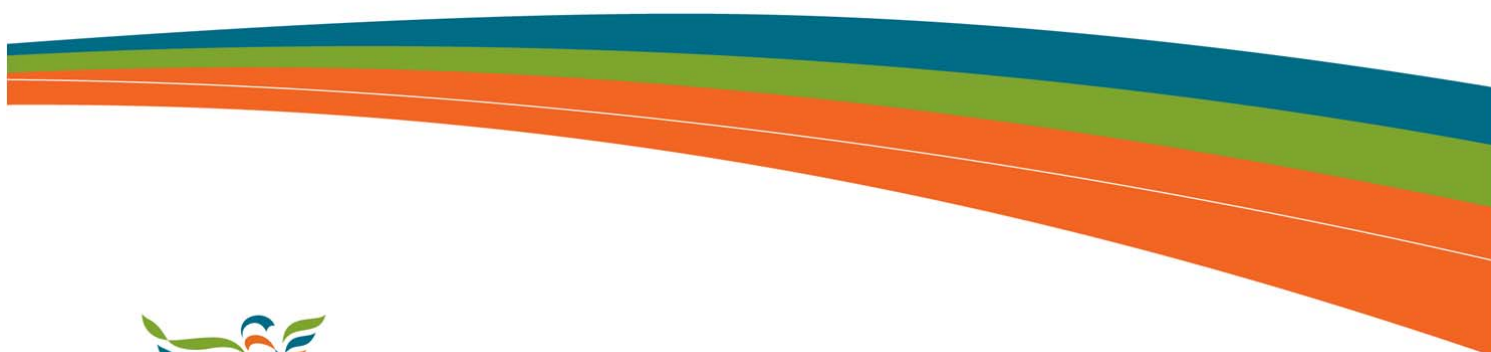


Darebin Housing Strategy 2013



(Revised 2015)



- Table of Contents -

- EXECUTIVE SUMMARY -	4
1. INTRODUCTION	6
1.1 Strategy Overview	6
1.2 Strategy Methodology	6
1.3 Vision Statement	8
1.4 Goals, Objectives and Actions	8
1.5 What is the role of Local Government in Housing?	11
1.6 Scope and Limitations	13
2. HOUSING CONTEXT	16
2.1 Policy Context	16
2.11 Commonwealth Policy	16
2.12 State Policy	17
2.13 Local Policy	18
2.2 Physical Context	20
2.3 Demographic Context	22
2.31 Future Housing Needs	28
3. HOUSING ISSUES	35
3.1 What issues matter to our community?	35
3.2 Housing Issues - Constraints and Opportunities for Growth	36
3.21 Constraints to Growth	36
3.22 Opportunities for Growth	44
3.23 Suburb Housing Profiles	47
3.3 Where to from here?	48
Goal 1 - Plan for Growth	48
Goal 2 – Address Changing Demographics and Specific Housing Needs	49
Goal 3 - Address Housing Affordability and Social Housing Needs	50
Goal 4 - Acknowledge a changing economy	52
Goal 5 - Respond to Climate Change and Environmental Considerations	53
Goal 6 – Respect Heritage, Character and Quality Design Outcomes	54
4. HOUSING ACTION PLAN	56
4.1 Strategic Response - Objectives, Strategies and Actions	57
4.2 Recommendations for Council Policy and Strategy Development	68
5. HOUSING CHANGE FRAMEWORK PLAN	71
5.1 Housing Change Areas – Rationale and Methodology	71
5.2 Housing Change Framework – Proposed Areas	73
5.3 Strategic Opportunity Sites	78
5.4 Housing Strategy Implementation	81
5.41 Statutory Implementation	81
5.42 Governance Recommendations	82
5.43 Monitoring and Review	83
6. APPENDICES	85
APPENDIX A – KEY ISSUES AND COMMUNITY VIEWS ON HOUSING	85
APPENDIX B – STRATEGIC OPPORTUNITY SITES	86
APPENDIX C – DAREBIN HOUSING CHANGE FRAMEWORK MAP	89
APPENDIX D – HOUSING PROFILES BY SUBURB	90
- GLOSSARY OF TERMS -	106
- REFERENCES -	109

- List of Figures -

Figure 1 - Strategy Methodology.....	7
Figure 2 – Key Housing Goals	9
Figure 3 – Strategy Organising Framework – Vision, Goals, Objectives	10
Figure 4 –Darebin City Council – Roles in Housing	11
Figure 5 - Darebin Municipal Map.....	20
Figure 6 - Forecast Age Structure, 2011-2031	23
Figure 7 - Forecast change in Household Types, 2011-2031	24
Figure 8 - Forecast change in Age Service Groups, 2011-2031.....	25
Figure 9 - Change in Employment by occupation, 2006-2011	26
Figure 10 - Change in employment by industry, 2006-2011	26
Figure 11 - Change in household income quartile, 1991-2011	27
Figure 12 - Changes in median income and housing costs 2001-2011.....	28
Figure 13 - Aggregate Results - "What Matters Most" Housing Survey.....	29
Figure 14 - Projected dwelling demand by type 2011-2031	30
Figure 15- Residential Development by Project Type in Darebin, 2004-2011.....	31
Figure 16 - Neighbourhood Character Precincts	38
Figure 17 - Darebin, Heritage Overlays (2012)	39
Figure 18 - Aboriginal Cultural Sensitivity Areas and Environmental Significance Overlay (ESO).....	40
Figure 19 - Public Transport Coverage - City of Darebin	42
Figure 20 - Indicative high density development timeline	47
Figure 21 - Criteria for assessing Housing Change Areas	72
Figure 22 – Minimal Change Area	73
Figure 23 - Incremental Change Area	74
Figure 24 - Substantial Change Areas.....	75
Figure 25 - Darebin Housing Change Framework.....	77
Figure 26 - Strategic Opportunity Sites.....	80
Figure 27 - Possible Governance Structure	83
Figure 28 - Strategy Monitoring Timeline.....	83

