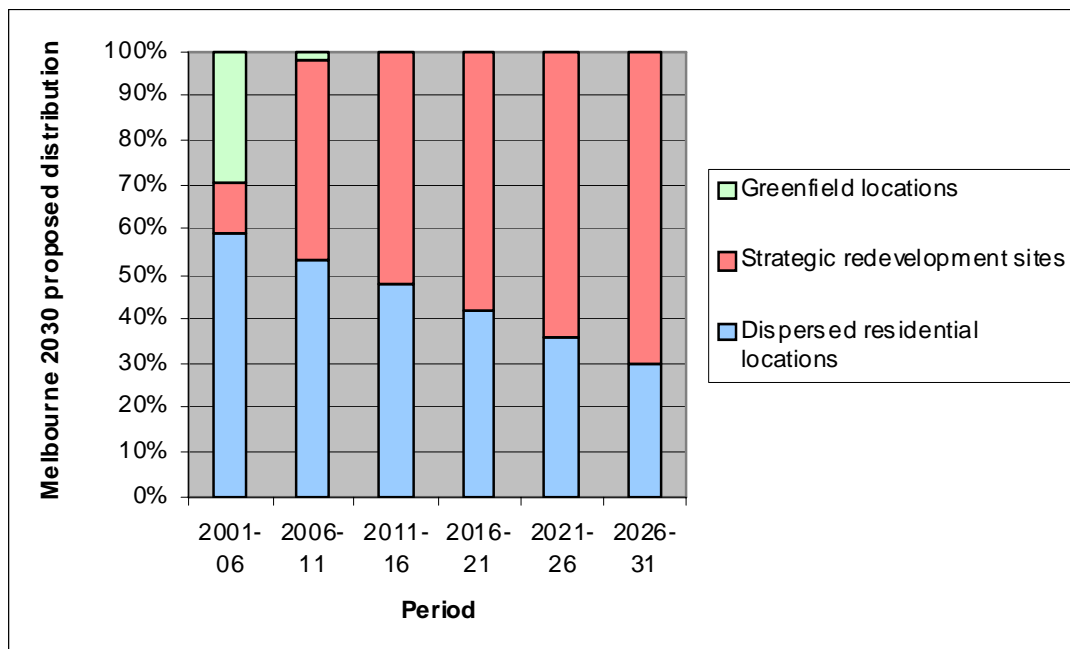
Melbourne 2030 proposes a gradual shift in the location of new housing over time to achieve its direction and policies. Within the Eastern Region, Melbourne 2030 seeks to:

- Reduce the overall proportion of households in greenfield locations from 15 per cent to 5 per cent from 2001-2031.
- Increase the overall proportion of households in and around strategic redevelopment sites and activity centres from the current rate of 20 per cent to 50 per cent from 2001-2031.

- Reduce the overall proportion of households in dispersed residential areas from 65 per cent to 45 per cent from 2001-2031.

The gradual shift in the location of additional households over time proposed by Melbourne 2030 is illustrated in Figure 4 below.

**Figure 4: Melbourne 2030 proposed distribution of additional households in the Eastern Region**



(Source: DSE, unpublished data derived from Melbourne 2030)

### The Metropolitan Transport Plan

The Metropolitan Transport Plan considers the content of various individual transport related studies developed in consultation with transport operators and stakeholder groups, and the key transport policies outlined in Melbourne 2030. It covers walking, cycling, trains, trams, buses, taxis, cars and motorcycles, as well as the movement of freight via roads, rail and ports.

The Plan has been developed to ensure that population and employment growth will be supported by adequate transport networks, and that accessibility and liveability is maintained across metropolitan Melbourne. The key principles of the Plan are to:

- Provide better access to activity centres and job opportunities via alternative transport modes.
- Make better use of existing road and public transport assets.
- Improve access for freight and commercial traffic throughout metropolitan Melbourne with effective links to port precincts and regional Victoria.
- Recognise the importance of non-motorised transport modes.
- Promote greater use of public transport and develop better public transport options.
- Improve safety for users of all transport modes.
- Provide information to enable better travel choices to be made.

The Victorian Government has established the Travel Smart program to achieve a sustainable change in personal travel behaviour from single car occupant to sustainable modes of travel (public

transport, walking and cycling), smarter car use (car pooling) and in some cases travel substitution (teleworking) (Department of Infrastructure, 2004).

A summary of some of the key Metropolitan Transport Plan initiatives is provided in Appendix 2.

## **A Fairer Victoria**

The Victorian Government's social policy action plan: A Fairer Victoria: creating opportunity and addressing disadvantage, sets out 14 major strategies and 85 actions the Victorian Government will take to address disadvantage over the next 5-10 years. Strategy 7 of a Fairer Victoria aims to boost access to affordable housing. Key actions to achieve this Strategy include:

- Expand the supply of social housing.
- Lead the market through VicUrban to increase the supply of affordable housing.
- Implement Melbourne 2030 affordable housing actions.
- Ensure Victoria's planning system supports affordable housing objectives.
- Increase home ownership among low income Victorians.
- Deliver better services and support for homeless Victorians.

Ongoing monitoring is proposed to evaluate the progress and outcomes of the Action Plan.

## **Local Planning Policy Context**

Each local council within the Eastern Region has a local planning scheme to manage land use and development within its municipality. In addition to the State Planning Policy Framework (SPPF) contained within each planning scheme, each scheme contains a Local Planning Policy Framework (LPPF) which outlines planning policy specific to each municipality. The LPPF is required to be consistent with the SPPF.

Within the Eastern Region, local planning policies regarding housing are based around the eight themes outlined below.

### **Promote sustainable development patterns**

- Focus new residential development towards activity centres and other strategic redevelopment sites within localities that have good access to services and facilities (and infrastructure) as part of supporting the growth of sustainable communities.
- Encourage residential development as part of mixed use development or shop top housing in commercial areas. In these areas, medium and higher density developments are promoted and some policies identify multi level, apartment style buildings as the preferred dwelling design.
- Encourage the sustainable use of resources including environmentally sustainable design and housing form. All councils have environmental policies, or are in the process of preparing them.

### **Respond to and protect natural character**

- Control and manage residential development to protect the natural value of areas of environmental and landscape significance. These include the:
  - Dandenong Ranges and Yarra Ranges foothills
  - Wicklow Ridgeline and the Loughnan Hill / Warrenwood Ridgeline and the Yarra Valley



- Yarra River, various creeks and their environs and associated open-space networks
- Dandenong Regional Parklands
- Manningham Green Wedge
- Urban Forest in Malvern East and Lysterfield Hills
- Blackburn Lake.

### **Protect valued characteristics of the built form**

- Protect valued heritage areas and individual buildings by conserving and enhancing heritage areas and ensuring that any conversions, additions and alterations are sympathetic to local heritage.
- Ensure new residential development is appropriate in design and layout to the local neighbourhood character. The policies address issues such as setback, site coverage and private open space, scale, appearance and amenity of the local area and encourage new development to achieve high quality design that makes a positive contribution to the area's character.
- Control residential development to protect tree canopies and other vegetation where it is considered integral to the local neighbourhood character.

### **Encourage a diversity of housing and tenures**

- Provide a range of housing types and tenures to increase housing choice and recognise that diversity of housing types and tenures are important elements in the provision of appropriate, affordable and accessible housing.
- Aim to match housing stock with projected household need and ensure that dwellings are flexible to meet changing population profiles or lifecycle phase. Particular issues include providing opportunities for ageing in place and ensuring people have access to affordable housing which is appropriate to their needs. In addition, many council policies highlight the shortage of local social housing.
- Consider how to accommodate a range in housing types, including multi-storey development, dual occupancy and specialist housing for the aged (eg. retirement homes and/or aged care facilities) and residents with specialist needs.
- Ensure the provision of adequate and appropriate levels of student housing in areas close to large institutions, such as Swinburne, Deakin and Monash Universities, and Box Hill and Holmesglen TAFE.

### **Ensure housing is accessible**

- Ensure that housing is located in areas which have access to services and facilities, and access to the Principal Public Transport Network and integrated transport nodes.
- Address transport issues which support liveable environments, with a focus on increasing transport choice, including balancing private car use with the use of public transport and other forms, such as walking and cycling.
- Improve north-south transport networks, particularly in the outer areas.

### **Maintain competitive employment opportunities**

- Maintain and enhance accessible, attractive and diverse employment opportunities to provide greater social equity and economic strength.

- The Regional Economic Strategy for Melbourne's South East (2003-2030) will provide a long term framework for the region's economic and strategic development. It includes identifying existing and future employment nodes and zones where residential development may not be appropriate or should only be one component in a mix of uses.
- Encourage a viable and economically sustainable mix of uses within activity centres and other commercial nodes (for example, industrial areas) to retain and create employment opportunities.

### **Address housing affordability**

- Recognise the need for affordable housing to support social diversity. Across the region, councils define and consider issues around housing affordability in different ways. Some undertake an advocacy role with public or private agencies, whilst others directly provide housing or housing support services.
- Encourage a range of housing types and sizes to achieve a choice in housing tenure and cost. As councils have limited ability to directly influence the cost of housing development through their local planning schemes, this is one way of ensuring opportunities for more affordable housing are provided.
- Provide residential development in locations with access to public transport and community services and facilities, and ensure housing design is environmentally sustainable thereby reducing ongoing household running costs, such as transport and energy consumption.
- Ensure developers contribute to the cost of new infrastructure and services through development contribution plans. Whilst this cost may be passed on to the consumer and have implications on housing affordability, the one-off cost to the developer or consumer needs to be considered against the ongoing costs to a household and the community of the failure to provide infrastructure and services.

### **Building communities**

- Create spaces and places that encourage social interaction and opportunities for people to meet, reducing social isolation and encouraging active participation in public life. Policies include community hub strategies, urban design of public spaces which encourage public surveillance and increase safety, and opportunities for residents to participate in community life and encourage social networks.

## 4. Trends, Forecasts and Implications

This chapter outlines recent trends in population and household growth and change and outlines the Victorian Government's projections for future population and household growth and change within the Eastern Region.

### Population and Household Change

The Victorian Government's population and household projections, *Victoria in Future 2004*, anticipates that the population profile for the Eastern Region will change significantly over the next 30 years. These changes will have implications on the size, type and form of housing required to accommodate the community's needs.

A summary of current population and household trends and changes projected for the region by *Victoria in Future 2004* is outlined below.

#### Population growth

The population of metropolitan Melbourne is expected to increase by more than one million people from 2001-2031. The population of the Eastern Region is expected to increase by about 111,000 to over 1.1 million people (DSE, 2004).

Currently, the Eastern Region's population growth rate is approximately 0.6 per cent per annum, or about half the rate of metropolitan Melbourne (1.2 per cent per annum). Growth rates have been slower in the region's inner area and fastest in the southern and outer areas. From 2001-2031, the region's population is anticipated to grow by approximately 11 per cent, while metropolitan Melbourne's population is expected to grow by approximately 30 per cent. This will result in the region's share of total metropolitan Melbourne population decreasing from 29 per cent in 2001 to 25 per cent in 2031 (DSE, 2004).

The greatest population increases from 2001-2031 are expected to occur in the region's middle urban areas of Manningham (20.5 per cent), Whitehorse (10.1 per cent) and Monash (12.7 per cent), and the outer urban area of Maroondah (25.4 per cent) (DSE, 2004).

Within the region, demographic projections indicate there will be approximately 91,000 additional households, an increase of approximately 24 per cent. Household growth in the region will be slower compared to metropolitan Melbourne as a whole (48 per cent) which will result in a decrease in the region's share of total households.

The region's projected increase in households (24 per cent) is more than double the projected rate of growth in population (11 per cent). Across metropolitan Melbourne, the increase in households will be only about 1.6 times the increase in population growth. This means the Eastern Region is generating additional households at a high rate which will need to be accommodated within the region. Most household growth will be generated by an increase in small (one or two person) households. This trend will derive from a combination of factors including population ageing and changing social trends which cause household structures and formation patterns to become more complex and housing needs more varied.

Table 1 shows the population and household growth Victoria in Future 2004 projects for the Eastern Region.

**Table 1: Projected population and household growth 2001-2031**

<b>Municipality</b>	<b>Population Growth 2001-31</b>	<b>Household Growth 2001-31</b>
Boroondara	8,500	7,700
Knox	14,800	15,000
Manningham	18,000	13,800
Maroondah	27,700	17,000
Monash	19,400	13,500
Stonnington (east of Kooyong Road)	3,800	2,600
Whitehorse	14,100	10,400
Yarra Ranges	5,300	11,200
<b>Eastern Region</b>	<b>111,600</b>	<b>91,200</b>

(Source: DSE, 2004)

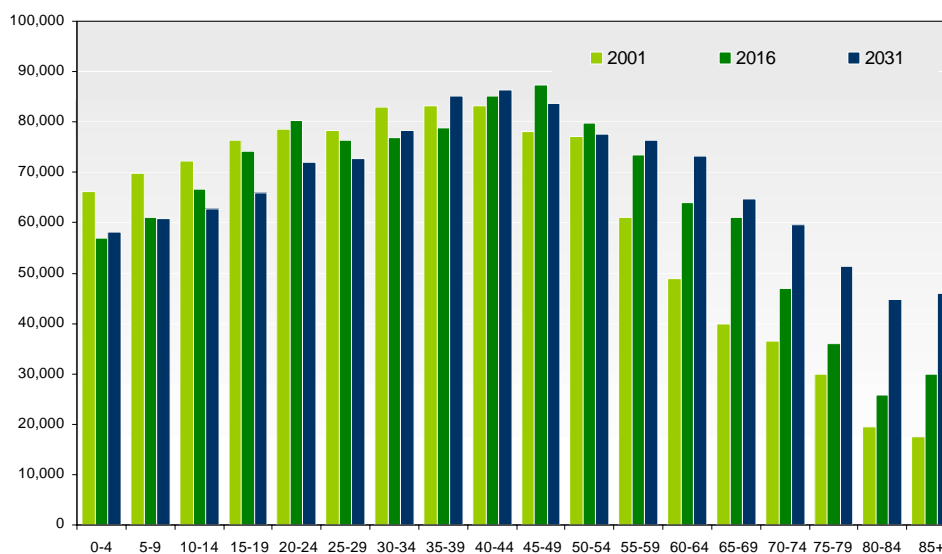
Table 1 illustrates that projected rates of population and household growth vary across the Eastern Region. The population growth figures reflect the anticipated growth for each municipality as a result of births, deaths and migration. The household growth figures are projections which relate to the formation of new households which may be from the new population (eg. migration) or from the formation of new households within the existing population (eg. young adults leaving home). The household growth figures also reflect different average household sizes anticipated across the region as generally a lower proportion of new households are anticipated in areas with higher average household sizes (eg. Maroondah, Manningham and Monash) and a higher proportion of households are projected in areas with smaller average household sizes (eg. Stonnington and Boroondara).

## Changing Age Structure

The existing age profile for the Eastern Region and the projected changes to the region's age profile by 2031 is shown in Figure 5. This figure shows that throughout the region, the trend is towards an ageing population. Over the 30 years from 2001, it is expected there will be a decrease in the number of residents aged less than 34 years and a significant increase in the number of all age groups aged over 60 years. The greatest growth is projected to be in the 80–84 year-old and 85+ age groups, due to a combination of factors such as longer life expectancies of the 50–60 year-old age group and ageing baby boomers (DSE, 2004).

Population ageing is anticipated to be very pronounced in the region's outer area, which currently has a relatively young population. It is anticipated that in Knox in particular, there will be a shift from the dominant age group being 35–44 year-olds and school-age children, to the 60–69 year-old age group (DSE, 2004).

**Figure 5: Eastern Region Projected Change in Age Profile**



(Source: DSE, Unpublished, *Changing Housing Consumption Patterns, Eastern Region 2003*).

With an ageing population, there are significant implications for housing, particularly in relation to meeting their specific needs. This includes access to services, the opportunity to down size to smaller dwellings (if desired), and allowing people to age in place thereby remaining close to family, friends and their communities.