- EXECUTIVE SUMMARY -

Housing is fundamental to our wellbeing, standard of living and quality of life. Housing is more than just the physical dwelling; it is also about environments, people and places where citizens want to live and become involved in the community. The Darebin Housing Strategy 2013 (Revised 2015) (the Strategy) is the culmination of extensive research and investigation into the housing needs of the municipality. The Strategy has also been developed through an inclusive process involving the community and stakeholders. This has resulted in a Strategy based on community aspirations and values as well as sound empirical evidence regarding the local housing market and demographic influences for future housing needs.

The Strategy has been prepared at a time of considerable growth and change. By 2031 it is anticipated that an additional 30,300 new residents will call Darebin home. There will also be a change in demographics during this period, with an ageing of the population, and a trend toward fewer people in each dwelling. This places considerable pressure on existing housing and requires careful consideration of where additional housing growth can best be accommodated.

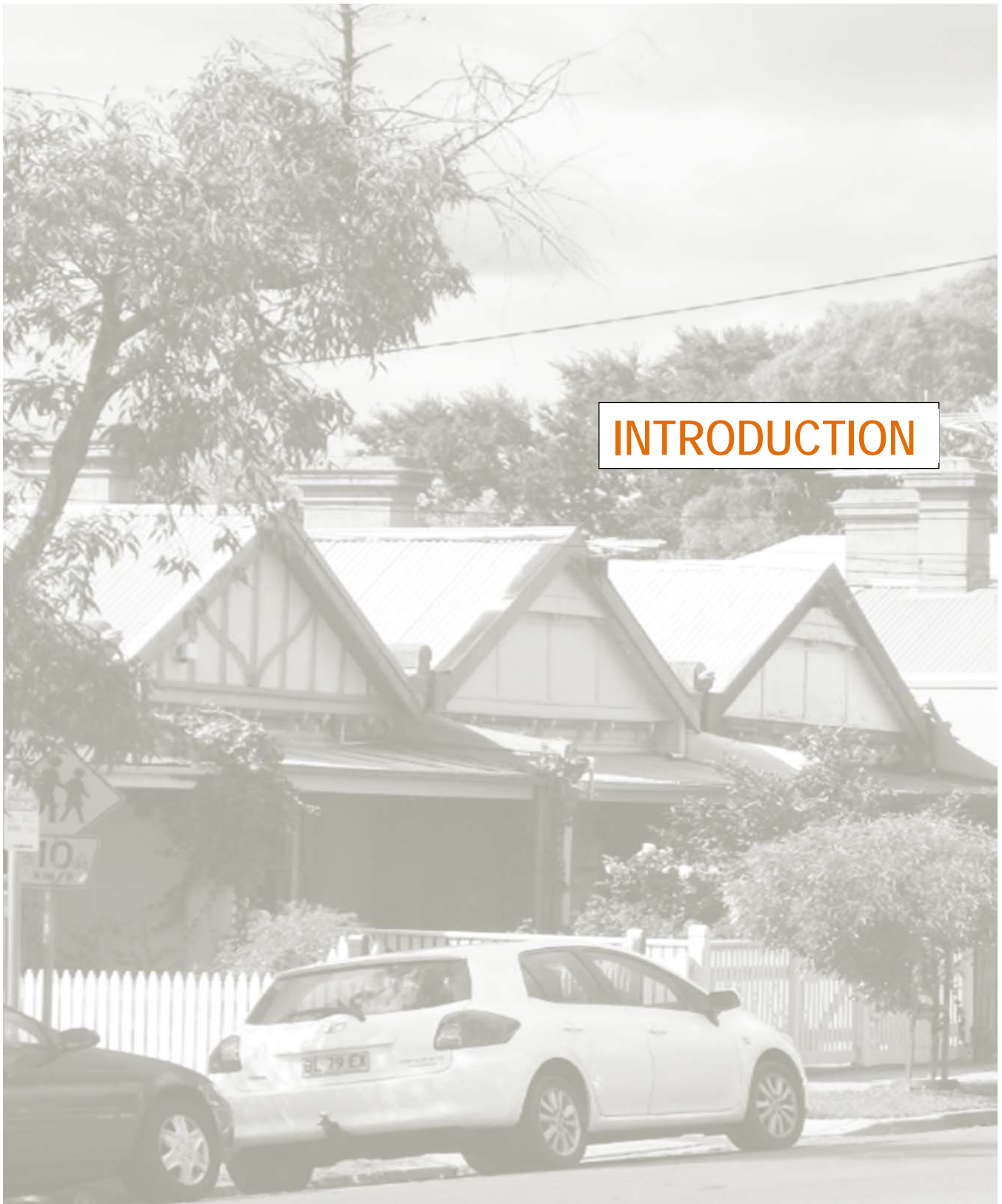
The Strategy will guide Council's role in relation to housing issues and ensure that Darebin is well placed to respond to the range of housing issues as well as meet the needs of its diverse and changing population. Whilst primarily a land use planning document, the Strategy forms part of an integrated architecture of Council policies that span land use, environment, social and cultural realms to ensure that Darebin's residential neighbourhoods continue to meet the changing needs and expectations of Darebin's community. The Strategy seeks to deliver on the following aspirational Vision established with the community:

Housing in Darebin will meet the needs of current and future communities in terms of location, design, diversity and sustainability. The management of housing growth in Darebin will be instilled with principles of inter and intra generational equity to ensure housing is affordable, accessible and sustainable for all who call Darebin home. Residential areas of Darebin will be known for their attractiveness, liveability and variety of housing choices that fulfil the needs of its diverse and inclusive community.

In doing so, the Strategy identifies the various ways that Council can best manage the impacts of housing change and growth in Darebin and contribute to improved housing outcomes for the Darebin community. In doing so, the Strategy establishes the following 6 goals, in order to address the primary challenges to housing provision in Darebin over the coming 20 years:

- *Plan for population growth;*
- *Address changing demographics and diverse housing needs;*
- *Address housing affordability concerns;*
- *Acknowledge a changing economy;*
- *Respond to environmental constraints and climate change;*
- *Respect heritage, character and quality design and amenity outcomes.*

These key housing issues are summarised in Chapter 3, *Housing Issues*, of this Strategy. The Strategy then identifies 56 prioritised actions for Council to undertake to address these challenges and achieve the housing goals, outlined in Chapter 4, *Housing Action Plan*. The Strategy also makes a number of recommendations for other Council policy and strategy areas to ensure a co-ordinated and whole of Council approach to addressing integrated housing issues and meeting the future needs of the Darebin community.



INTRODUCTION

1. INTRODUCTION

1.1 Strategy Overview

The Darebin Housing Strategy 2013 (Revised 2015) (the Strategy) has been prepared at a time of considerable growth and change. By 2031, it is estimated that roughly an additional 30,300 new residents will call Darebin home. There will also be a change in demographics during this period, with an ageing of the population, and a trend toward fewer people in each dwelling. This places considerable pressure on existing housing and requires careful consideration of where additional housing growth can best be accommodated to protect existing liveability, affordability, diversity of communities, equity and to achieve greater sustainability for the future.

To frame a response, Darebin City Council (Council) has developed the Strategy to guide how land use planning and development for housing is undertaken across the municipality for the next 20 years. The Strategy has been developed through an inclusive process involving the community and stakeholders as well as extensive research and investigation.

The Strategy has been developed over the course of 2010-2012 and is supported by the following background research reports:

- Housing Initiatives Analysis Report, Darebin City Council, 2011;
- Housing Opportunities Report, Darebin, City Council, 2011;
- Urban Renewal Investigation Areas, Darebin City Council, 2011; and
- Housing Constraints and Issues Paper, Darebin City Council, 2011.

These reports were peer reviewed by the Australian Housing and Urban Research Institute (AHURI) at RMIT University made available on the Darebin website and the Housing Strategy website¹. The Strategy is also supported by a number of research reports prepared by external consultants:

- *Market Analysis for Different Types of Housing in Darebin*, Charter Keck Cramer 2011; and
- *Housing Development Data 2004-2008 – Statistical Summary Report*, Spatial Economics, 2011. This report was also supplemented by an Addendum prepared by the Victorian Department of Planning and Community Development which included Housing Development Data from 2004-2011.

1.2 Strategy Methodology

In developing the response, the Strategy had regard to the following objectives:

- To analyse the demographic trends and their impacts on current and future housing needs for different types of housing in Darebin;
- To understand the existing housing policies of Commonwealth, State and Local Governments and identify the policy gaps and provide recommendations to new policies to address housing issues in Darebin;
- To identify suitable areas within Darebin that have the capacity accommodate additional housing numbers and diversity;

¹ www.darebinhousingstrategy.com.au and www.darebin.vic.gov.au/housingstrategy

- To undertake preparatory work to implement the new State Government Residential Zones² to appropriately meet the future housing needs while respecting the local surrounding amenity and conditions;
- To identify constraints that impede future housing development in Darebin and identify opportunities to address these;
- To clarify Council's role in housing in terms of being a Planning Authority, advocate on housing issues and an enabler or direct provider in terms of increasing the provision of social housing in the City of Darebin; and
- To give 'a voice' to Darebin communities regarding future housing.

The development of the Strategy took place over 4 phases from 2010-2012 and involved an extensive 3 month community consultation phase in 2012, as depicted in Figure 1 below.

Figure 1 - Strategy Methodology



A complementary community engagement process was undertaken between January and March 2013 to review and update Council's *Responding to Housing Stress: Affordable Housing Acton Plan*. Drawing on this work and recent policy developments, including the State Government's proposed new residential zones to be implemented in late 2013, the Strategy has been prepared with regard to other relevant Council Policies and Strategies to ensure that housing contributes to meeting broader policy objectives and directions.

² <http://www.dpced.vic.gov.au/planning/theplanningsystem/improving-the-system/new-zones-for-victoria/new-and-reformed-residential-zones>

1.3 Vision Statement

Together with the community, Council has developed a Vision for housing in the City of Darebin. The Vision establishes an aspirational agenda for the Strategy and for future housing in Darebin. Community consultations provided a basis for refining the Housing Vision and Strategic Directions for future housing in Darebin. Feedback from the community affirmed that there was recognition of the need to meet Darebin's growing population, but equally wished to protect liveability, affordability, diversity of communities, equity and to achieve greater sustainability for the future.

HOUSING VISION

"Housing in Darebin will meet the needs of current and future communities in terms of location, design, diversity and sustainability. The management of housing growth in Darebin will be instilled with principles of inter and intra-generational equity to ensure housing is affordable, accessible and sustainable for all who call Darebin home. Residential areas of Darebin will be known for their attractiveness, liveability and variety of housing choices that fulfil the needs of its diverse and inclusive community."

The principles contained within the Vision – *housing location, diversity, accessibility, design, sustainability, equity, affordability, liveability and choice* - are embedded within the Goals, Objectives and Actions that provide a response to deliver on the Vision (refer Chapter 4). This response is supported by evidence (chapter 2) and analysis (chapter 3) to ensure we use the right tools and resources to deliver on this Vision and to ensure that we can effectively manage the impacts of housing change and growth in Darebin.

1.4 Goals, Objectives and Actions

Following the research and consultation phases, key issues and Strategic Directions were identified and presented in the *Outcomes of Community Consultation and Engagement* report, adopted by Council in September 2012. A mapping exercise was then undertaken to group 'like' issues in order to establish 6 key housing goals that would serve as an organising framework for the Strategy and for the identification of objectives and actions to guide the response to these issues and achieve the Vision. This ensured that the contributions and concerns of the community were addressed as part of the strategic response. This exercise is depicted at [Appendix A](#). Figure 2 below shows the 6 Key Goals that the Strategy seeks to address. These are discussed in detail in Section 3.

Strategic Directions from the *Outcomes of Community Consultation and Engagement* report formed the basis for the identification of Objectives which were then assigned to each Goal. Together, these Goals and Objectives serve as an organising framework for the Strategy and to provide guidance as to what actions are necessary in order to achieve the Vision. This is depicted in are Figure 3 below. Strategic Directions that were specific and action-oriented have been included as actions.

Figure 2 – Key Housing Goals



Figure 3 – Strategy Organising Framework – Vision, Goals, Objectives



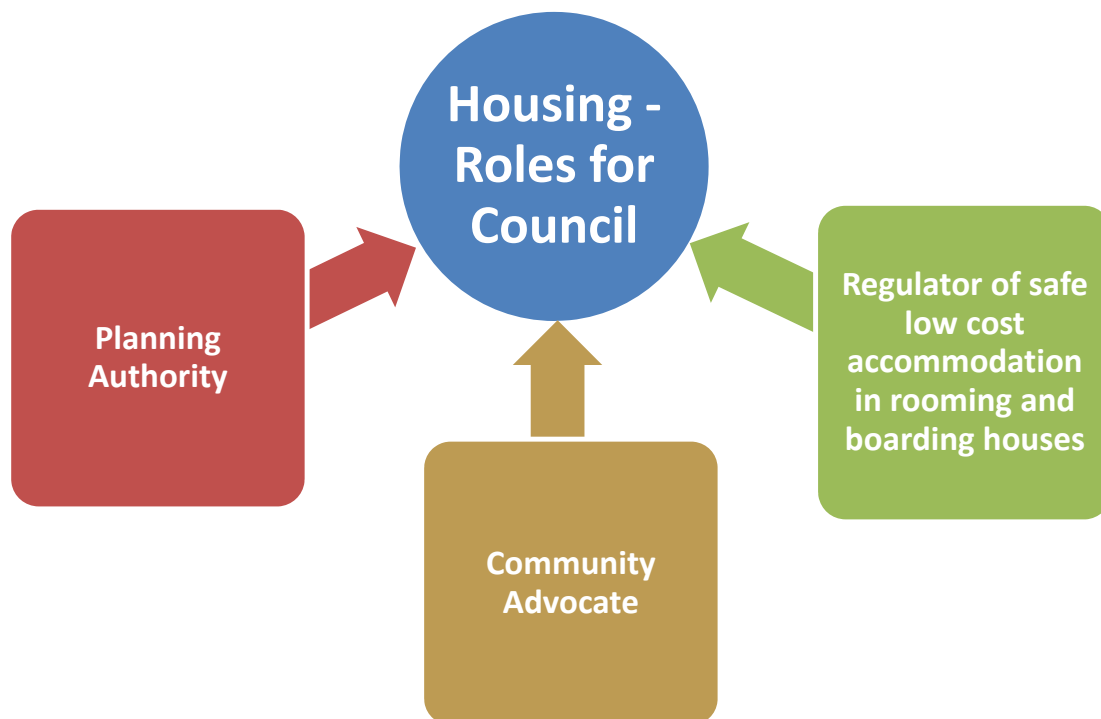
1.5 What is the role of Local Government in Housing?