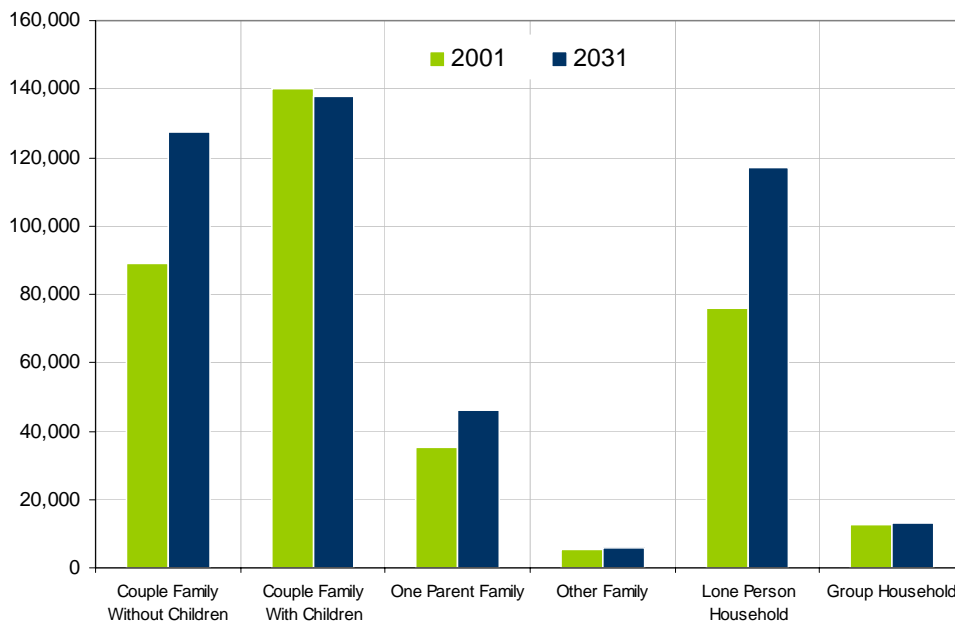
## Changing Household Formation

From 1991-2001, the number of couple with children households in the region decreased and there was a marked increase in the number of couple without children and lone person households.

While there was a decrease in the number of couple with children households in all age groups, the most dramatic change was in the increasing number of couple without children and lone person households in the maturing and older age groups. This trend was particularly pronounced in the region's middle area.

From 2001-2031, these trends in household formation are projected to continue as shown in Figure 6. While couple with children households will continue to be the most predominant household type across the region, this household type will decrease in total number. The proportion of couple without children and lone person households will increase substantially. Approximately 90 per cent of household growth will be one and two person households. There will also be increases in the number of single parent families (DSE, 2004).

**Figure 6: Eastern Region – Projected Change in Household Type**



*(Source: DSE, Unpublished, Changing Housing Consumption Patterns, Eastern Region 2003)*

With a trend towards an ageing population, it is likely that many of the new one and two person households will not be young singles and couples forming their own new households. Increasingly, these households will be formed by middle aged and older couples (and former single parent families) whose children have moved out of home (empty nesters) or middle aged and older lone person households resulting from divorce or death of a partner.

Household formation is anticipated to continue to vary across the region. The inner area, which currently has a very high proportion of older lone person households, is defying the regional trend of decreasing levels of couple with children households. In the inner areas, households comprising young couples (either with or without children) are increasing and replacing the older lone person household, indicating that suburban regeneration is occurring. However, the number of young lone person households in this area is decreasing. This is possibly indicative of the high price of housing in the area and the need for dual incomes to support the cost of housing.

The region’s outer area currently has a younger age profile and a high proportion of school age children. As families mature, the area is also beginning to experience the empty nester phenomenon, and eventually will experience a marked increase in older couples and lone person households. The current generation of children and youth who are becoming young adults and leaving home to create their own households are seeking housing either in their local area or elsewhere within the region. The regeneration in the inner and middle areas can at least be partially attributed to these young singles or couples.

Higher increases of single parent and middle aged lone person households are projected in the region’s outer areas, including in Knox, Maroondah and Yarra Ranges.

Population ageing, the layering of regeneration which occurs over time and other changing social trends are causing the region’s population and household structure to become more complex and the housing needs more varied.

## Household size

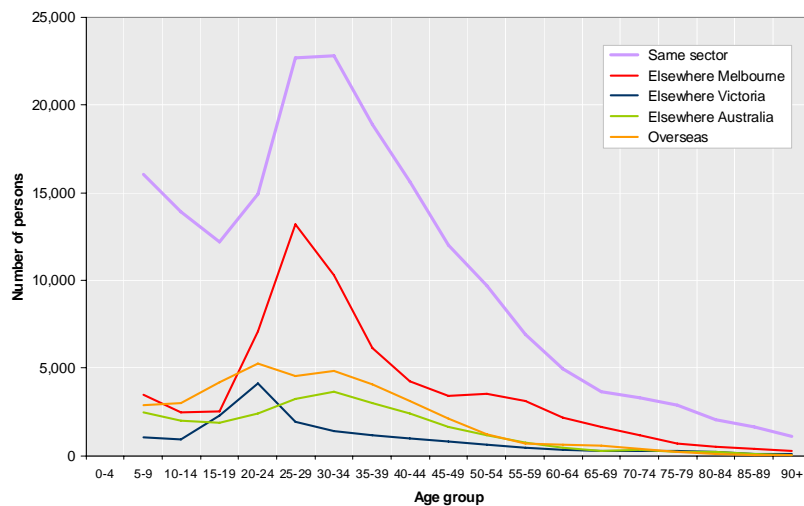
Changes in household formation and population ageing, combined with other social trends such as low birth rates, will result in smaller average household sizes emerging across the Eastern Region over the period to 2031. Average household sizes in the region have declined from 1991-2001, down from 2.9 to 2.6. They are expected to decline to 2.4 by 2031. (DSE, 2004)

## Mobility and migration

Figure 7 shows that when residents in the Eastern Region relocate, most relocate within the same sector. The groups with highest propensity to relocate within the same sector or elsewhere within metropolitan Melbourne are those aged within their 20s and early 30s.

The Eastern Region shows a high number of people aged in their 50s who are relocating from the region to elsewhere in metropolitan Melbourne. There is also an increase in the number of people aged in their 70s relocating within the region. As the region's population continues to age, there is an ongoing need to ensure appropriate housing is available for older people.

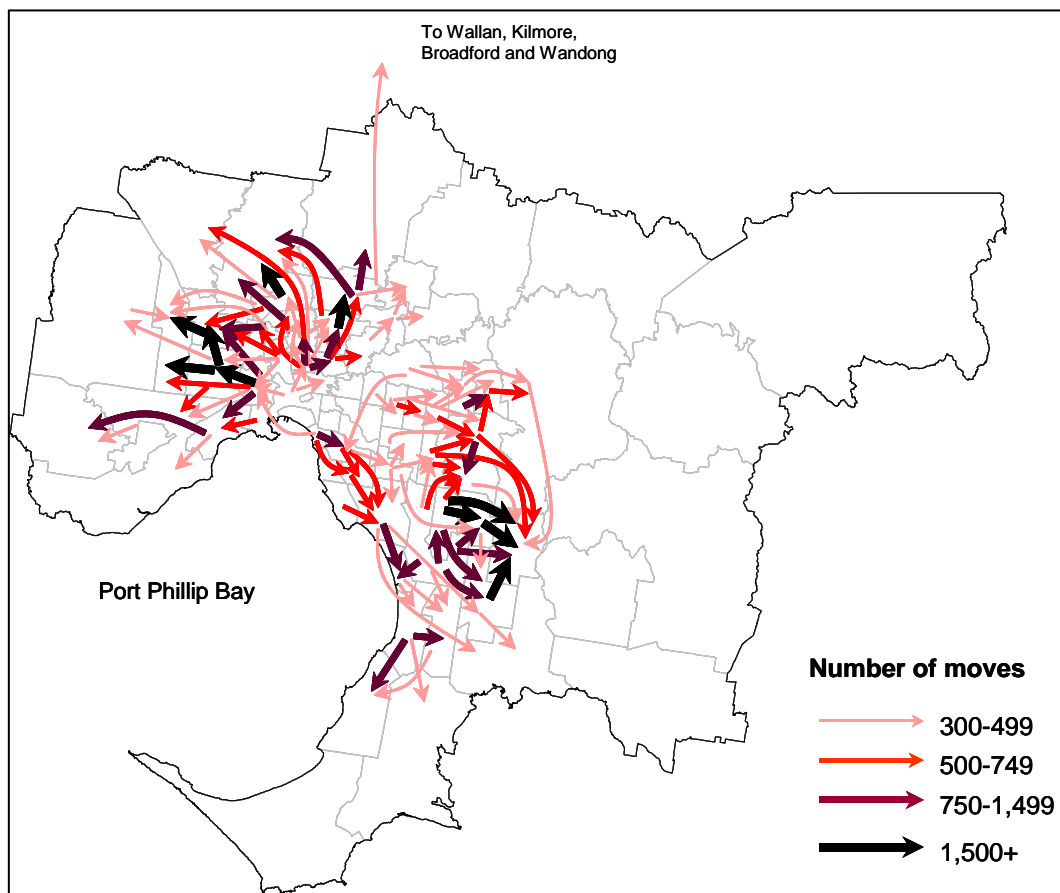
**Figure 7: Household Mobility by Age Group**



(Source: DSE, unpublished data derived from Australian Bureau of Statistics, 2001)

Figure 8 shows the patterns of net migration of all residents within the Eastern Region. The general trend of migration is in an outward direction within the region, or into the growth areas of the Southern Region.

**Figure 8: Net Migration Patterns in Metropolitan Melbourne, 1996-2001**



(Source: DSE, unpublished data derived from Australian Bureau of Statistics, 2001)

**Key issues relating to population and household changes for the Eastern Region**

- By 2031, the Eastern Region’s population is expected to increase by about 111,000 and approximately 91,000 households. The region needs to identify how and where to accommodate this growth.
- One of the key changes is the ageing population, with particularly significant growth in all older age groups and a decrease in the number of young people. This has implications in relation to the type of services and facilities that will be required.
- Household formation is changing and approximately 90 per cent of additional household in the region are expected to comprise one and two person households. This highlights the need to provide housing choice and diversity to suit a range of household types, particularly smaller households.
- The lifecycle phase of suburbs varies across the region and will continue to evolve over the period to 2031. The inner and middle areas are already in a maturing phase, with empty nesters being apparent and a process of regeneration occurring. Over time, this will also occur in the outer areas. Together with changing social trends, household structures will become more complex and housing needs more varied.
- When residents relocate, the general trend of migration is to move in an outward direction to neighbouring areas within the region, demonstrating a preference to remain in local and familiar areas. However, the Eastern Region also has a net loss of people to the growth areas in the Southern Region.

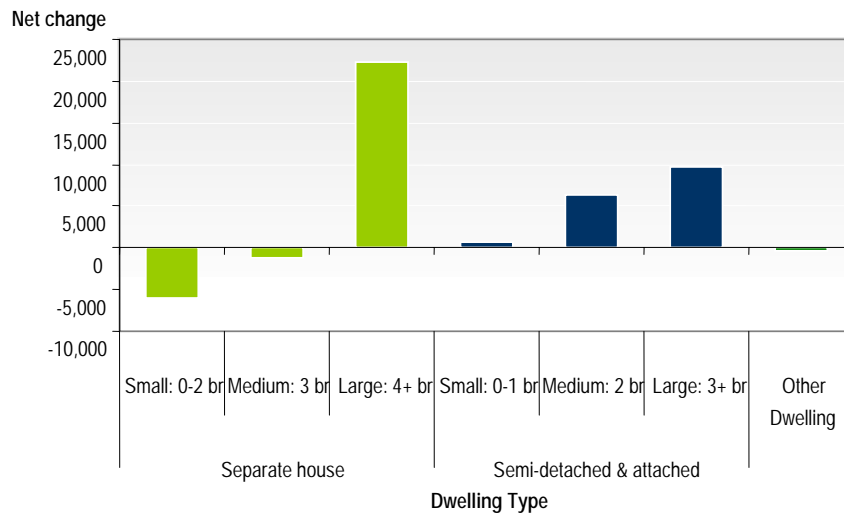


- Residents are most likely to move when they are aged in their 20s and 30s. However, unlike metropolitan Melbourne as a whole, the Eastern Region shows a slight increase in the number of residents aged in their 50s (and to an extent aged in their 70s) who are relocating.
- If housing is not available for younger households, these households will need to look for housing outside the region.

## Dwelling Types and Sizes

Across the Eastern Region, the overwhelming majority of dwellings are detached houses, which is a higher proportion than for metropolitan Melbourne as a whole (81.5 per cent compared to 75.0 per cent, respectively). Most detached houses (42.4 per cent) are medium sized (three-bedroom). However, the region also has a high proportion of large (4+ bedroom) detached houses (29.5 per cent). From 1991-2001, there was significant growth in the number of large houses while the number of small and medium sized houses decreased.

**Figure 9: Change in dwelling type by size – Eastern Region 1991-2001**



*(Source: DSE, unpublished data derived from Australian Bureau of Statistics, 2001)*

There has been significant growth in the number of semi-detached and attached dwellings (eg. units, apartments, townhouses), which have increased in share of total dwellings from 14.3 per cent in 1991 to 17.9 per cent in 2001. Most growth has been in large (3+ bedroom) houses. The growth rate for all these types of dwellings has been faster than for metropolitan Melbourne as a whole. Other than in Boroondara, the increase in the number of semi-detached and attached dwellings has been most clearly seen in the middle areas. This demonstrates the transition from maturing to empty nester households, as well as an increase in new young households, such as in the middle areas of Manningham, Whitehorse and Monash. Other areas that currently have a high number of couples with children households (outer areas) still show an increase in the number of large detached houses.

To an extent, the revealed demand for dwellings is influenced by availability of supply and consumers personal preferences. While the number of one and two person households increased in the period 1991-2001, this has not necessarily correlated with an increase in demand for smaller dwellings. However, there has been a change in the type of dwellings, with increased demand for detached and semi-detached dwellings.

### Key Issues relating to dwelling types and sizes for the Eastern Region

- While households in the Eastern Region are becoming smaller, trends indicate that a high number of larger dwellings have been constructed, whether it be detached, semi-detached or attached dwellings.
- An increased preference for semi-detached and attached dwellings is clearly seen in areas of the region where maturing households are becoming empty nesters, and the number of new young households is increasing.
- If this trend continues, a mismatch may emerge between an increasing number of smaller households and the availability of suitable dwellings.

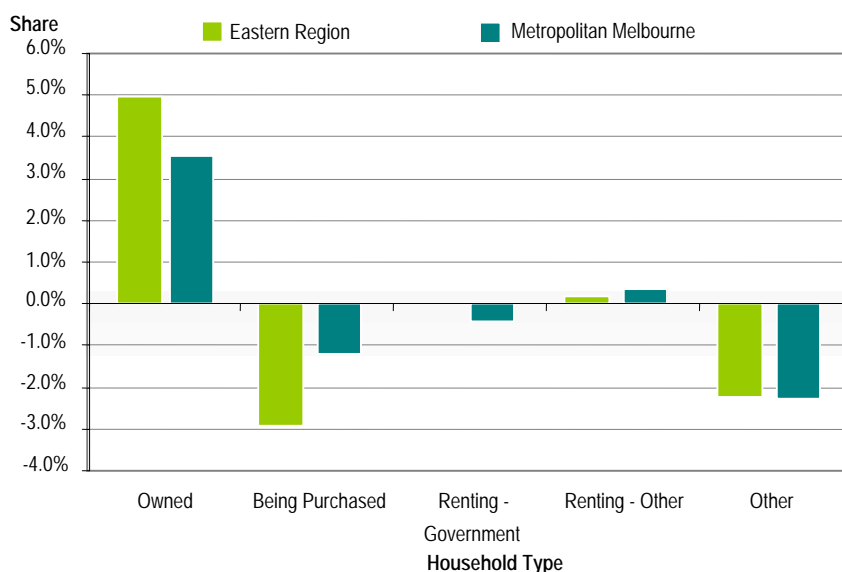
## Housing Tenure, Cost and Affordability

### Tenure

The Eastern Region has higher than the metropolitan Melbourne average levels of full home ownership or homes being purchased and lower levels of rental dwellings.

Figure 10 shows that from 1991-2001, the number of dwellings that are fully owned increased and those being purchased decreased. This trend was more pronounced in the Eastern Region compared to metropolitan Melbourne as a whole.

**Figure 10: Change in share of households by tenure type 1991-2001**



(Source: DSE, unpublished data derived from Australian Bureau of Statistics, 2001)

As a whole, the region is showing a slight increase in the number of rental dwellings, but to a lesser extent compared to metropolitan Melbourne. Outer and middle areas, particularly Monash and Knox, as well as Maroondah and Monash, are showing the highest increases in rental dwellings, which is well above metropolitan Melbourne and regional levels. Monash has a high number of group households and university aged residents compared to other middle areas. Knox, Maroondah and Yarra Ranges have a higher than regional average proportion of single parent and middle aged lone person households.