Local Government has three complimentary roles in the provision of housing (refer Figure 4):

1. a *planning authority* to facilitate the timely and orderly provision of housing,
2. a *community advocate* expressed through the provision of housing related advocacy, modest support programs for residents experiencing housing related stress and facilitating community and private development collaborations; and
3. a *regulatory responsibility* with regards to Rooming and Boarding Houses. Recent changes in State Government legislation have increased Council's regulatory responsibility in this regard.

In order to undertake these roles effectively, Council has a responsibility to understand and monitor the housing market, building industry and community needs, and the future directions of key stakeholders, such as tertiary institutes, government agencies, community housing groups and the state and federal governments.

Figure 4 –Darebin City Council – Roles in Housing



1. As the *Planning Authority*, Council sets the strategic policy framework for the Municipality and initiates changes to the local provisions of its Planning Scheme. Responsibility for development of local planning policy, including the Municipal Strategic Statement (MSS) rests with Council. The MSS effectively 'sets the stage' at the local level, outlining the strategic vision for land use and development for the City of Darebin. As the *Responsible Authority*, Council administers the

Planning Scheme for the Municipality and makes decisions on individual applications for a planning permit. Council's role includes consideration of proposals to use or develop land, issuing permits in accordance with the Planning Scheme and ensuring that land is not used or developed in conflict with the Planning Scheme's requirements. In this capacity Council is unable to prescribe or require private development to contribute toward or undertake the direct provision of social housing. The two primary roles of Council described above are complemented by additional roles that sit outside of the planning system but make an important contribution towards influencing housing outcomes.

2. As a *community advocate*, Council meets regularly with State Government, the community housing sector and representatives of the development industry to articulate issues of concern and advocate for improved housing outcomes that meet the current and future needs of Darebin's communities. The primary responsibility for the provision of public housing, social housing and community housing lies with the Federal and State Governments. Recent reforms have resulted in transfer of the management and further development of this housing stock to Housing Associations. Darebin Council as the arm of government closest to its community has had a long history in supporting the growth and diversification affordable housing models and social housing across the city. A key strategy in meeting these outcomes is to provide direct support to a viable community housing sector that is often best placed to develop and manage appropriate affordable housing often for the most vulnerable communities. The Community Housing sector are now well-placed to deliver housing support services to these groups and Housing Associations have become the primary vehicle for the development of social, community and affordable housing models. Council has a role in actively building partnerships between private developers and housing associations as well as building the capacity and co-ordination of the broader community housing sector in Darebin.

Additionally Council undertakes a range of advocacy and information provision activities that includes but is not limited to:

- a. Advocating to other levels of government about significant housing issues in Darebin;
 - b. Ensuring community members are informed and engaged in planning processes such as structure planning;
 - c. Provision of information about Planning Scheme amendments or rezoning process; and
 - d. Conduct of information forums targeting the development community.
 - e. Planning reforms and government policy changes to deliver improved housing outcomes for the Darebin community.
3. As a **regulator and monitor** of safe low cost accommodation in **rooming houses, boarding houses, aged care villages** and community residential units under the *Building Act, 1993* and the *Health and Wellbeing Act*, Council has the responsibility to understand and monitor community needs, support rooming house operators and the future directions of key stakeholders.. Due to the lack of affordable housing in Darebin rooming houses are emerging as a long term affordable housing option for many vulnerable groups. Recent changes in State Government legislation have increased Council's responsibility especially with regards to the planning, regulation and management Rooming Houses

Council does have the option to assume a fourth role; as a direct provider of housing and housing services, through leveraging the sale or utilisation of Council assets for the purposes of the provision of social or affordable housing or by providing a funding scheme for the provision of housing stock (either partially or in full). In doing so, Council has an opportunity to drive some investment in low cost housing by reviewing its core budget or the availability and utility of vacant or underutilised land owned by

the Council. The City of Port Phillip is a notable example of a Council acting more prominently in the direct provision of social housing through leveraging its assets and stakeholder relationships to improve the local supply of social and affordable housing. This role is typically assumed to achieve desirable community housing outcomes and to fill gaps in the market in the provision of affordable and social housing. One means of doing this is to establish formal alliances and collaborative partnerships with providers of social housing to deliver more affordable housing on the ground. Darebin Council's capacity to meet the extent of housing related stress and the increase in demand for special needs housing would be marginal and limited by its ability to generate income.

For Council to assume this fourth role, its land and asset portfolio would require review, having regard to current utilisation, future demand and balanced with other budget priorities. Council would need to formulate a position on the use of its assets for housing purposes and would need to ensure that its objectives were congruent with Council's broader policy directions and service requirements. The Darebin Housing Strategy acknowledges the three existing roles for Council in housing, whilst identifying actions to help inform Council's consideration of any future, more directive role in local housing provision.

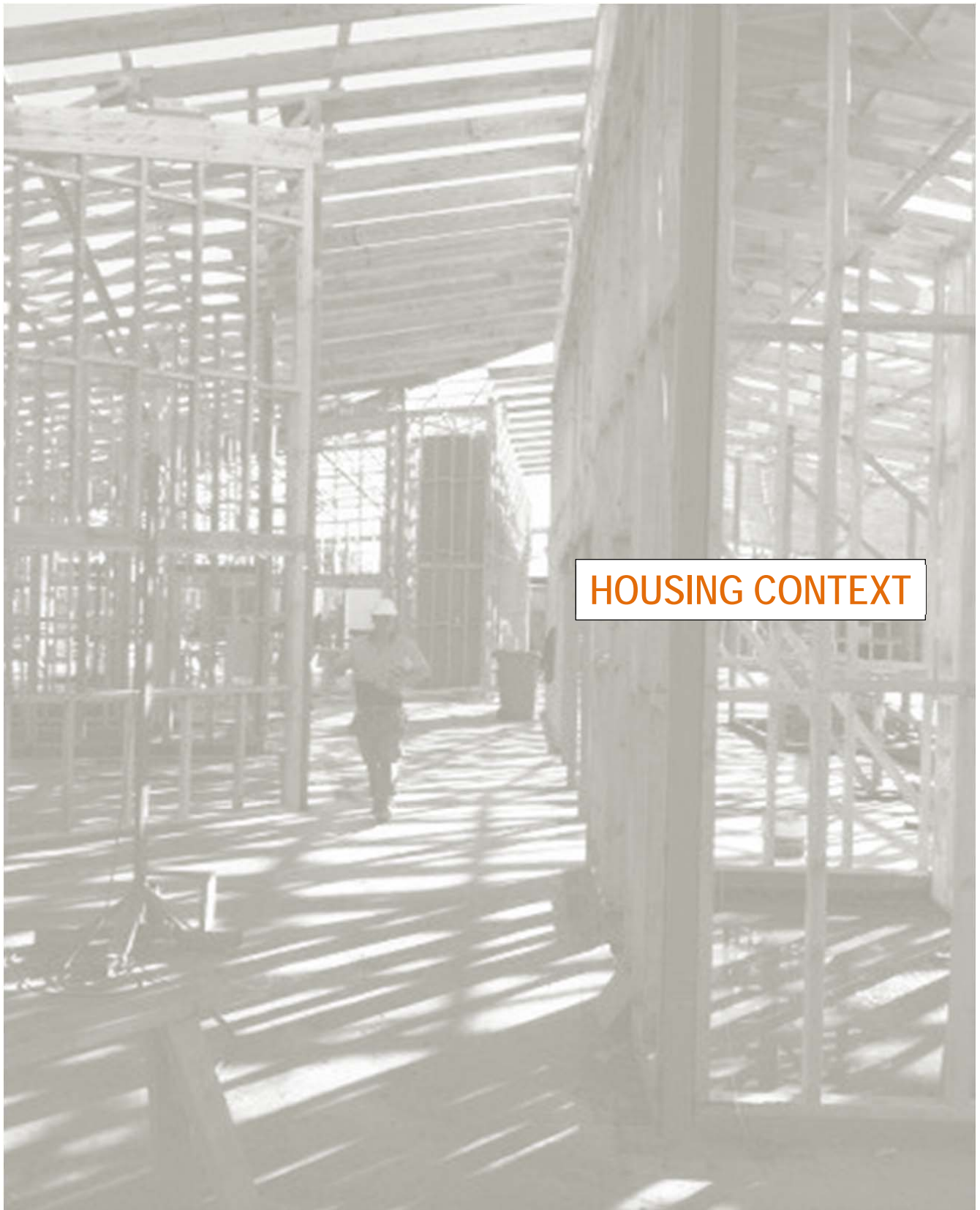
1.6 Scope and Limitations

Local Government is responsible for developing an integrated policy architecture and regulatory framework for the development of housing to meet the diverse and changing Darebin communities, families and individuals. This necessitates an integrated and holistic response from Council to ensure that the needs of the community are met.

As such, the Darebin Housing Strategy is one key plank of Council's integrated housing policy and regulatory architecture. The scope of this Strategy is contained to the actions that Council can make in its decision making role as a Planning Authority. The Strategy identifies land use planning actions designed to ensure that housing development meets the needs and aspirations of existing and future communities and delivers on the Vision of the Strategy. These actions work in concert with Council's other efforts as a community advocate and regulator of rooming houses to meet broader community health and well-being objectives. These roles are particularly pertinent in the areas of housing affordability and infrastructure provision and transport planning, where Council's role as an advocate and partnership builder are critical to the delivery of positive housing outcomes. Where the need to leverage Council's other roles exists to achieve certain objectives, the Strategy makes specific recommendations that will feed into relevant Council policy and strategy development, including Council's review and update to the *Responding to Housing Stress: Affordable Housing Action Plan 2010-2013*.