Inner areas such as Stonnington and Boroondara have a decreasing share of properties being rented and an increasing share of properties being purchased. This is consistent with the

regeneration trend outlined earlier in relation to the increase in the number of young couple with or without children households in the area.

## Social housing

Levels of public housing provision are relatively low in the Eastern Region, with approximately 1.9 per cent of all dwellings in the region being public rental, compared to approximately 4.0 per cent across metropolitan Melbourne (Office of Housing, Department of Human Services, unpublished data).

The region's level of social housing is low (including non-low cost and special needs housing).

## Housing cost

Table 2 below shows that since 1991, median house and apartment prices have at least doubled. The greatest increases have been in the inner and middle municipalities, although the differences between the inner, middle and outer areas are less marked in the Eastern Region than in other regions. House prices across the region have increased at a greater rate than the increase in median prices across metropolitan Melbourne as a whole.

**Table 2: Eastern Region Median Household Weekly Incomes and Median Housing Purchase Cost**

Municipality	Median Household Weekly Income 2005*	% Increase Incomes 1991- 2005	Median House Price 2005	% increase House Prices 1991- 2005	Median Apartment Price 2005	% increase Apartment Price 1991- 2005
Boroondara	\$1,455.40	98%	\$700,000	218%	\$348,000	153%
Knox	\$1,243.16	65%	\$298,000	141%	\$249,500	135%
Manningham	\$1,371.15	60%	\$440,000	139%	\$352,000	171%
Maroondah	\$1,139.39	69%	\$310,000	158%	\$240,000	136%
Monash	\$1,184.95	61%	\$390,000	179%	\$320,000	162%
Stonnington (Malvern SLA)	\$1,433.90	101%	\$754,000	226%	\$343,000	164%
Whitehorse	\$1,145.23	66%	\$386,168	183%	\$306,000	145%
Yarra Ranges	\$1,113.11	71%	\$270,750	146%	\$229,000	157%
<i>Metropolitan Melbourne</i>	<i>\$1,116.53</i>	<i>75%</i>	<i>\$320,000</i>	<i>152%</i>	<i>\$281,000</i>	<i>159%</i>

(Sources: Department of Sustainability and Environment, 2006, *A Guide to Property Values 2005* and DSE, unpublished data).

## Affordability

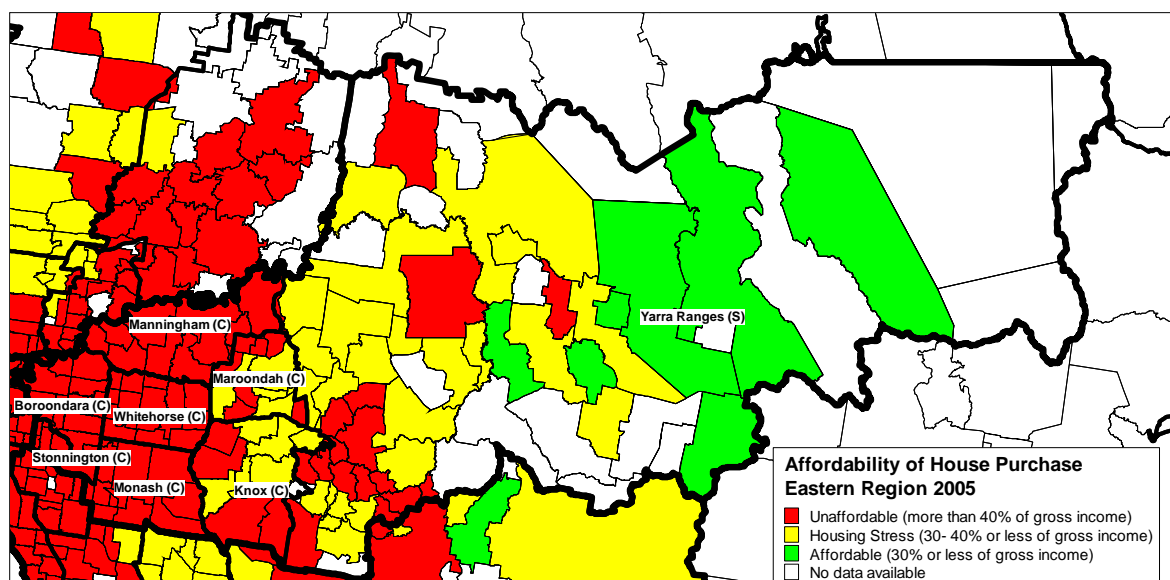
Affordable housing is defined in Melbourne 2030 as:

*Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30% of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40% of the income distribution scale.*

In the Eastern Region, the 2005 median weekly household income was approximately \$1,227, which was the highest for any metropolitan Melbourne region. Assuming a household has a five per cent deposit and borrows the remainder, this equates to a median household in the Eastern Region being able to afford repayments on a house valued \$232,013.<sup>1</sup>

Figure 11 compares the median regional income data with median house price in each suburb to determine the level of housing affordability across the Eastern Region. It illustrates that within the inner and middle urban areas, housing is generally unaffordable, while most of the outer areas are areas of housing stress.

**Figure 11: Affordability of House Purchase, Eastern Region 2005**



(Source: Department of Sustainability and Environment, 2006, unpublished data derived from Valuer General)

Apartments show a similar trend to houses, becoming more affordable the further they are located from inner areas of the Eastern Region, although the levels of unaffordable apartments in the middle area and housing stress in the outer area are not as extreme as for houses. In the Eastern Region, the majority of areas that are shown as affordable are located a substantial distance from city services and employment nodes.

The inability of households to access adequate infrastructure and services can have significant implications on the ongoing costs to households and the community. Ensuring that affordable housing is located with good access to public transport to reduce reliance on private vehicles, and environmentally sustainable building design to reduce energy consumption, can reduce ongoing household running costs.

<sup>1</sup> Maximum house purchase prices assumes repayment of 30% of median household income, and a 25 year mortgage at 7.3%.

It is important to recognise that a number of factors can influence housing affordability. In areas remote from existing services and infrastructure, the costs associated with the provision of new infrastructure and services, such as development contribution costs, are often passed on to the consumer and may have implications for affordability. However, these one-off financial costs to the developer or consumer need to be considered against the ongoing costs to households and the community of the failure to provide services.

## Private Rental

Across the Eastern Region, median rents for new tenancies increased between 11 per cent and 21 per cent from June 2000 to June 2004. The greatest percentage increase in regional median rents was for smaller dwellings such as one bedroom apartments and two bedroom houses (Office of Housing, Department of Human Services, 2004).

Maroondah experienced very high increases in rent across all housing types between 2000 and 2004, the highest increase being for larger dwellings. Within Maroondah, rent increased 66 per cent for three bedroom houses and 43 per cent for three bedroom apartments (Office of Housing, Department of Human Services, 2004).

The greatest increase in private rental dwellings in one bedroom apartments occurred in Maroondah (36 per cent). Above regional average levels of rent increase in one bedroom apartments also occurred in Boroondara, Whitehorse, and Monash (Office of Housing, Department of Human Services, 2004).

Increases in rent for larger dwellings (three bedroom apartments and four bedroom houses) were greatest in the outer areas Maroondah, Knox and Yarra Ranges (Office of Housing, Department of Human Services, 2004).

### **Key issues relating to housing tenure, price and affordability for the Eastern Region**

The Eastern Region as a whole has demonstrated a trend towards an increased proportion of households that have achieved full home ownership, reflecting the maturing and ageing of households. The proportion of households purchasing their home has decreased.

The region is showing a slight increase in the proportion of households renting (privately), particularly in the middle and outer municipalities, but it has lower levels than for metropolitan Melbourne as a whole. Levels of public rental housing provision are relatively low across the region.

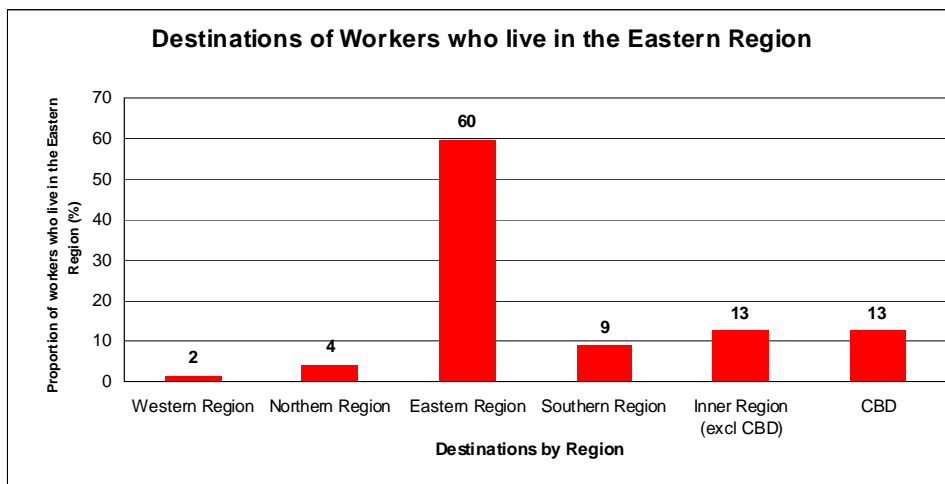
The regional median weekly household income in the region is the highest of all metropolitan Melbourne regions. However, high housing costs and rapid price increases for purchasing and rental have had a negative impact generally on housing affordability.

Declining affordability impacts upon the ability of households to obtain housing, or trade up or down according to their needs, and restricts choice of location to less well serviced areas. The inability to access infrastructure and services can have further cost implications to both a household and the community.

## Employment

Figure 13 contains travel to work data which shows the destination of workers who live in the Eastern Region. This figure shows that the region’s employment market is relatively self contained as approximately 60 per cent of workers who live in the region also work there. Overflow from the Eastern Region is generally to the CBD, and to the Inner and Southern regions.

**Figure 13: Destinations of Workers who live in the Eastern Region**



(Source: Australian Bureau of Statistics, 2001 Unpublished tables)

The inner area of the Eastern Region shows a high proportion of people employed in business services, whilst middle and outer areas show a high proportion of people employed in retail trade. Outer areas also show high levels of people employed in manufacturing.

The region has a number of major industrial and commercial areas which provide significant employment opportunities. These are located within the suburbs of Bayswater, Bayswater North, Croydon South, Rowville, Scoresby, and Clayton/Mulgrave. EastLink will provide a new freeway linking industrial and commercial areas in Ringwood and Scoresby in the Eastern Region as well as the Dandenong and Frankston industrial areas in the Southern Region. This will support the development of the south-east corridor as a distinctive economic subregion providing some 30 per cent of metropolitan Melbourne’s employment. Much of this employment is associated with industrial and manufacturing activities (Department of Infrastructure, 2004).

A key issue identified in the Regional Economic Strategy for Melbourne’s South East (2003-2030) is that employment centres in the Eastern Region presently largely draw workers from residents who commute from growth areas in the Southern Region. It is important that affordable housing is provided within the Eastern Region in order to ensure workers have the opportunity to live within a reasonable distance to employment centres.

The region as a whole shows a high proportion of people who work from home (4.7 per cent) compared to metropolitan Melbourne (3.9 per cent). There are particularly high proportions of residents who work from home in Boroondara (5.9 per cent), Stonnington (5.5 per cent), Manningham (5.3 per cent) and Yarra Ranges (5.8 per cent) (Australian Bureau of Statistics, 2001). This highlights the need to provide housing designed with office or commercial space and located in proximity to support services (Australian Bureau of Statistics, 2001).

**Key issues relating to employment in the Eastern Region**

Most residents who live in the Eastern Region also work within the region. However, many of the employment centres in the region rely largely on attracting workers from the growth areas in the Southern Region. Migration patterns show that many people who live in the Southern Region's growth areas originally lived in the Eastern Region.

As a whole, the Eastern Region has a high proportion of residents who work from home. This has implications for housing to be designed to include home offices and located in proximity to business support services.

**Housing and Transport**

Private car ownership is very high across the Eastern Region. The number of households owning two or three cars is higher than the metropolitan Melbourne average and those owning no cars are lower than the metropolitan Melbourne average. The proportion of households owning multiple cars is particularly high in Manningham (65.5 per cent), Knox (62.5 per cent) and Yarra Ranges (62.1 per cent) compared to the metropolitan Melbourne average (49.1 per cent). Maroondah and Monash also have high multiple car ownership rates. The City of Stonnington is the only municipality in the Eastern Region which has a higher percentage of households who do not own a motor vehicle compared to the metropolitan average (Australian Bureau of Statistics, 2001).

Manningham, Maroondah, Knox and Yarra Ranges have a significantly higher rate of people driving to work compared to the metropolitan average (Australian Bureau of Statistics, 2001). This may be due to various reasons such as the availability, frequency or convenience of public transport services and the personal preference of individual households.

Traffic congestion and associated greenhouse gas and pollution emissions reduce the liveability, health and well being of the region. It is important that a significant increase in public transport use and use of other sustainable modes of transport occurs, and a reduction in private car use is achieved to reduce traffic congestion, greenhouse gases and pollution. It is critical that growth in housing is supported by and directed to areas with access to public transport infrastructure and frequent public transport services. This is important in ensuring that households can access employment and other services and facilities, and to the economic and environmental sustainability of the region.

**Key issues relating to transport in the Eastern Region**

The Eastern Region as a whole has high levels of private car ownership, particularly multiple car ownership in the outer areas where limited rail-based public transport services are available. There is a high reliance on private car transport for journeys to work in these areas, which causes traffic congestion, greenhouse gases and pollution and is unsustainable. A significant increase in public transport and other sustainable modes of transport is needed.

The region is showing the importance of integrating the development of transport networks, housing and employment generating land use, and improving public transport links to employment and activity centres within its boundaries.

## 5. Key Factors in Accommodating Future Housing

This chapter outlines the challenges and opportunities in planning for future housing needs in the Eastern Region.

### Challenges in the Eastern Region

At a regional level, it is important to identify key factors which influence the Eastern Region's ability to manage change and accommodate projected population and household growth. The key regional challenges to accommodating future housing are outlined below.

#### Urban Growth Boundary and Green Wedges

- The urban growth boundary places a limit on the extent of outward urban expansion to protect the environmental significance and agricultural assets of the Yarra Valley and Yarra and Dandenong Ranges Green Wedge, Southern Ranges Green Wedge, Nillumbik Green Wedge and Manningham Green Wedge. Local planning policies and planning scheme controls are used to manage and control urban development in these areas.
- Unlike other regions, the Eastern Region does not have a designated growth area. The physical characteristics and environmental sensitivity of the region's green wedges, as well as the high cost of providing infrastructure, make it inappropriate to allow further urban development into non-urban areas.
- As a result, the region will need to find ways to accommodate projected household growth within its existing urban areas. Melbourne 2030 encourages increased proportions of new housing within strategic redevelopment sites (including activity centres) and a reduced proportion of housing in dispersed residential locations.

#### Environmental and Landscape Significance

- There are substantial areas of land identified as having features of environmental or landscape significance within the Eastern Region, particularly in the northern and outer urban areas around the Yarra Valley and Dandenong Ranges foothills. A number of policies and development controls apply which are designed to protect the vegetation or landscape characteristics, such as ridgelines, and will limit housing development in these areas.
- Substantial residential areas have been developed at a low density, in recognition of the physical, environmental and infrastructure constraints. These areas include the presence of steep slopes or areas of significant habitat or natural value. The capacity of these areas to absorb significant increases in housing density is limited by both the land capability and subdivision patterns.

#### Heritage and Neighbourhood Character

- The Eastern Region contains extensive areas identified as having significant heritage value. The heritage policies and controls which apply to these areas are unlikely to support significant increases in housing density where this would affect heritage values.
- Neighbourhood character is a key planning consideration when assessing the built form of new housing and may limit the degree to which increased housing density can be achieved in some locations.

#### Community concerns and perceptions

- Residents are increasingly concerned about the impact of population growth and new forms of housing on their neighbourhoods. It is important that objectives and policies are



in place to actively manage the potential impacts of housing growth and change on neighbourhood character, traffic and parking, the environment, infrastructure and access to services and facilities.

## Transport

- The Eastern Region has high levels of private car ownership and a strong reliance on private cars as a transport mode. The location of housing needs to be planned and managed to ensure it is located in areas well serviced by public transport and close to services and facilities needed by the community.
- Some areas within the region are well served by public transport. However, the City of Manningham has no rail, light rail or tram public transport infrastructure or services. The municipalities of Knox and Yarra Ranges have limited rail-based public transport. Many suburbs and townships in the outer areas have very limited public transport and rely on infrequent bus services. Limited access to public transport may lead to increased car dependency. Within the region, north-south public transport connections and services are poor. Gaps within the public transport network may limit opportunities for housing to be developed based around the Principal Public Transport Network unless improved public transport infrastructure and more frequent services are provided in these locations.
- The Metropolitan Transport Plan has a range of initiatives to improve public transport networks and road access throughout the region. Information on some of these initiatives is provided in Appendix 2. A key regional challenge is to ensure that the implementation of the Metropolitan Transport Plan achieves coordination of new public transport infrastructure and services with new housing.
- Melbourne 2030 encourages more sustainable personal travel options, by promoting alternative means of travel such as public transport, walking and cycling. It is critical that housing is supported by, and has access to, public transport services. An efficient and sustainable transport network relies on an integrated and efficient public transport system, a range of transport modes, good pedestrian and cycle access, and connectivity between different modes of transport.

## Infrastructure and services

- Adequate physical infrastructure and services including water supply, drainage, sewerage and telecommunications are needed to support new housing in the Eastern Region. The provision of this infrastructure and services needs to be timed and coordinated with new housing.
- The limited capacity of physical infrastructure in existing neighbourhoods may affect the provision of additional housing. Planning for physical infrastructure upgrades is needed to support housing growth. The use of development contributions to fund infrastructure and service upgrades in established neighbourhoods needs to be balanced against project viability and affordability considerations.
- The provision of additional housing needs to be matched to the provision of community services and facilities, such as pre-schools, hospitals, schools, childcare centres, community meeting space, office space for community agencies and support services. Adequate open space which promotes community interaction, including plazas and urban spaces, and provides for active and passive recreation is also needed in strategic redevelopment sites including activity centres and established and new residential areas experiencing housing growth. Areas remote from these services and facilities may be less suitable for new housing development.
- A projected increase in the number of older people living in the region over the next 30 years will require the provision of new infrastructure and services to meet the needs of an ageing population. New residents who are already in an older age group report an increased sense of social isolation after moving from their previous communities. These people express the need for access to community facilities and public spaces that

engender a sense of community and foster local belonging. Other specific infrastructure demands for an ageing population include transport, home and community care programs and healthy ageing activities to help keep older people well, active and socially integrated.

### **Land ownership and use patterns**

- Fragmented land ownership or centralised land ownership may restrict the potential for sites to accommodate increased housing density in key areas of the Eastern Region, such as activity centres. Site consolidation may be required to provide opportunities for housing development. In other cases, land may be held in large sites, with land owners focused on retail or commercial land use and reluctant to consider residential or mixed-use development. Competing land uses and the need to retain a viable mix of uses within activity centres may also restrict the potential for housing development.
- The potential for some residential areas of the region to accommodate even modest increases in housing density may be limited by the existence of restrictive covenants limiting development to single dwellings. As restrictive covenants are private agreements, the full extent of the affected areas is unknown.

### **Industrial redevelopment sites**

- The Eastern Region does not have an extensive supply of surplus industrial land which can be considered for residential redevelopment. There is also a need to retain existing industrial areas for industrial uses to maintain the economic viability of the region.

### **Market decisions**

- Economic and political factors influence developer choices relating to the location of housing. In particular, this includes higher costs associated with multi-storey construction and the varying levels of market interest in housing within activity centres across the region. This is largely related to land values and levels of return, and proximity to or availability of existing infrastructure. These factors may limit housing in the short term, particularly in the outer areas and may result in lost opportunities through underdevelopment or lack of development of key sites.

### **Integrated planning**

- Planning for housing needs to be integrated across the three tiers of government, as well as across housing and transport policy portfolios. Integrated planning for new housing is needed to coordinate the location of housing with physical infrastructure, community services and facilities, public transport and economic and employment opportunities.

### **Affordable housing**

- There is a need for further research into the existing supply and distribution of affordable housing across the Eastern Region and the need for affordable housing within specific locations within it. Once this information is obtained, the overall proportion of affordable housing needed within the region can be established and further work can be undertaken to achieve an increased supply of affordable housing in specific locations.
- The relatively small supply of social housing in the region is a constraint to ensuring adequate and affordable housing is available to lower income residents. Further funding is required to ensure appropriate social housing is available and distributed across the region.

### **Estimated Opportunities for Housing**

Councils within the Eastern Region have started identifying preliminary opportunities to accommodate the 91,000 additional households projected by *Victoria in Future, 2004*.

Councils have generally identified opportunities for future housing starting in 2001, and this Housing Statement provides a regional strategic framework to plan for the Eastern Region's housing needs from 2001-2031.

Opportunities for accommodating future housing vary throughout the region and depend on local circumstances. Councils have taken a range of factors into account and made a series of assumptions when identifying opportunities for future housing growth. Some have identified opportunities for future housing for a 30 year period while others have applied a shorter timeframe.

Councils have not identified the capacity of individual sites to accommodate future housing growth. However, some have identified opportunities for housing using data about the supply of residential lots able to be developed available through the Victorian Government's Urban Development Program<sup>2</sup>.

Opportunities have been identified based on the existing policy framework of councils for housing and other issues within local planning schemes (including heritage, neighbourhood character and built form). Some councils have recently reviewed housing-related policies and controls within their planning schemes. Others intend to initiate or review local housing strategies, policies or controls in the future as the need arises.

Councils within the Eastern Region are working towards achieving a gradual shift in the location of additional housing within the region over time, which is generally consistent with the strategic direction of Melbourne 2030. This includes working towards reducing the overall proportion of housing located in greenfield locations and dispersed residential locations, and in increasing the proportion of additional housing in strategic redevelopment sites over time.

Opportunities for additional housing in each municipality are grouped under the following three categories in Melbourne 2030:

1. Greenfield locations.
2. Strategic redevelopment sites.
3. Dispersed residential locations.

This Statement aims to achieve the intended distribution of housing at the regional level rather than for each municipality. The distribution of housing across each of the three categories will not be the same in each municipality.

Opportunities for accommodating additional housing within the region are an indication of the potential level of growth that could occur within a particular category. It does not necessarily follow that growth will occur at these rates or in these locations. Additional policies, mechanisms, infrastructure and services may be required at a regional or local level to enable this to occur.

It is anticipated that councils will regularly review opportunities and challenges to accommodate future housing over time through the development or review of local strategic planning work such as local housing strategies, growth area planning, structure planning for activity centres and subsequent amendments to local planning schemes.

## Greenfield locations

Melbourne 2030 seeks to reduce the overall proportion of housing development in greenfield locations across metropolitan Melbourne by directing development into designated growth areas that can be planned and managed.

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<sup>2</sup> The Urban Development Program is an annual program that measures developable lots within broadhectare sites. The number of developable lots identified within the Urban Development Program does not equate to the number of dwellings that can be accommodated in each municipality. A proportion of the developable lots identified through the Urban Development Program are likely to contain multiple dwellings.

In the Eastern Region, there is no designated growth area and the Victorian Government's Urban Development Program 2004 identifies very limited broad hectare land is still available within the urban growth boundary.

### **Knox City Council**

Knox City Council has a limited supply of sites in greenfield locations available for future housing development. Over the period 2001-2005, approvals for approximately 2,700 new dwellings were granted within greenfield locations. Based on the current broad hectare land supply within the Knox City Council, it has been estimated there is potential for almost 200 additional households.

### **Manningham City Council**

Manningham City Council has identified opportunities for approximately 300 additional households in two sites within greenfield locations.

### **Maroondah City Council**

Maroondah City Council has identified potential opportunities for approximately 800 households in greenfield locations, including the corner of Bayswater and Bayfield Road in Bayswater North and the redevelopment of the Croydon Golf Course. These opportunities are subject to consideration and finalisation of significant planning issues.

### **Shire of Yarra Ranges**

The Shire of Yarra Ranges anticipates there are opportunities for approximately 4,100 households within greenfield locations in the municipality from 2001-2031. Approximately 2,800 dwellings were constructed in greenfield locations between 2001-2005 and a further 1,300 dwellings are anticipated to be constructed in greenfield locations from 2006-2031.

### **Other municipalities**

Remaining councils within the Eastern Region including the cities of Boroondara, Monash, Stonnington and Whitehorse have no opportunities for additional housing in greenfield locations.

### **Summary**

In summary, preliminary council estimates indicate that approximately 8,100 or eight per cent of households could be accommodated in greenfield locations within the Eastern Region from 2001-2031. This represents a lower proportion of housing development within greenfield locations than over the past 5-10 years.

### **Strategic redevelopment sites**

The Eastern Region has opportunities to accommodate future housing in strategic redevelopment sites<sup>3</sup>. Strategic redevelopment sites are locations within urban areas which are appropriate for more intensive residential development. In addition to areas in and around nominated Principal and Major Activity Centres which are well-served by the Principal Public Transport Network, they also include major redevelopment sites (redevelopment sites with 20 or more dwellings) with good access to public transport which may include Neighbourhood Activity Centres.

Melbourne 2030 identifies a total of seven Principal Activity Centres, including Camberwell Junction, Chadstone, Box Hill, Glen Waverley, Ringwood, Wantirna South/Knox Central, and Doncaster Hill. There are 19 Major Activity Centres and two Specialised Activity Centres identified

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<sup>3</sup> Opportunities in this section for the City of Stonnington relate to the part of the municipality to the east of Kooyong Road only.

within the Eastern Region. Principal, Major and Specialised Activity Centres within the region are listed in Appendix 1. Melbourne 2030 does not identify specific Neighbourhood Activity Centres.

It is recognised that the potential of each activity centre to accommodate housing will differ due to factors such as its role and scale, heritage controls or land ownership patterns. In addition, the timescale required to undertake structure planning may mean that identified activity centres may not make significant contributions to accommodating additional households in the short to medium term.

Activity Centres considered to be able to contribute more immediately to providing for housing opportunities include the Transit Cities of Box Hill and Ringwood, as well as Doncaster Hill and Wantirna South/Knox Central. Box Hill and Ringwood are part of the Victorian Government's Transit Cities Program, an initiative led by the Department of Sustainability and Environment (DSE) aimed at encouraging new development, including housing, close to railway stations. Strong partnerships are vital to the success of the Transit Cities Program, and DSE is currently working closely with each local council, VicUrban, the Department of Infrastructure, Victoria Police, transport operators and private investors to develop frameworks for the future development of these centres.

Many councils have started structure planning programs for their activity centres to provide greater clarity around their future role and function and their potential for accommodating an increased share of household growth. Structure planning is also likely to assess the capacity of infrastructure and services to support housing growth.

Structure planning or reviews are underway or due to commence shortly for many activity centres, including Bayswater, Boronia, Box Hill, Burwood Heights, Camberwell Junction, Kew Junction, Chirside Park, Croydon, Lilydale and Nunawading/Mega Mile. This work will be continued by councils and help inform the potential for these locations to accommodate future housing.

Some local councils are also undertaking structure planning for their Neighbourhood Activity Centres, and investigating the appropriateness of applying for interim height controls within them until more detailed structure planning can be completed. The character, scale and function of these centres will need to be considered in identifying potential for these locations to provide housing.

Many of the major redevelopment sites identified by local councils have also been identified as part of the Victorian Government's annual urban development program. These sites offer substantial potential to accommodate future housing across the Eastern Region. The urban development program will continue to identify major redevelopment sites within the region on an annual basis and report on progress being made to plan and develop these sites.

## **City of Boroondara**

Department of Sustainability and Environment data<sup>4</sup> shows that from 2001-2004, approximately 2,800 dwelling approvals were granted within strategic redevelopment sites and dispersed residential locations across the City of Boroondara (Department of Sustainability and Environment, unpublished data). It is expected that a lower number of dwellings than this figure have been constructed during this period as some dwellings may have been approved but not constructed and other dwellings may have replaced existing dwellings.

The City of Boroondara has identified the capacity to accommodate between 7,000-8,000 additional households within the municipality from 2005-2031. It is anticipated the majority of residential development will be accommodated around activity centres, mixed use corridors and through major redevelopment sites identified in the Council's local housing strategy, the My Neighbourhood Strategy. The exact capacity of the Principal and Major Activity Centres will be

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<sup>4</sup> The City of Boroondara has identified capacity for housing within the municipality between 2005-2031. This chapter uses Department of Sustainability and Environment data for dwelling approvals within the City of Boroondara for the period from 2001-2005 to ensure that housing opportunities commencing in 2001 are comparable for all municipalities.

defined through structure planning processes. These processes have begun in relation to Camberwell Junction and Kew Junction.

### **Knox City Council**

Knox City Council has identified potential capacity to accommodate a total of 10,000 additional households within its strategic redevelopment sites based on the assumptions contained in the Knox Housing Statement, June 2005.

Knox Central Activity Centre is the key retail, civic, recreation and employment hub within the municipality and a key Principal Activity Centre in Melbourne's outer east. The draft Knox Central Urban Design Framework identifies opportunities for 2,000 households in apartment type developments and 1,600 households in town houses/villa unit type development over the next 25 years in and around the centre in accordance with the structure plan.

Knox City Council has four Major Activity Centres (Bayswater, Boronia, Stud Park and Mountain Gate), and 10 Neighbourhood Activity Centres. The recently completed Bayswater Structure Plan identifies potential for an additional 1,600 households to be accommodated over the next 25 years in a variety of dwelling forms in and around the activity centre in accordance with the structure plan. Structure planning is underway for the Boronia Activity Centre and the housing development potential of the remaining Major Activity Centres will be confirmed through the structure planning process to be undertaken by the Knox City Council over the next few years.

Opportunities to accommodate future housing growth in Neighbourhood Activity Centres within the municipality will depend on the local characteristics of each centre. The landscape and environmental sensitivities of the foothills will limit opportunities for future housing growth in the Neighbourhood Activity Centres located within the Dandenong Foothills Policy area.

The Knox Housing Statement, June 2005, has identified a number of strategic redevelopment sites in the municipality which will have potential to accommodate future households. It has been estimated these sites will have potential to accommodate approximately 2,500 households over the next 25 years.

### **Manningham City Council**

Manningham City Council has identified the potential to accommodate almost 9,000 households in its strategic redevelopment sites. Some sites have been identified through the urban development program and other opportunities identified through the Dwelling Opportunities Analysis for the City of Manningham (Draft, 2005) and the Manningham Residential Character Guidelines (2005). The greatest potential for accommodating future housing is located within the Doncaster Hill Principal Activity Centre, as structure planning undertaken has identified it could potentially provide for 4,000 additional households. Around the Doncaster Hill Activity Centre, a further 2,000 households could be accommodated. Manningham's Major Activity Centre (The Pines) and seven Neighbourhood Activity Centres, offer more modest opportunities to accommodate new housing. This is due to public transport access, availability of retailing and other services, the natural topography of the land and the age of the surrounding housing stock. Council has estimated the potential for Manningham's Major and seven Neighbourhood Activity Centres to accommodate approximately 3,000 additional households.

### **Maroondah City Council**

Maroondah City Council has identified that almost 6,500 new households could be located within its strategic redevelopment sites. Development is expected to occur largely within and around the Ringwood Activity Centre and the Croydon Town Centre. Ringwood, being a designated Transit City, is expected to accommodate the majority of higher and medium density housing. Structure planning for the Croydon Town Centre has commenced and is investigating appropriate locations for higher density housing.

## City of Monash

The City of Monash has assessed opportunities for additional housing within its activity centres and, based on assumptions about the availability of sites, their likelihood for redevelopment for residential purposes and that a demand for higher density residential development will eventuate in the middle suburbs, has identified opportunities for 3,100 additional households to be accommodated within activity centres. In addition, 'Waverley Park' is a major redevelopment site with the capacity to accommodate an additional 1,500 households.

## City of Stonnington<sup>5</sup>

The City of Stonnington has used existing policies which encourage medium density housing in some key redevelopment sites, activity centres, and along selected arterial roads to assess the potential capacity of strategic redevelopment sites to accommodate additional households. Based on existing Council policies, the City of Stonnington estimates that over a 30 year period there are opportunities for approximately 1,570 additional households in these strategic redevelopment sites (east of Kooyong Road). All housing opportunities identified are preliminary and subject to review as part of the development of Council's Housing Strategy, which is currently being prepared, and structure planning for activity centres which has not yet been completed.