The revisions to population and demographic forecasts for Darebin based on the 2011 ABS Census are scheduled to take place gradually over 2013. This presents limitations for the currency of demographic data. It also means that accurate forecasts are not yet available for years after 2031. In recognition of this, the demographic analysis chapter has focussed on established trends over time and has compared the projections prepared by consultants based on 2006 data with the actual population figures from the 2011 Census. This reveals a very small margin of error and as such, existing forecasts remain a useful tool to guide decision making into the future. Regular monitoring and review over the life of the Strategy will provide further opportunities to revisit the population data, housing market, building industry and community needs to inform housing direction and Council's ongoing responsibility as a Planning Authority.

It is also important to note that the actions identified in this Strategy are to be implemented over the course of some years based on a prioritisation process, discussed in Chapter 4. To reflect the importance of this document within Council and amongst the Darebin community, Council will initiate changes to its primary visionary planning document, the Municipal Strategic Statement, as a matter of priority to reinforce the direction of the Strategy. To give full effect to the Strategy, however, a number of further works and planning scheme amendments will need to be undertaken and staged over some time.



HOUSING CONTEXT

2. HOUSING CONTEXT

2.1 Policy Context

This section outlines the policy setting within which housing decisions in Darebin are made. Policy responsibility for housing is fragmented across all three tiers of government; the Strategy has been prepared in the context of relevant federal, state and local policies. These policies provide guidance for the identification of issues and set the parameters for what the Strategy seeks to address.

2.11 Commonwealth Policy

There is no comprehensive or integrated approach to housing policy at the Commonwealth level. There are a number of national policy portfolios, however, that influence housing at the local level either through stimulating housing demand or influencing supply. Whilst many of these are non-spatial measures, such as taxation policy, their influence over the development of housing and cities is significant.

- *National Housing Affordability Agreement (NAHA)* is a joint Commonwealth-State arrangement that commenced in 2009 and aims to assist both renters and purchasers to access appropriate accommodation. The program provides \$6.2 billion worth of housing assistance to low and middle income Australians in the first 5 years (2009-2014) and funds a range of measures including social housing, assistance to people in the private rental market, support and accommodation for people who are homeless or at risk of homelessness, and home purchase assistance. Critically, the Commonwealth and States also committed to reform directions that enhance housing programs and services, including improving the efficiency of housing through planning reforms.
- *Our Cities, Our Future, 2011* was released by Minister for Infrastructure and Transport in May 2011. The national urban policy is the first initiative undertaken by the Commonwealth to set a policy framework to guide the development of Australian cities in a more sustainable, efficient and integrated way. The national urban policy seeks to achieve a productive, sustainable and liveable urban future and is focussed on key goals of improved efficiency of urban infrastructure, labour and capital productivity, air quality, reduced motor vehicle dependency, sustainable resource management, climate change resilience, affordability and community wellbeing. The policy is implemented through a range of reforms and funding streams although it is not clear how the principles, objectives and goals will be incorporated into future policies and programs, particularly at a local government level and how this will be subsequently monitored.
- *The National Housing Supply Council (NHSC)* was established by the Treasurer and the Minister for Housing in 2008 to monitor housing demand, supply and affordability in Australia, as well as to identify gaps between housing supply and demand and to highlight strain on the housing system. The 2011 report highlights that Australia and its capital cities continue to face a significant and growing housing supply shortage. The report reveals that from 2001 to 2010, Victoria faced a dwelling 'gap' (where underlying demand is greater than total supply) of approximately 17,600 dwellings.

- There are also various Commonwealth monetary and taxation programs that provide demand side incentives and impact on affordability, for example, the First Home Owners Scheme (which is also supplemented by a State level scheme), National Rental Affordability Scheme (NRAS) tax options for negative gearing of investment properties.

2.12 State Policy

The legislative framework for land use planning in Victoria is established by the State Government through the *Planning and Environment Act, 1987*. This provides the legislative framework for Darebin's Planning Scheme which sets out policies and provisions for the use, development and protection of land within the City of Darebin. Many State Government housing initiatives revolve around funding agreements with the Commonwealth to increase affordable, social and public housing stock. However, State Government also undertakes strategy and policy development to provide direction on housing related issues to Local Government across Victoria. Most of the initiatives developed by State Government have subsequently been interpreted into land use planning policies and implemented into the planning scheme primarily under the State Planning Policy Framework (SPPF).