## City of Whitehorse

The City of Whitehorse has estimated the potential to accommodate approximately 4,500 additional households in its strategic redevelopment sites (including activity centres). Existing policies have been used as a guide for determining opportunities for housing and will be reviewed following the completion of more detailed structure planning work for activity centres. The City of Whitehorse Housing Study identifies 13 'Higher Density Precincts' with potential to accommodate approximately 2,000 additional households. In addition, 'key strategic sites' identified by the Housing Study and urban development program have potential to accommodate a further 2,500 additional households. Structure planning work which is currently underway in the City of Whitehorse includes the Principal Activity Centre and Transit City of Box Hill, the Major Activity Centre of Burwood Heights, the Major Activity Centre of Nunawading and the Mega Mile, and an Urban Design Framework is being prepared for Tally Ho Major Activity Centre.

## Shire of Yarra Ranges

The Shire of Yarra Ranges has identified the potential for its strategic redevelopment sites to accommodate approximately 4,600 additional dwellings from 2001-2031. This figure includes approximately 200 dwellings which were constructed during 2001-2004. Opportunities for 4,400 households remain within 'convenient walking distance' of Major Activity Centres (Lilydale and Chirnside Park) and Neighbourhood Activity Centres, and other known major sites potentially being made available for redevelopment. Draft structure plans are currently being prepared for Chirnside Park and Lilydale Major Activity Centres, and these will identify appropriate locations and scale of housing for the activity centres.

## Summary

In summary, preliminary council estimates indicate that approximately 40,770 or 51% of households could be accommodated within strategic redevelopment sites within the Eastern Region from 2001-2031. This represents a higher proportion of housing development within strategic redevelopment sites than over the past 5-10 years. This figure is likely to be higher as the City of Boroondara has identified capacity for 7,000–8,000 additional dwellings within the municipality from 2005–2031, and it is anticipated that the majority of residential development will be accommodated around activity centres, mixed use corridors and through major redevelopment sites identified in the Council's local housing strategy, the My Neighbourhood Strategy. In addition,

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<sup>5</sup> Opportunities in this section for the City of Stonnington relate to the part of the municipality to the east of Kooyong Road only.

Department of Sustainability and Environment data shows that from 2001– 2004, approximately 2,800 dwelling approvals were granted within the City of Boroondara. While it is expected that a lower number of dwellings were actually constructed, a substantial proportion of the dwellings constructed are anticipated to be located in strategic redevelopment sites.

## Dispersed residential locations

Dispersed residential locations are generally those remaining areas within established urban areas that are not identified as either strategic redevelopment sites or greenfield locations and are not well located to services and facilities. They also include major redevelopment sites that are not located near major public transport, and non-urban residential development around small townships generally in green wedge locations.

These locations will continue to offer incremental opportunities for new housing. In the Eastern Region, the overall proportion of development occurring in these locations is intended to reduce over time.

### City of Boroondara

Department of Sustainability and Environment data shows that from 2001-2004, there were approximately 2,800 dwelling approvals granted within strategic redevelopment sites and dispersed residential locations across the City of Boroondara (Department of Sustainability and Environment, unpublished data). It is expected that a lower number of dwellings than this figure were constructed during this period as some dwellings may have been approved but not constructed and other dwellings may have replaced existing dwellings.

The City of Boroondara's My Neighbourhood Strategy seeks to direct future residential development towards activity centres where the objectives of ecologically sustainable development can be achieved. In areas outside activity centres, including in heritage, character and environmental areas, and in the balance of the suburbs, the City will seek to restrict residential development in order to protect the quality and distinctive character of these areas. Based on the direction of My Neighbourhood Strategy, it is estimated that only a small proportion of the estimated 7,000-8,000 capacity for dwellings will be located within dispersed residential locations from 2005-2031.

### Knox City Council

From 2001-2005, approvals for around 1,500 dwellings were granted in the residential suburbs of Knox City Council. The Council has identified potential for a further 4,000 households to be accommodated in the residential suburbs of Knox based on assumptions forming part of the Knox Housing Statement, June 2005. New housing will be supported in existing residential suburbs provided that it demonstrates a high quality outcome which complements the existing lower density form and adds to the existing or preferred neighbourhood character of the particular area. In the eastern part of the municipality, where the revised Dandenong Foothills Policy applies, housing opportunities will be limited and the intensity of residential development reduced within residential areas in order to protect the environmental value of the foothills. More recent residential development in the southern parts of the municipality offers limited potential for redevelopment due to restrictive covenants and the relatively new housing stock.

### Manningham City Council

Manningham City Council has identified in its Dwelling Opportunities Analysis for the City of Manningham (Draft, 2005) that different suburbs offer different potential for housing redevelopment in its dispersed residential locations. While some suburbs within the municipality offer minimal opportunity to accommodate additional households, such as Warrandyte, Wonga Park and Park Orchards, the suburbs of Doncaster, Doncaster East, Bulleen and Lower Templestowe are generally identified as the suburbs that could accommodate additional households. Overall, Manningham has identified a potential for approximately 4,000 additional households within its dispersed residential locations.



## **Maroondah City Council**

Maroondah City Council has estimated potential opportunities for almost 5,600 additional households in its dispersed residential locations from 2001-2031. This represents a lower rate of growth than the 400 additional dwellings per annum which are currently constructed in dispersed residential locations. The potential for the existing level of development continuing in dispersed residential locations is likely to be restricted by significant landscape controls, neighbourhood character issues, lot sizes and existing development density particularly in the Croydon Hills and Warranwood areas.

## **City of Monash**

The City of Monash has estimated opportunities for approximately 5,800 additional households within its dispersed residential locations. This is based on known rates of subdivision and development over the last five years. It is assumed that the rate of housing growth, which has been high over the last five years, will be lower by 2031.

## **City of Stonnington<sup>6</sup>**

The City of Stonnington estimates there is potential for approximately 1,000 additional households within dispersed residential locations of the municipality within the eastern region (east of Kooyong Road only). This potential is based on the assumption that Council's policy of maintaining a one to two storey built form and protecting character, amenity and heritage values in residential areas continues. Council's assessment is preliminary at this stage and subject to review as part of Council's Housing Strategy.

## **City of Whitehorse**

The City of Whitehorse has identified potential for an additional 5,500 households within its dispersed residential locations. These locations generally include residential areas, with the exception of those that are included within activity centre structure plan areas, higher density housing precincts or covered by existing or proposed Significant Landscape Overlays, Neighbourhood Character Overlays and Heritage Overlays.

## **Shire of Yarra Ranges**

The Shire of Yarra Ranges has identified the potential to accommodate approximately 3,300 additional households within its dispersed residential locations. This has assumed that land zoned for residential purposes, and which is large enough for redevelopment, will provide a diversity of dwelling densities and has also included an assessment of limited opportunities available within townships within green wedges such as Healesville and Yarra Junction.

## **Summary**

In summary, preliminary Council estimates indicate that approximately 30,700 or 39 per cent of households could be accommodated in dispersed residential locations within the Eastern Region from 2001-2031. This represents a lower proportion of housing development within dispersed residential locations than over the past 5-10 years. This figure is likely to be slightly higher as the City of Boroondara has identified capacity for 7,000–8,000 additional dwellings within the municipality from 2005–2031, and it is anticipated only a small proportion of residential development will be located in dispersed residential locations. In addition, Department of Sustainability and Environment data shows that approximately 2,800 dwelling approvals were granted within the City of Boroondara in 2001-2004. It is expected a lower number of dwellings were actually constructed and only a small proportion of the dwellings constructed are anticipated to be located in dispersed residential locations.

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<sup>6</sup> Opportunities in this section for the City of Stonnington relate to the part of the municipality to the east of Kooyong Road only.

## Overview of regional opportunities

Preliminary work undertaken by councils has identified opportunities within the Eastern Region for approximately:

- 8,100 households in greenfield locations.
- 40,770 households in strategic redevelopment sites.
- 30,700 households in dispersed residential locations.

Collectively, local councils within the Eastern Region have identified opportunities for a total of 79,570 households from 2001-2031, based on preliminary strategic planning work. It is acknowledged that some councils identified opportunities using a shorter period than 30 years and that some opportunities for additional housing cannot be fully identified until more detailed strategic planning is undertaken. This preliminary strategic work provides a good basis for planning for future housing growth.

Opportunities identified by councils within the Eastern Region represent a reduction in the proportion of households in greenfield locations (15 per cent to 10 per cent), an increase in the proportion of households in strategic redevelopment sites (20 per cent to 51 per cent) and a decrease in the proportion of households in dispersed residential locations (65 per cent to 39 per cent). This represents a gradual shift in the location of new households within the Eastern Region over time which is consistent with the strategic direction of Melbourne 2030.

The total estimated opportunities figure is likely to be higher than shown above, as the City of Boroondara has identified capacity for 7,000–8,000 additional dwellings within the municipality from 2005–2031 through its My Neighbourhood Strategy, and Department of Sustainability and Environment data shows that from 2001–2004, approximately 2,800 dwelling approvals were granted within the City. The total number of households estimated for strategic redevelopment sites is likely to be higher than 40,770 as it is anticipated that the majority of estimated residential development within the City is likely to be accommodated around activity centres, mixed use corridors and through major redevelopment sites.

It is anticipated that councils within the Eastern Region will review opportunities for housing over time as further strategic planning work such as the preparation and review of local housing strategies and structure planning for activity centres is completed. This Housing Statement will be reviewed every five years which will enable information regarding housing opportunities to be regularly revised. Monitoring of annual dwelling approvals will also occur annually and will inform the Eastern Regional Housing Working Group about the proportion of housing occurring within greenfield locations, strategic redevelopment sites and dispersed residential locations.

## 6. Objectives, Strategies and Actions

This chapter sets out the objectives, strategies and actions to achieve the housing vision for the Eastern Region (see Chapter 1).

### Achieving the region's housing vision

This chapter sets out the objectives (what we want), strategies (how we will approach this) and actions (what we will do) proposed to achieve the housing vision for the Eastern Region. Development of these objectives, strategies and actions has taken account of the constraints and opportunities for housing within the region outlined in Chapter 5.

Project leads and partners and the priority considered appropriate for implementing each action is outlined in this chapter. The role of partner organisations in implementing these actions will vary depending on the nature of each action and will need to be clarified in discussion with each nominated partner organisation and reviewed over time as implementation proceeds.

The proposed timeframes for implementing actions are:

- High Priority: start within 12 months.
- Medium Priority: start within 1-2 years.
- Low Priority: start within 2-5 years.

Actions will be implemented through cooperation between the Victorian and local governments within the Eastern Region and will be subject to normal budget processes.

Progress on implementing actions will be monitored as part of the monitoring and review of this Eastern Regional Housing Statement.

### Objective 1 – Manage housing change

Ensure the location of future housing is planned and managed to maintain and enhance the region's liveability.

#### Strategy 1.1

Develop an improved understanding of the region's housing stock and the regional housing market.

Actions	Project Lead	Partners	Priority
<p><b>1.1.1 Monitor, review and analyse economic influences and the impact of changes in housing preferences on the housing market and consider the implications for regional housing markets.</b></p> <p><i>A better understanding of economic influences on the regional housing market and market preferences will assist in planning for the region's future housing needs.</i></p>	DSE	DHS ERHWG Other RHWGs Councils	High
<p><b>1.1.2 Identify the amount, type and location of affordable housing stock within the region.</b></p> <p><i>Improved information is needed about the amount, type and location of the existing affordable housing stock across all housing tenure types (ie. ownership and rental) to plan for the region's future housing needs.</i></p>	DSE DHS	Councils Housing Agencies	High

Actions	Project Lead	Partners	Priority
<p><b>1.1.3 Continue to monitor regional demographic trends and changes in the diversity of housing stock and affordability (including housing stress levels) to provide a basis for determining future housing needs.</b></p> <p><i>Ongoing monitoring is needed to understand population trends, changes in the region's housing stock and affordability to plan for future needs.</i></p>	<p>DSE (metropolitan wide)</p> <p>DHS</p>	<p>ERHWG</p> <p>Other RHWGs</p> <p>Councils</p> <p>Building Commission</p>	<p>High (On-going)</p>
<p><b>1.1.4 Monitor regional housing needs and satisfaction levels, including post-occupancy studies of a range of new residential development types, and a comparison of changing housing needs against housing choice.</b></p> <p><i>Improved information about housing needs and satisfaction levels is required to increase understanding of the regional housing market and ensure that housing needs are identified and planned for.</i></p>	<p>ERHWG</p>	<p>DSE</p> <p>DHS</p>	<p>Medium</p>
<p><b>1.1.5 Investigate accessible and adaptable housing needs across metropolitan Melbourne (including housing for the aged).</b></p> <p><i>Better understanding of accessible and adaptable housing needs is needed, given current and projected social and demographic change, including the ageing of the population. This information will support the development of techniques and approaches to meet those needs.</i></p>	<p>DSE (metropolitan wide)</p> <p>Building Commission</p>	<p>ERHWG</p> <p>Other RHWGs</p>	<p>High</p>

## Strategy 1.2

Direct at least 50 per cent of future housing into strategic redevelopment sites across the region and provide certainty and clear guidance for housing outcomes sought in these locations.

Actions	Project Lead	Partners	Priority
<p><b>1.2.1 Plan for and achieve a regional network of activity centres.</b></p> <p><i>A method is needed to identify a regional approach to plan for a network of activity centres which manages activity centres according to their role and type (ie. strip shopping centre, stand alone centre) and identifies regional priorities for funding. The development of a new methodology is required to enable this work to be undertaken from a regional perspective.</i></p>	<p>ERHWG</p> <p>Councils</p>	<p>DSE</p>	<p>High</p>
<p><b>1.2.2 Develop, review and implement local housing strategies.</b></p> <p><i>Local housing strategies, which can be implemented through local planning schemes, can identify appropriate locations to accommodate housing including directing higher density housing to strategic redevelopment sites.</i></p>	<p>Councils</p>	<p>Community</p>	<p>High</p>

Actions	Project Lead	Partners	Priority
<p><b>1.2.3 Prepare and implement structure plans or other planning tools for activity centres and major strategic development sites to provide clear direction on the extent, location and form of residential use and development, responsive to local capacity and conditions.</b></p> <p><i>Structure plans or other planning tools for activity centres (eg. framework or strategy plans) play an important role in identifying an appropriate mix and level of activity at a given centre. Structure plans provide clear guidance in relation to expected outcomes for a centre and management of the interface between the mix of uses such as residential, retail, commercial, office and community services.</i></p> <p><i>Structure plans and other planning tools can identify and protect appropriate locations for housing and retail/commercial growth, responding to the varying role, scale and amenity of each activity centre. Strategic planning is needed for specific centres to ensure a response that addresses the opportunities and constraints of that centre and supports ongoing economic viability, in context of the centre's role in the regional network. A 'one size fits all' approach to activity centre planning cannot achieve this and is not appropriate.</i></p>	Councils	Community	High
<p><b>1.2.4 Within defined major redevelopment sites where proposals for housing are consistent with approved local policy and/or structure plans, establish an agreed approach to increase development certainty and streamline planning permit processes for housing and mixed use developments.</b></p> <p><i>Supporting and encouraging major development that is consistent with approved local policy and structure plans will assist in achieving the outcomes desired for the site and the overall strategic intent for development across the region. Increasing development certainty and streamlining planning permit process for consistent development proposals can support consistent implementation of approved local policy and structure plans.</i></p>	DSE (metropolitan wide)	ERHWG  Other RHWGs	Low
<p><b>1.2.5 Fast track consideration and implementation of structure plans and local housing strategies.</b></p> <p><i>Consideration of final structure plans and local housing strategies should be started and completed as soon as possible after the completion of strategic planning work. This is needed to provide greater certainty for all stakeholders in the preferred location of housing at the local level.</i></p>	Councils		Medium

Actions	Project Lead	Partners	Priority
<p><b>1.2.6 Advocate for consistent decision-making in considering and implementing local policy for activity centres, housing, design and built form.</b></p> <p><i>Consistent decision making by panels, and VCAT, as well as by councils, is needed to ensure that desired outcomes for activity centres, including an increased proportion of additional housing, are achieved.</i></p> <p><i>Ad hoc decisions, which are inconsistent with local policy, have the potential to undermine the longer term strategic intent for development in the area. This may compromise the ability to achieve the desired outcomes for the centre over time.</i></p>	ERHWG	Councils  Other RHWGs  MAV	High  (On-going)

### Strategy 1.3

Develop tools and mechanisms to achieve an increased proportion of housing in strategic redevelopment sites.

Actions	Project Lead	Partners	Priority
<p><b>1.3.1 Work in partnership to investigate and achieve planning tools that can effectively maintain a balance between commercial and residential activities within areas of mixed land use activity. This may include:</b></p> <ul style="list-style-type: none"> <li>• a mixed use zone which provides discretion over the extent/nature of residential use in accordance with local policy; and</li> <li>• the capacity for vertical zoning<sup>7</sup> to maintain active commercial frontages at street level whilst encouraging residential development above.</li> </ul> <p><i>Councils consider that planning tools are needed to manage conflicts between multiple uses within activity centres and to achieve preferred mixed use outcomes including a higher proportion of housing within activity centres.</i></p>	ERHWG	DSE  Other RHWGs	High
<p><b>1.3.2 Work to identify and achieve mechanisms to encourage interim or adaptable built form or uses for key sites in activity centres suitable for future housing and to discourage these sites from the long term loss of use for housing.</b></p> <p><i>Key sites in activity centres will need to be developed for housing in order to achieve the objectives of this Regional Housing Statement. Mechanisms are needed</i></p>	ERHWG	Councils  Industry	Medium

<sup>7</sup> In this context, 'vertical zoning' refers to tools and mechanisms to manage the mix of uses within building of more than one floor. It does not imply a specific reference to VPP zones.

Actions	Project Lead	Partners	Priority
<i>to encourage interim or adaptable built form or uses for key sites in activity centres suitable for housing so they can be used for future housing.</i>			
<p><b>1.3.3 Build expertise and capacity to facilitate complex renewal projects on strategic redevelopment sites.</b></p> <p><i>Building expertise and capacity to better facilitate complex projects can assist in managing the challenges and opportunities of strategic redevelopment sites and maximising their potential, in context of the strategic development intent for the region. Sharing knowledge, experience and 'best practice' examples within the region is one means of building expertise and capacity.</i></p>	ERHWG Councils	DSE DOI HIA UDIA	Medium
<p><b>1.3.4 Work collaboratively with the private development sector<sup>8</sup> and other stakeholders to:</b></p> <ul style="list-style-type: none"> <li>• <b>investigate the economic viability of different approaches and models for residential development in activity centres; and</b></li> <li>• <b>identify and remove barriers to larger scale residential renewal projects within Principal and Major Activity Centres and major redevelopment sites and precincts.</b></li> </ul> <p><i>Further work is needed to understand the economic viability of higher density housing and mixed use developments across all five regions in metropolitan Melbourne including the Eastern Region. Work is also needed to identify and remove barriers (ie restrictive covenants, land fragmentation) to redevelopment for key sites for housing.</i></p>	DSE (metropolitan wide)	DOI RHWG Other RHWGs Industry	Medium
<p><b>1.3.5 Establish a forum to share information regarding best practice activity centre planning.</b></p> <p><i>The regional forum to share information regarding best practice activity centre planning could assist in providing certainty and clear guidance for housing outcomes sought in activity centres.</i></p>	ERHWG Councils	DSE	High
<p><b>1.3.6 Identify the location of restrictive covenants in key strategic redevelopment sites suitable for housing.</b></p> <p><i>Identifying the location of restrictive covenants which limit housing development in key strategic redevelopment sites suitable for housing could be undertaken as part of the structure planning or other planning process for activity centres.</i></p>	Councils	DSE	Medium-Low

<sup>8</sup> Including developers and peak bodies such as the HIA, UDIA, Property Council.

Actions	Project Lead	Partners	Priority
<p><b>1.3.7 Investigate options for the removal of inappropriate restrictive covenants which affect the potential of major redevelopment sites and precincts to accommodate housing growth.</b></p> <p><i>Options for removing restrictive covenants which limit housing development in key strategic redevelopment sites suitable for housing should be investigated and councils should be advised of these options.</i></p>	<p>DSE (metropolitan wide)</p>	<p>Councils</p>	<p>Low</p>



## Objective 2 – Manage housing in dispersed residential locations

Ensure that housing in dispersed residential locations maintains and enhances the valued character of the location and is designed to be sustainable and to engender a sense of community.

### Strategy 2.1

Reduce the proportion of new housing in dispersed residential locations to less than 40% across the region.

Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.2.2 Develop, review and implement local housing strategies.</b></p> <p><i>Local housing strategies, implemented through local planning schemes, can identify constraints to increased residential development (eg. heritage, neighbourhood character, landscape and vegetation significance, lack of access to public transport and existence of restrictive covenants limiting development).</i></p> <p><i>These strategies can also identify appropriate locations in established residential areas where minimal or incremental housing growth is encouraged and can be used to direct new housing to other locations such as strategic redevelopment sites (including activity centres).</i></p>	Councils	Community	High
<p><b>Refer to Action 1.2.3 Prepare and implement structure plans or other planning tools for activity centres and major strategic development sites to provide clear direction on the extent, location and form of residential use and development, responsive to local capacity and conditions.</b></p> <p><i>Structure plans for activity centres can be used to encourage higher density housing within and around activity centres, which can help reduce the proportion of additional housing in established residential locations.</i></p>	Councils	Community	High
<p><b>2.1.1 Introduce changes to local planning schemes (where necessary) to effectively direct residential development to strategically preferred locations and to protect sensitive dispersed residential locations from inappropriate development.</b></p> <p><i>Local planning policies are needed to ensure that sensitive dispersed residential locations are protected from inappropriate development.</i></p>	Councils		High (On-going)

## Strategy 2.2

Provide guidance and tools to assist to achieve a reduced proportion of new housing in dispersed residential locations.

Actions	Project Lead	Partners	Priority
<p><b>2.2.1 Provide guidance and advice to assist Councils within the region to identify areas with development constraints and other areas which can accommodate incremental levels of infill housing development, and on the application of tools to achieve different built form outcomes for housing in different locations.</b></p> <p><i>Consistent criteria are needed across the region to identify the characteristics of dispersed residential locations which can accommodate incremental and minimal levels of change (eg. levels of accessibility, services and infrastructure). These criteria will assist with the development or review of local housing strategies and in the development of structure plans for activity centres.</i></p>	DSE	ERHWG Community Councils	Medium
<p><b>2.2.2 Investigate tools to vary residential development standards<sup>9</sup> across the region to actively differentiate and direct housing growth to preferred development areas, whilst ensuring lower intensity outcomes in established residential areas reflective of the prevailing neighbourhood character and heritage significance.</b></p> <p><i>Adequate tools are needed to achieve different built form outcomes for housing in different locations across the region to respond to local needs and issues. Tools are specifically needed to facilitate increased intensity housing in preferred locations while ensuring lower intensity housing in established residential areas which reflect the prevailing neighbourhood character. Timely advice on the application of these tools is also needed to guide councils in developing adequate policy and controls to respond to local built form issues for housing across each municipality.</i></p>	Councils	DSE	High

<sup>9</sup> Varying development standards (such as height, site coverage, setbacks, and private open space requirements) can be used to facilitate increased dwelling yields in preferred major redevelopment sites and precincts.

## Strategy 2.3

Manage the design and built form of housing in dispersed residential locations.

Actions	Project Lead	Partners	Priority
<p><b>2.3.1 Hold regional forums to share information regarding the use of neighbourhood character provisions</b></p> <p><i>A regional forum to share best practice examples and experience of applying neighbourhood character provisions in local planning schemes will assist in achieving preferred built form and urban design outcomes that respect the local context.</i></p>	Councils	ERHWG DSE	High (On-going)

### Objective 3 – Increase Housing Diversity

Ensure a diverse range of housing choices are available across the region to respond to changing household needs.

#### Strategy 3.1

Plan to increase the diversity of housing choice within all municipalities across the region.

Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.1.1 Monitor, review and analyse economic influences and the impact of changes in housing preferences on the housing market and consider the implications for regional housing markets.</b></p> <p><i>Research on economic influences on the regional housing market and the impact of housing preferences on regional settlement patterns can assist in understanding the community's housing needs and ensure a diverse range of housing is provided to meet those needs.</i></p>	DSE	DHS ERHWG Other RHWGs Councils	High
<p><b>Refer to Action 1.2.2 Develop, review and implement local housing strategies.</b></p> <p><i>Local housing strategies can encourage increased housing diversity by promoting a mix of lot sizes, housing types, sizes, at a range of price points to meet the needs of the community including ageing households, younger families on the urban fringe and special needs groups. Local housing strategies, implemented through local policies in planning schemes, can also encourage a range of housing types to be included in large scale residential developments.</i></p>	Councils	Community	High

#### Strategy 3.2

Develop tools to encourage diversity in housing type and design and facilitate increased housing diversity.

Actions	Project Lead	Partners	Priority
<p><b>3.2.1 Investigate planning tools and other mechanisms to promote and provide for increased housing diversity and housing adaptability</b></p> <p><i>Research is needed to identify planning and non-planning mechanisms that may be able to assist in providing increased diversity in housing type and size (eg. policy and financial incentives). Monitoring regional housing needs and satisfaction levels, in line with Action 1.1.4, will assist in highlighting priorities to be addressed in improving the match between housing type and housing need.</i></p>	DSE (metropolitan wide)	ERHWG Other RHWGs	High

Actions	Project Lead	Partners	Priority
<p><b>3.2.2 Improve property market acceptance of a wider range of housing types which can adapt to changing household needs, including education programs, information sharing and demonstration projects.</b></p> <p><i>Further research is needed to identify different housing types that can be adapted to meet changing household needs at different lifecycle phases and to achieve universal access. Best practice examples for adaptable housing types can be identified through research and promoted to meet changing household needs over time.</i></p>	DSE	ERHWG Councils Other RHWGs Industry DHS Vic Urban	High
<p><b>3.2.3 Work with developers, housing associations and non-government organisations to facilitate the provision of a range of housing types to meet the needs of the community.</b></p> <p><i>Housing diversity can be encouraged and achieved by working with developers, housing associations and non-government organisations that can provide a diverse range of adaptable housing types (including housing for the aged and aged care facilities).</i></p>	ERHWG Councils	DSE DHS Registered Housing Associations Other RHWGs Industry	Medium

### Strategy 3.3

Encourage the introduction of incentives to provide a more diverse range of housing to match housing type to housing need.

Actions	Project Lead	Partners	Priority
<p><b>3.3.1 Advocate to the Victorian and Australian Governments for a program to provide financial incentives to encourage housing diversity.</b></p> <p><i>A mechanism is needed to provide financial incentives to encourage housing diversity (eg. rate rebates or tax relief). Funding is needed for demonstration projects showcasing developments which provide a diverse range of housing sizes and types at different cost structures. Funding is also needed to assist residents who no longer need larger homes to move into smaller dwellings. This will improve the match between housing need and housing supply within the region.</i></p>	ERHWG Councils	Other RHWGs	Medium

## Objective 4 – Manage the design and built form of housing

Ensure the design and built form of new residential development is sustainable, appropriate to the character of its location and engenders a sense of community.

### Strategy 4.1

Plan to achieve sustainable, best practice housing design and built form which is safe, accessible and contributes to a sense of community.

Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.2.2 Develop, review and implement local housing strategies.</b></p> <p><i>Local housing strategies, which can be implemented through planning schemes, can encourage housing designed to be appropriate to the character of its location. These strategies can also encourage housing design to be sustainable and to provide for daily interaction amongst residents and encourage shared community spaces for larger scale developments. Policies can also discourage gated communities which exclude general community access.</i></p> <p><i>Policies can also encourage active street frontages in activity centres and a mix of community and commercial functions at street level to encourage greater levels of activity, amenity and surveillance to improve perceptions of safety.</i></p>	Councils	Community	High
<p><b>4.1.1 Introduce local planning policies or other planning tools to encourage all housing to achieve high quality design and high levels of sustainability and amenity.</b></p> <p><i>Planning responses, included in local planning schemes, can encourage housing to achieve high quality design, improved ecological sustainability and enhance levels of amenity. Other planning tools such as overlays can be introduced to include preferred design standards for higher density development (eg. building setbacks at street or podium level, measures to minimise overlooking and overshadowing of neighbouring properties, measures to encourage vitality at street level and achieve high on-site amenity for future occupants).</i></p>	Councils	Community	Medium (Ongoing)
<p><b>4.1.2 Pursue the introduction of building standards and regulations for accessible and adaptable housing, with ‘visitable’ housing set as a minimum standard for all new dwellings.</b></p> <p><i>The introduction of minimum standards for accessibility and adaptability will contribute to the development of a housing market capable of addressing broad and changing household needs, including those of older people and people living with a disability.</i></p>	ERHWG Councils	Other RHWGs	High

Actions	Project Lead	Partners	Priority
<p><b>4.1.3 Develop local policies to encourage flexible and multi-functional housing design that enables easy (low cost/energy efficient) adaptation to suit the needs of the widest possible range of people including:</b></p> <ul style="list-style-type: none"> <li>• people who wish to work from home;</li> <li>• people with physical disabilities and live-in carers;</li> <li>• older persons; and</li> <li>• households whose size and lifestyle needs change over time.</li> </ul> <p><i>Significant social and demographic change has already occurred throughout metropolitan Melbourne, and is expected to continue. However, local housing markets do not always reflect these changes. The development of local policies to encourage provision of flexible and multi-functional housing design will contribute to the development of a housing market capable of addressing the varying and changeable needs of more diverse households.</i></p>	<p>ERHWG Councils</p>	<p>Industry</p>	<p>Low</p>
<p><b>4.1.4 Develop demonstration models of accessible and adaptable housing design (including access for aged persons and persons living with physical disabilities, and dwellings responsive to changing household and life cycle needs).</b></p> <p><i>Significant social and demographic change has already occurred throughout metropolitan Melbourne, and is expected to continue. However, local housing markets do not always reflect these changes. The development of demonstration models may improve awareness, both for developers and households, of possible housing types and design techniques to improve accessibility and adaptability.</i></p>	<p>ERHWG Councils</p>	<p>Registered Housing Associations  DHS  Industry  DSE</p>	<p>Low</p>
<p><b>4.1.5 Develop and review local policies to encourage the design of residential development which facilitates social interaction and community inclusion by:</b></p> <ul style="list-style-type: none"> <li>• providing for daily interaction amongst residents;</li> <li>• providing shared community spaces in association with new developments over 20 dwellings;</li> <li>• discouraging gated communities that exclude general community access;</li> <li>• facilitating pedestrian permeability; and</li> <li>• facilitating active street frontages in multi-storey developments.</li> </ul>	<p>Councils</p>		<p>High</p>

Actions	Project Lead	Partners	Priority
<p><i>Ensuring local policies encourage the design of residential development that supports interaction and inclusiveness can contribute to community health and wellbeing, particularly through encouraging pedestrian activity and providing opportunities for formal and informal social interaction</i></p>			
<p><b>4.1.6 Ensure the design of new public spaces and streets:</b></p> <ul style="list-style-type: none"> <li>• facilitates community safety using healthy design principles such as CPTED (Crime Prevention Through Environmental Design), Safer Design Guidelines; and</li> <li>• addresses the principles of the Disability Discrimination Act.</li> </ul> <p><i>High quality design of public spaces and streets can contribute to community health and wellbeing, support physical activity and active transport and improve accessibility for all members of the community.</i></p>	Councils	Industry	High
<p><b>4.1.7 Hold regional forums to share information regarding design issues such as dwelling accessibility and adaptability, flexible and multi-function housing, interaction and inclusiveness, neighbourhood character and the development of high quality public realms.</b></p> <p><i>A regional forum to share best practice examples, design techniques and experience of applying planning tools will assist in achieving preferred built form and urban design outcomes that respect the local context.</i></p>	ERHWG	Councils DSE	Medium

## Strategy 4.2

Plan for and manage the design and built form of housing and mixed use development in activity centres.

Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.2.3 Prepare and implement structure plans or other planning tools for activity centres and major strategic development sites to provide clear direction on the extent, location and form of residential use and development, responsive to local capacity and conditions.</b></p> <p><i>Preparing and implementing structure planning or other planning within activity centres can assess opportunities for housing and mixed use development. This planning can also consider and apply design principles for public spaces and streets to ensure design the design engenders a sense of community and facilitates community safety. This could include planning for active frontages to increase street level activity and surveillance opportunities.</i></p>	Councils	Community	High



Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.2.4 Within defined major redevelopment sites where proposals for housing are consistent with approved local policy and/or structure plans, establish an agreed approach to increase development certainty and streamline planning permit processes for housing and mixed use developments.</b></p> <p><i>Consistency in implementing local planning policies regarding design and built form of residential and mixed use development is needed to ensure that high standards of urban design and amenity are achieved.</i></p>	DSE	ERHWG  Other RHWGs	Low
<p><b>4.2.1 Work collaboratively to develop design standards and other planning tools to manage amenity conflicts in areas of mixed land use including activity centres.</b></p> <p><i>Specific design standards or other planning tools are needed in activity centres to manage the impacts of uses (eg. entertainment uses) within activity centres on the amenity, design and function of other uses including housing.</i></p> <p><i>The outcomes from Action 1.3.1 will provide input into delivering this action.</i></p>	ERHWG	Councils	High
<p><b>4.2.2 Investigate methods to provide design assistance for residential development in activity centres.</b></p> <p><i>Residential development within activity centres needs to achieve a high standard of design to manage the impacts of multiple uses on residential amenity. The availability of design assistance may contribute to increasing the amount of housing within activity centres (where appropriate). Methods such as design workshops, advisory panels or peer review processes could provide a forum to encourage higher standards of design for residential development within activity centres.</i></p>	ERHWG	DSE  Industry	Low

### Strategy 4.3

Encourage sustainable housing design.

Actions	Project Lead	Partners	Priority
<p><b>4.3.1 Pursue and support the introduction of improved State-wide minimum standards which assess and ensure the effective environmental performance of new buildings and their surrounds with residential uses, and residential extensions or conversions.</b></p> <p><i>Councils consider that improved State-wide minimum standards are needed to assess and ensure effective performance of residential buildings in achieving increased levels of sustainable design for housing development.</i></p>	ERHWG	Other RHWGs	High

Actions	Project Lead	Partners	Priority
<p><b>4.3.2 Continue to pursue innovative techniques and approaches to improve environmental performance in and around new buildings which include residential uses, and in residential extensions or conversions as part of the development approvals process</b></p> <p><i>Pursuing innovative techniques and approaches will contribute to 'best practice' sustainable development and improve the sustainability of built form in the region.</i></p>	<p>ERHWG</p>		<p>High</p>
<p><b>4.3.3 Increase community and development industry awareness, and access to information, about improved practice for sustainability outcomes using integrated and consistent approaches including the Sustainability in the Built Environment initiative.</b></p> <p><i>Increased awareness of sustainability outcomes will contribute to the demands for and capacity to deliver 'best practice' sustainable development and assist in increasing the sustainability of built form in the region.</i></p>	<p>DSE (metropolitan wide)</p>	<p>Councils Sustainability Victoria</p>	<p>Medium</p>

## Objective 5 – Ensure adequate infrastructure and services

Ensure that new housing makes the most efficient use of available physical and social infrastructure and services, including public transport, and that new infrastructure and services are timed and delivered to support new housing.

### Strategy 5.1

Plan the location of new housing close to public transport and other existing physical and social infrastructure and services.

Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.2.2 Develop, review and implement local housing strategies.</b></p> <p><i>Local housing strategies can identify appropriate locations for housing in close proximity to public transport and other existing social and physical infrastructure and services, with good access for pedestrians and cyclists, which will reduce the need for infrastructure and services to be expanded.</i></p> <p><i>Local housing strategies could also identify where upgrades in physical and social infrastructure are needed to support the housing needs of the community, including facilities for the aged.</i></p>	Councils	Community	High
<p><b>Refer to Action 1.2.3 Prepare and implement structure plans or other planning tools for activity centres and major strategic development sites to provide clear direction on the extent, location and form of residential use and development, responsive to local capacity and conditions.</b></p> <p><i>Activity centre structure planning will provide opportunities for housing development within and in close proximity to activity centres and transport nodes that are well serviced by transport and other physical and social infrastructure.</i></p>	Councils	Community	High

### Strategy 5.2

Identify and plan for future physical and social infrastructure and transport infrastructure and services needed to support housing growth.

Actions	Project Lead	Partners	Priority
<p><b>5.2.1 Identify high priority new and upgraded physical and social infrastructure required to support housing growth and work to achieve this infrastructure to be well timed and coordinated to support housing growth.</b></p> <p><i>An analysis of the highest priorities for new or upgraded physical and social infrastructure across the region is needed. This analysis could identify gaps or capacity</i></p>	ERHWG	Councils	High

Actions	Project Lead	Partners	Priority
<p><i>problems with existing infrastructure, including compliance with Disability Discrimination Act requirements and identify priorities for infrastructure upgrades. New or upgraded infrastructure needs to be well coordinated with housing growth and a proactive approach is needed to ensure this occurs.</i></p>			
<p><b>5.2.2 Work collaboratively to identify and achieve priority regional transport infrastructure and improved public transport services to support residential growth, with an emphasis on improving accessibility to principal and major activity centres and other employment nodes by sustainable and integrated transport modes, including walking and cycling.</b></p> <p><i>Councils consider that additional public transport infrastructure and enhancement of existing public transport infrastructure and services is needed to support housing growth within established residential areas across the region. This includes PPTN extensions to Knox, Doncaster Hill and Chadstone Activity Centres and public transport infrastructure along EastLink. The type of public transport mode which is most appropriate for each PPTN extension will need to be considered as part of the implementation of this action. Eastern Region councils would prefer these extensions are fixed rail lines. Improved public transport interchanges and services are needed throughout the region. This action should be undertaken in conjunction with Action 7.3.1.</i></p>	<p>ERHWG Councils</p>	<p>DSE DOI Transport providers</p>	<p>High</p>
<p><b>5.2.3 Work collaboratively as a region to identify potential funding models for regional physical and social infrastructure, services and facilities (including more effective development contribution tools).</b></p> <p><i>Councils consider that additional mechanisms are required to fund new social and physical infrastructure and infrastructure upgrades needed to support housing growth. Mechanisms could include a review of 'off the shelf' developer contributions to fund infrastructure in activity centres or a regional development contributions plan to fund regional infrastructure.</i></p>	<p>ERHWG Councils</p>	<p>Infra-structure providers</p>	<p>High</p>
<p><b>5.2.4 Identify models and opportunities for joint service provision and funding arrangements that acknowledge cross-municipal patterns of facility and service usage, including the potential for regionally based specialist services.</b></p> <p><i>Residents do not always acknowledge municipal boundaries when accessing the services and facilities they need.</i></p> <p><i>Identifying joint service provision and funding opportunities throughout the region may assist in better managing demand for service provision, enabling the development of a more comprehensive network of facilities and services and sharing the costs of service provision more equitably .</i></p>	<p>ERHWG Councils</p>	<p>DHS</p>	<p>Medium</p>

## Objective 6 – Housing affordability

Retain and increase the supply of appropriate and well located social and affordable housing for low income and special needs groups throughout the region.

### Strategy 6.1

Improve understanding of influences on housing affordability and affordable housing across the region.

Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.1.1 Monitor, review and analyse economic influences and the impact of changes in housing preferences on the housing market and consider the implications for regional housing markets.</b></p> <p><i>Research on the economic influences on the regional housing market should also include factors affecting housing affordability. This research can be used to inform planning for affordable housing across the region through mechanisms such as local housing strategies.</i></p>	DSE	DHS ERHWG Other RHWGs Councils	High
<p><b>Refer to Action 1.1.2 Identify the amount, type and location of affordable housing stock within the region.</b></p> <p><i>Improved knowledge is needed about the amount, type and location of the existing affordable housing stock across all housing tenure types (ie. ownership and rental) to plan for the region's future housing needs.</i></p>	DSE DHS	Councils Agencies	High
<p><b>Refer to Action 1.1.3 Continue to monitor regional demographic trends, and changes in the diversity of housing stock and affordability (including housing stress levels), to provide a basis for determining future housing needs.</b></p> <p><i>Changes in the affordable housing stock will need to be monitored over time in parallel with changing economic conditions.</i></p>	DSE (metropolitan wide) DHS	ERHWG Other RHWGs Councils Building Commission	High (On-going)

## Strategy 6.2

Plan for and facilitate an increased supply of well located and appropriate social and affordable housing.

Actions	Project Lead	Partners	Priority
<p><b>Refer to Action 1.2.2 Develop, review and implement local housing strategies.</b></p> <p><i>Local housing strategies which can be implemented through local planning schemes can identify appropriate locations for affordable housing, including areas with good access to public transport and employment opportunities.</i></p>	Councils	Community	High
<p><b>Refer to Action 1.2.3 Prepare and implement structure plans or other planning tools for activity centres and major strategic development sites to provide clear direction on the extent, location and form of residential use and development, responsive to local capacity and conditions.</b></p> <p><i>Structure plans and other planning tools can identify appropriate locations for social and affordable housing, responding to the varying role and scale of each activity centre.</i></p>	Councils	Community	High
<p><b>6.2.1 Explore mechanisms and opportunities to deliver an increased supply of affordable housing.</b></p> <p><i>A range of mechanisms and opportunities (eg. new funding models, public and private sector partnerships, registered housing associations and other government and non-government agencies) could be explored to increase the supply of affordable housing throughout the region.</i></p>	ERHWG	DSE DHS VicUrban Registered Housing Associations Councils	High
<p><b>6.2.2 Encourage the Victorian Government to introduce planning mechanisms<sup>10</sup> to achieve mandatory private sector contributions to the provision of affordable housing. Mechanisms for further investigation include Inclusionary Zoning<sup>11</sup> and Negotiated Development Contributions.</b></p> <p><i>Changes are needed to planning and other mechanisms to ensure that existing affordable housing such as boarding houses can be retained and the overall supply of affordable housing can be increased.</i></p>	ERHWG Councils	Other RHWGs	High

<sup>10</sup> Councils consider that planning mechanisms for affordable housing contributions must be established as an immediate priority, in order to maximise propensity for the cost burden to be passed back to land sellers and to minimise lost opportunities for contributions to growth of affordable housing stock.

<sup>11</sup> Inclusionary Zoning may be simply defined as planning provisions which require either the mandatory inclusion of certain uses, development of facilities (such as affordable housing), or a monetary contribution in lieu of this, in identified new development as a condition of planning approval.

Actions	Project Lead	Partners	Priority
<p><b>6.2.3 Investigate the use of incentives and support the development of protocols to increase the supply of affordable housing.</b></p> <p><i>A broad range of possible incentives and protocols could be used to encourage an increased supply of affordable housing. These include, but are not limited to:</i></p> <ul style="list-style-type: none"> <li>• <i>support for and involvement in joint ventures and partnerships between developers, social housing providers and/or councils</i></li> <li>• <i>dissemination of ‘best practice’ models</i></li> <li>• <i>consideration of surplus government land that may be appropriate for affordable housing and</i></li> <li>• <i>building the capacity of registered housing associations to increase supply of affordable housing within the Eastern Region.</i></li> </ul> <p><i>Better understanding of the range of possible incentives and protocols, and the context in which they are most effective will assist in increasing the supply of affordable housing throughout the region.</i></p>	ERHWG	Registered Housing Associations  DHS  Industry  Vic Urban	Medium (On-going)
<p><b>6.2.4 Work towards establishing a regionally based methodology for setting goals for the provision of affordable housing.</b></p> <p><i>Establishing a regionally consistent methodology for measuring and understanding affordable housing needs is required to enable appropriate and achievable affordable housing goals to be set.</i></p>	ERHWG  Councils	DSE  DHS	Medium
<p><b>6.2.5 Subsequent to 6.2.4, develop strategies to achieve affordable housing goals</b></p> <p><i>Establishing appropriate and achievable affordable housing goals, in line with 6.2.5, provides clear articulation of the outcomes desired, and enables strategies to be developed to achieve those goals.</i></p>	ERHWG  Councils	DSE  DHS	Medium
<p><b>6.2.6 Work with relevant government agencies to identify surplus or under-utilised government land (including car parking, railway land, airspace) that are appropriate for (or include) the development of affordable housing and other community uses.</b></p> <p><i>Surplus or under-utilised government land could be used to provide an increased supply of affordable housing in appropriate locations.</i></p>	ERWHG  Councils	Australian Government  Victorian Government	Medium (On-going)

### Strategy 6.3

Strengthen assistance for affordable and social housing.

Actions	Project Lead	Partners	Priority
<p><b>6.3.1 Monitor, and where appropriate, contribute to the work program to implement the Framework for National Action on Affordable Housing.</b></p> <p><i>The Eastern Regional Housing Working Group provides a vehicle for councils to contribute to and coordinate implementation of the framework from a regional perspective.</i></p>	<p>ERHWG Councils</p>	<p>MAV DSE DHS Vic Urban</p>	<p>High (On-going)</p>
<p><b>6.3.2 Advocate for the development of a National Affordable Housing Agreement across the three spheres of government to integrate, rationalise and strengthen assistance for affordable housing</b></p> <p><i>An agreement across all spheres of government will assist in providing comprehensive and integrated assistance for affordable housing, well beyond that which each sphere could achieve separately. The agreement should address a broad range of elements, including, but not limited to :</i></p> <ul style="list-style-type: none"> <li>• <i>possible tax reforms to support investment in affordable housing and first home ownership; and</i></li> <li>• <i>increased public investment in affordable housing (especially Commonwealth) directed to improving public and community housing, investigating and establishing new funding models and mechanisms and the development of the National Affordable Housing Plan (see action 6.3.1).</i></li> </ul>	<p>ERHWG</p>		<p>High (On-going)</p>

### Strategy 6.4

Encourage housing design to reduce ongoing household running costs.

Actions	Project Lead	Partners	Priority
<p><b>6.4.1 Develop an education program regarding opportunities for housing design to reduce ongoing household running costs.</b></p> <p><i>New housing can be designed to reduce energy and water use and to reduce ongoing household running costs throughout the lifecycle of a house. This can contribute to the affordability of overall cost of living, as distinct from the specific cost of housing, borne by the household. Actions in Strategy 4.3 will contribute to achieving this action.</i></p>	<p>DSE Sustainability Victoria</p>	<p>Councils ERHWG Other RHWGs Industry</p>	<p>Medium</p>



## Objective 7 – Retaining and accessing employment and economic opportunities

Retain regionally significant economic and employment opportunities and provide good access between housing and economic and employment opportunities within the region.

### Strategy 7.1

Plan for and facilitate economic and employment opportunities within the region.

Actions	Project Lead	Partners	Priority
<p><b>7.1.1 Identify and retain regionally significant economic and employment areas and uses.</b></p> <p><i>Regionally significant employment areas and uses (including industrial and commercial areas) need to be retained to provide access to employment within the region for residents.</i></p>	ERHWG Councils	DIIRD Industry	High
<p><b>7.1.2 Facilitate the development and growth of the home office sector.</b></p> <p><i>Further research and planning is needed to understand the contribution of the home office sector to the regional economy and provide for the needs of home offices and home-based businesses.</i></p>	Councils	Industry Community	Low

### Strategy 7.2

Ensure integration between land use, economic and transport planning across all levels of Government.

Actions	Project Lead	Partners	Priority
<p><b>7.2.1 Consider the Regional Economic Strategy for Melbourne's South-East in regional and local planning for housing and transport.</b></p> <p><i>The Regional Economic Strategy for Melbourne's South-East aims to retain and improve employment and economic opportunities in the region. This Strategy should be considered in land use and transport planning including the development or review of local housing strategies to ensure good access between housing and employment and economic opportunities.</i></p> <p><i>In particular, land-use and transport planning should take into account the role of the Mitcham-Frankston Corridor as an integrated employment and transport area, encourage investment into Transit Cities and activity centres as employment nodes, and enhance and promote the region's amenity, liveability and image to attract and retain knowledge workers.</i></p>	ERHWG Councils	DSE DOI DHS	Medium

### Strategy 7.3

Provide good access between housing, employment and economic opportunities.

Actions	Project Lead	Partners	Priority
<p><b>7.3.1 Work collaboratively to identify and achieve improved transport links, public transport infrastructure and improved frequency of public transport services between housing, employment and economic opportunities.</b></p> <p><i>Improved east-west transport links are needed to increase accessibility between housing and employment opportunities. Improved public transport infrastructure and improved frequency of services is also needed to provide access between housing, employment and economic opportunities. This action should be undertaken in conjunction with Action 5.2.2</i></p>	<p>ERHWG Councils</p>	<p>DSE DOI Transport providers</p>	<p>High</p>

## 7. Implementation, Monitoring and Review

This chapter outlines the proposed implementation of the Eastern Regional Housing Statement and how achievement of the Statement's objectives, strategies and actions will be monitored and reviewed over time.

### Implementation and Governance

The Eastern Regional Housing Working Group will have an ongoing role in the implementation of the objectives, strategies and actions identified in this Statement. The exact role the Eastern Regional Housing Working Group takes will be determined by the Group.

While this Statement covers the period up to 2031, its emphasis is on actions which are achievable within the next five years. Achieving these actions is likely to require advocating for the inclusion of priority actions in Victorian and local government corporate plans, business plans and budgets to ensure that sufficient resources are obtained to achieve these actions.

### Monitoring

An annual program will be developed to monitor the housing indicators used to prepare this Eastern Regional Housing Statement and to monitor its performance in achieving the objectives, strategies and actions outlined in Chapter 5. Some monitoring could be undertaken by the Victorian Government or at the regional level while other monitoring may be more appropriately undertaken at a local level.

Monitoring housing indicators will involve using existing data sources such as the estimated resident population, dwelling approvals, median housing costs and data gathered as part of the Victorian Government's Urban Development Program. Monitoring housing indicators will also involve developing new monitoring systems to gather data such as:

- The distribution of new dwellings and dwelling type, size and price across greenfield locations, strategic redevelopment sites and dispersed residential locations.
- The location of new dwellings in relation to public transport and other infrastructure and services.
- The inclusion of adaptable, accessible and ecologically sustainable design features within residential development.
- The percentage and distribution of affordable housing across the region.

Monitoring the performance of the Eastern Regional Housing Statement will involve an assessment of:

- Whether the objectives reflect the housing outcomes sought for the region.
- Whether the objectives reflect the regional housing policy context.
- Whether the strategies and actions are effective in achieving the Statement's objectives.
- The nature of progress towards achieving actions and the effectiveness of these actions in meeting the Statement's objectives.
- Whether the Eastern Regional Housing Statement is successful in guiding and directing councils in the development and review of strategic planning work and in informing the Victorian and local governments in coordinating future infrastructure and services with population growth.
- The outcomes of the annual monitoring program will feed into the review of the Eastern Regional Housing Statement.

## Review

It is anticipated the Eastern Regional Housing Statement will be reviewed every five years or earlier if circumstances require. The Eastern Regional Housing Working Group will determine the scope of the review. It is anticipated the review will consider the annual monitoring reports and consider whether changes are required to respond to new regional housing issues, trends and objectives or to strengthen the performance of this Statement.

The first review of the Statement is anticipated to begin in 2010.

## Glossary

<b>Accessible</b>	Accessible design refers to dwellings that are designed to reduce barriers and improve access to people with disabilities.
<b>Activity centres</b>	Provide the focus for services, employment and social interaction in cities and towns. They are where people shop, work, meet, relax and often live. Usually well served by public transport, they range in size and intensity of use from local neighbourhood strip shopping centres to traditional universities and major regional malls.
<b>Adaptable</b>	A dwelling structure that has the ability to be modified or extended at minimum cost to suit the changing needs of the occupants.
<b>Affordable housing</b>	Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30% of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40 per cent of the income distribution scale.
<b>Central Business District (CBD)</b>	Melbourne's gridded original street layout designed by Robert Hoddle bounded by the Yarra River, Spring Street, La Trobe Street and Spencer Street, as well as the triangular area to the north bounded by Victoria, Peel and La Trobe streets. This is part of the larger Central Activities District.
<b>Community housing</b>	See Social housing.
<b>Designated growth areas</b>	See Growth areas.
<b>Development Contributions</b>	Payments or in-kind works or facilities provided by developers towards the supply of infrastructure required to meet the future needs of a particular community, of which the development forms part.
<b>DHS</b>	Victorian Government Department of Human Services
<b>Dispersed residential locations</b>	Locations within established urban areas, and including remaining major redevelopment sites not well located to major public transport, and non-urban residential areas generally located in and around small townships.
<b>DOI</b>	Victorian Government Department of Infrastructure.
<b>DSE</b>	Victorian Government Department of Sustainability and Environment.
<b>DVC</b>	Victorian Government Department of Victorian Communities.
<b>Dwelling</b>	A building or structure in which people live. This can be a building, such as a house, part of a building, such as a flat, or it could be a caravan, a tent or humpy.

<b>Eastern Regional Housing Working Group (ERHWG)</b>	One of five forums established by the Minister for Planning to highlight housing issues and needs, identify challenges, and determine innovative and sustainable approaches to address housing issues across each region. It consists of representatives from the Eastern Region municipalities, the Department of Sustainability and Environment and the Department of Human Services (Office of Housing).
<b>Eastern Region</b>	The Eastern Region comprises the municipalities of Boroondara, Knox, Manningham, Maroondah, Monash, Stonnington (east of Kooyong Road only), Whitehorse and Yarra Ranges.
<b>EastLink</b>	The new name for the Mitcham–Frankston Freeway Project, linking Mitcham and Frankston via a north-south freeway link.
<b>Emergency housing</b>	The provision of temporary housing for people who are homeless or at risk of homelessness and in crisis.
<b>Empty nesters</b>	People whose children have grown up and left the parental home.
<b>Established residential locations</b>	Existing residential areas where significant change is not desirable. In many instances these locations are identified as having significant heritage value or an urban character so intact as to warrant additional planning controls.
<b>Fringe</b>	Areas of the city that border on non-urban areas or the ‘edge’ (loosely defined) of the built-up urban area.
<b>Green belt</b>	A protected zone of parkland or open country surrounding a town or city.
<b>Greenfield locations</b>	Undeveloped land identified for residential or industrial / commercial development, generally on the fringe of the metropolitan area.
<b>Green wedge</b>	The non-urban areas that provide opportunities for infrastructure that supports urban areas (such as airports). They safeguard agricultural uses, preserve rural and scenic landscapes, non-renewable resources and natural areas including water catchments, and provide opportunities for tourism, recreation and a network of open space.
<b>Growth areas</b>	Areas on the fringe of metropolitan Melbourne around major regional transport corridors that are designated for large-scale change, over many years, from rural to urban use. The new communities of the future will be located in growth areas, with housing, shopping, employment, parks and other features of urban life.
<b>Growth Areas Authority (GAA)</b>	Statutory authority purposely created to manage and deliver development in the growth areas, responsible for working with local authorities, the development industry and government agencies to ensure good planning, timely infrastructure provision and quality development. Further information may be obtained from the fact sheet: <i>Creation of a growth areas authority</i> which can be downloaded from <a href="http://www.dse.vic.gov.au">www.dse.vic.gov.au</a>

<b>Higher density housing</b>	<p>Housing units on a given area of land that are more numerous than the average in the surrounding locality.</p> <p>Higher density housing could include different housing types including apartments, townhouses, shop top dwellings, multiple dwellings on single lots. Higher density does not necessarily result in high-rise development.</p>
<b>Housing Associations</b>	<p>Housing Associations are not-for profit community based organisations eligible for consideration for growth strategy funding from the Victorian Government.</p>
<b>Housing Stress</b>	<p>Experienced when households in the lowest 40 per cent of the income distribution range pay more than 30 per cent of income on housing (rental or mortgage repayments)</p>
<b>Household</b>	<p>Either:</p> <ol style="list-style-type: none"> <li>1. A group of two or more related or unrelated people who usually reside in the same dwelling, who regard themselves as a household, and who make common provision for food or other essentials for living or;</li> <li>2. A person who makes provision for his/her own food and other essentials for living, without combining with any other person to form part of a multi-person household.</li> </ol>
<b>Household size</b>	<p>The number of persons per household.</p>
<b>Liveability</b>	<p>Liveability relates to human well-being and environmental quality.</p>
<b>Local Housing Strategy</b>	<p>A framework to plan and manage the current and future housing needs of a defined area, usually the whole of a municipality.</p>
<b>Low Income Households</b>	<p>Households on the lowest 40% of the income distribution range (defined by the 1991 National Housing Strategy).</p>
<b>Major Activity Centre</b>	<p>Around 79 Major Activity Centres have been identified in Melbourne 2030. Major Activity Centres have similar characteristics to Principal Activity Centres but serve smaller catchment areas (see also Principal Activity Centre). These centres are the preferred locations for future high density residential and mixed used developments.</p>
<b>Melbourne 2030 (M2030)</b>	<p>The Victorian Government's 30 year metropolitan strategy to manage growth and change across metropolitan Melbourne and the surrounding region.</p>
<b>Metropolitan Melbourne</b>	<p>The 31 metropolitan municipalities that make up the metropolitan region: Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges.</p>

<b>Municipal Strategic Statement (MSS)</b>	Part of the Local Planning Policy Framework, these contain the strategic, planning land use and development objectives of the relevant planning authority, the strategies for achieving these objectives and the relationship to controls over the use and development of land in the planning scheme.
<b>Neighbourhood Activity Centre</b>	An activity centre dominated by small businesses and shops that offers some local convenience services and at least some access to public transport.
<b>Office of Housing (OoH)</b>	Office of Housing, part of the Victorian Government Department of Human Services.
<b>Planning Scheme</b>	<p>A Planning Scheme is a statutory document which sets out objectives policies and provisions relating to the use, development and protection and conservation of land in the area to which it applies. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.</p> <p>Matters that a planning scheme may provide for are described in section 6 of the Planning and Environment Act 1987.</p>
<b>Principal Public Transport Network (PPTN)</b>	A high-quality public transport network that connects Principal and Major Activity Centres, and comprises the existing radial fixed rail network, extensions to this radial network and new cross-town bus routes.
<b>Principal Activity Centre</b>	Around 25 Principal Activity Centres have been identified in Melbourne 2030. Principal Activity Centres have a mix of activities including business, retail, services and entertainment, are generally well served by multiple public transport routes, and on the Principal Public Transport Network (PPTN or capable of being linked to that network), have a very large catchment, and have the potential to support intensive housing developments. These centres are the preferred locations for future high density residential and mixed used developments.
<b>Public housing</b>	Victorian Government owned and/or managed social housing. See also Social Housing.
<b>Ramsar</b>	International treaty on the protection of wetland habitat for water fowl.
<b>Regional Housing Working Groups (RHWG)</b>	Five forums established by the Minister for Planning to highlight housing issues and needs, identify challenges, and determine innovative and sustainable approaches to address housing issues across each region. See also Eastern Regional Housing Working Group.
<b>ResCode</b>	A package of provisions for residential development that was introduced in Victoria in August 2001, and incorporated into planning schemes and the Building Regulations that applies to development of three storeys or less.
<b>SEIFA Index</b>	The Socio Economic Indexes For Areas, produced by the Australian Bureau of Statistics. Using data from the 2001 Census of Population and Housing, five indexes have been constructed to summarise the social and economic conditions of Australia.



<b>Social housing</b>	Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.
<b>South East Economic Region</b>	Eleven municipal councils in Melbourne's south east comprising Bayside, Cardinia, Casey, Frankston, Greater Dandenong, Kingston, Knox, Maroondah, Monash, Mornington Peninsula and Whitehorse who have developed an Economic Strategy for Melbourne's South East.
<b>Strategic redevelopment sites</b>	Areas within the built-up urban area designated for higher density residential development. These include activity centres and major redevelopment sites.
<b>Transit Cities program</b>	The Transit Cities Program aims to manage growth and change across metropolitan Melbourne and Regional Victoria. Transit cities are based on the principles of Transit Orientated Development. This is a form of urban development that clusters a greater mixture of land uses around a high quality transport service.
<b>Universally accessible</b>	The design of products and environments usable by all people, to the greatest extent possible, without the need for adaptation or specialised design.
<b>Urban Development Program</b>	The aim of the Victorian Government's Urban Development Program is to expand the base of information used to inform the analysis and of the supply and demand for residential and industrial land across Melbourne and Geelong.
<b>Urban growth boundary (UGB)</b>	The urban growth boundary indicates the long-term limits of urban development and where non-urban values and land uses should prevail in metropolitan Melbourne, including the Mornington Peninsula.
<b>Victorian Civil and Administrative Tribunal (VCAT)</b>	The Victorian Civil and Administrative Tribunal is a part of the civil justice system in Victoria and has jurisdiction over a range of civil issues, including disputes between people and government in areas such as planning and land valuation.
<b>Victoria in Future 2004 (VIF)</b>	The Victorian Governments Population and household projections for Victoria.
<b>Victoria Planning Provisions</b>	Policies and requirements for the use, development and protection of land in Victoria.
<b>VicUrban</b>	The Victorian Government's urban development agency.
<b>Visitable</b>	Implies that a person in a wheelchair should be able to access a dwelling through the front door, use a toilet on the ground floor and sleep in a bedroom or other room on the ground floor. It provides not only for the accessibility of guests with a disability, but for the future needs of occupants (acquired disability or reduced mobility).

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Whitehorse City Council and the Planning Group, 2003, *City of Whitehorse Housing Study*

For copies of each Planning Scheme please refer to:

[www.dse.vic.gov.au/planningschemes](http://www.dse.vic.gov.au/planningschemes)

For all other local publications, please refer to the individual council's web site:

[www.boroondara.vic.gov.au](http://www.boroondara.vic.gov.au)

[www.monash.vic.gov.au](http://www.monash.vic.gov.au)

[www.knox.vic.gov.au](http://www.knox.vic.gov.au)

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[www.whitehorse.vic.gov.au](http://www.whitehorse.vic.gov.au)

[www.maroondah.vic.gov.au](http://www.maroondah.vic.gov.au)

[www.yarraranges.vic.gov.au](http://www.yarraranges.vic.gov.au)

## Appendix 1 – List of Activity Centres in the Eastern Region

<b>Municipality</b>	<b>Principal Activity Centres</b>	<b>Major Activity Centres</b>	<b>Specialised Activity Centres</b>
Boroondara	Camberwell Junction	Glenferrie Road, Hawthorn Kew Junction	
Knox	Wantirna South/Knox Central	Bayswater Boronia Mountain Gate Stud Park, Rowville	
Manningham	Doncaster Hill	The Pines	
Maroondah	Ringwood Transit City	Croydon	
Monash	Glen Waverley	Clayton Mount Waverley Oakleigh Brandon Park	Monash University / Health Research Precinct, Clayton
Stonnington (East)	Chadstone	Malvern/Armadale	
Whitehorse	Box Hill Transit City	Burwood East, Tally Ho Burwood Heights Forest Hill Chase Nunawading / Mega Mile	Deakin University, Burwood
Yarra Ranges		Chirnside Park Lilydale	

## Appendix 2 – Metropolitan Transport Plan

The Metropolitan Transport Plan is derived from the key transport policies outlined in Melbourne 2030.

- Key principles of the Transport Plan, most relevant to managing housing growth, include:
- Provide better access to activity centres and job opportunities via alternative modes.
- Make better use of existing assets – arterial roads and public transport networks.

Promote greater use of public transport and develop better public transport options.

It provides a practical outline for the development of the transport network over the next 10 years, with key strategies and priority actions for the next 4-5 year period identified in relation to safety, managing congestion, metropolitan growth, and economic growth. Those most relevant to managing travel demand associated with housing growth include:

- The designation of Box Hill and Ringwood as Transit Cities under Melbourne 2030 provide opportunities to stimulate investment in housing in those centres based around improvements to the public transport interchanges.
- Extensions and improvements to the tram network including the Tram 109 Project (which includes the Box Hill to Mont Albert Extension and new 'Superstops'), Vermont South Tram Extension (and bus link to Knox Central).
- The Mitcham Frankston Project. This will include provision to improve future public transport services around the Mitcham Frankston corridor. Councils in the region support the inclusion of provision for buses and a north south fixed rail link along the proposed Mitcham Frankston Freeway.
- Establishing cross-town links to the PPTN including introduction of new SmartBus routes along Springvale Road, Blackburn Road, Warrigal Road, Wellington Road and Stud Road. SmartBus routes will have higher frequencies, extended operating hours, higher speeds and 'real time' arrival information at selected stops.
- The Tram Priority Program is a \$30 million two-year program to shorten tram journey times, improve tram reliability, and reduce congestion for motorists and freight traffic.
- The Connecting Transport Services program is a \$20 million five-year program dedicated to improving the safety and comfort for passengers transferring between different modes of public transport including train, bus, tram and taxi. Completed projects in the Eastern region include Belgrave, Blackburn, Boronia, Box Hill (design only), Clayton, Croydon, Glen Waverley, Lilydale, Mitcham (design only), and Ringwood.
- A Metropolitan Rail Network Study to enhance operational efficiency and maximise capacity of the existing network, improve reliability and frequency of services.
- Ongoing programs to provide new metropolitan bus services targeting areas with gaps in the networks, particularly in fringe areas, such as upgrading the bus network around Ringwood bus interchange.
- Ongoing programs to improve safety and service including 'Safe Travel Staff' on trains and 'Tram Attendants' on trams.