- *State Planning Policy Framework (SPPF)* – The SPPF provides a context for spatial planning and decision making by planning and responsible authorities across Victoria. It provides a vision for Victoria that integrates economic, social, and environmental goals and actions in the interest of net community benefit and sustainable development. These policies must be taken into account when preparing amendments to this scheme or making decisions under this scheme. The State Government prepares amendments to the SPPF as required to reflect changes in policy direction.
- Of particular note in the housing context was *Amendment VC71* to the SPPF gazetted on the 21 September 2010. VC71 made changes to the structure and content of the SPPF and important state level housing related strategies were introduced as reference documents which included Melbourne @ 5 million, 2008 and the Victorian Integrated Housing Strategy 2010. It introduced a revised Clause 16 – Housing, which provided greater policy guidance to Local Governments for the provision of; Integrated Housing, Housing Diversity, Housing Affordability, Urban consolidation, Residential Aged Care, Design and location of Residential Aged Care and Crisis Accommodation and Community care. A further Amendment, VC75 introduced in December 2010, changed references in Clause 16 that relate to the location of residential development and strategic redevelopment sites. The Clause provides greater strategic emphasis to urban consolidation and redevelopment of strategic sites and support for residential intensification in areas that are;
 - in and around activity centres,
 - along employment corridors, and;
 - areas serviced by infrastructure, public transport and services.
- In response to growing environmental concerns, several changes have been made to the SPPF, including recent changes to ESD related policies via Amendment VC71. Whilst the revised SPPF recognises the importance of Environmentally Sustainable Design (ESD), the absence of specific guidance on its implementation means that Councils are left with the option to negotiate with developers on each and every permit application. Supporting policies that enforce applicants to consider ESD at planning stage is vital for ESD to be successful. In recognition of this, a Coalition of 5 Councils exhibited a local policy on Environmentally Efficient Design in April 2013. The approach is a new direction for ESD in the planning process, and if adopted, will ensure a consistent approach to the consideration of ESD at the time

of planning approval for new development, in order to maximise sustainable design outcomes and minimise costs associated with retrofitting and poor design.

- The *Victorian Integrated Housing Strategy (VIHS)* was released by the Department of Human Services in 2010. The Strategy seeks to ensure that current and future housing will be more affordable, more accessible and more sustainable for all Victorians. The Strategy focuses on five key areas; home buyers, tenants in the private market, social housing, homeless Victorians, and better homes. The Strategy is a referenced document under the SPPF.
- *Metropolitan Planning Strategy* - At the time of preparing this Strategy, the Victorian Government is preparing a new Metropolitan Planning Strategy to manage growth and change in metropolitan Melbourne over the next 30-40 years. Once completed, this will replace the previous 'Melbourne 2030' Strategy. The strategy considers the overall development of Melbourne; where new housing and employment should be concentrated as well as transport connections, community services and infrastructure provision. The Discussion paper released in December 2012 considers issues based around 9 Principles. Pertinent in the Darebin housing context is the emphasis on 'unlocking capacity in established suburbs' that are well placed to play a greater economic and housing role and able to take pressure of growth on the urban fringe. The paper also emphasises the importance of 'affordable living' and not just 'affordable housing', with the need to shift thinking towards ongoing housing operation costs, including consideration of the location of housing and proximity to public transport and services as well as the environmental performance of housing. The Discussion Paper also emphasises the need to ensure the co-location of jobs and housing to underpin the idea of a 20 min city; reducing commuting times so that people can live, work and recreate within a 20min trip. The new Metropolitan Planning Strategy will be implemented through changes to the SPPF in late 2013.
- *New Residential Zones* – to ensure that residential areas can accommodate future housing requirements, the State Government in March 2013 released final details of new residential zones. The new residential zones provide a greater level of clarification as to where residential growth and change would be encourage or limited, through the application of a Neighbourhood Residential Zone, (minimal change), General Residential Zone (incremental or moderate change) and Residential Growth Zone (substantial, housing change). It is anticipated that these new zone will be gazetted by the Planning Minister before 1 July 2013. The development of this Strategy is a critical part of informing where new residential zones should apply within the City of Darebin.

2.13 Local Policy

There are a number of Darebin policies and/or strategies relevant to consider in relation to housing growth. Local land use policies are reflected in the Local Planning Policy Framework (LPPF) of the Darebin Planning Scheme. The LPPF contains the Municipal Strategic Statement (MSS) and Local Planning Policies. The LPPF translates State Policy direction to the local Darebin context and identifies long term directions about land use and development in the municipality. It also provides the rationale for the zone and overlay requirements and particular provisions in the scheme.

- Housing matters are captured as *Element 2 – Housing*, under Clause 21.05-2 of the MSS. As it stands, this Clause identifies the housing issues that are prevalent within the City of Darebin and provides objectives, strategies and implementation mechanisms to address such concerns. Clause 21.05-2 draws on the housing concerns outlined within

the 'Melbourne 2030' Policy and the 'Darebin Integrated Housing Strategy' (2002), and as such identified the four key housing objectives to be addressed within the municipality:

- Ensure housing provision meets the diverse needs of the Darebin community;
- Encourage and facilitate (where possible) ecologically sustainable housing;
- Ensure that new housing protects and enhances the residential amenity and neighbourhood character of Darebin.
- Ensure that housing contributes positively to the functioning of Darebin's retail and employment centres.

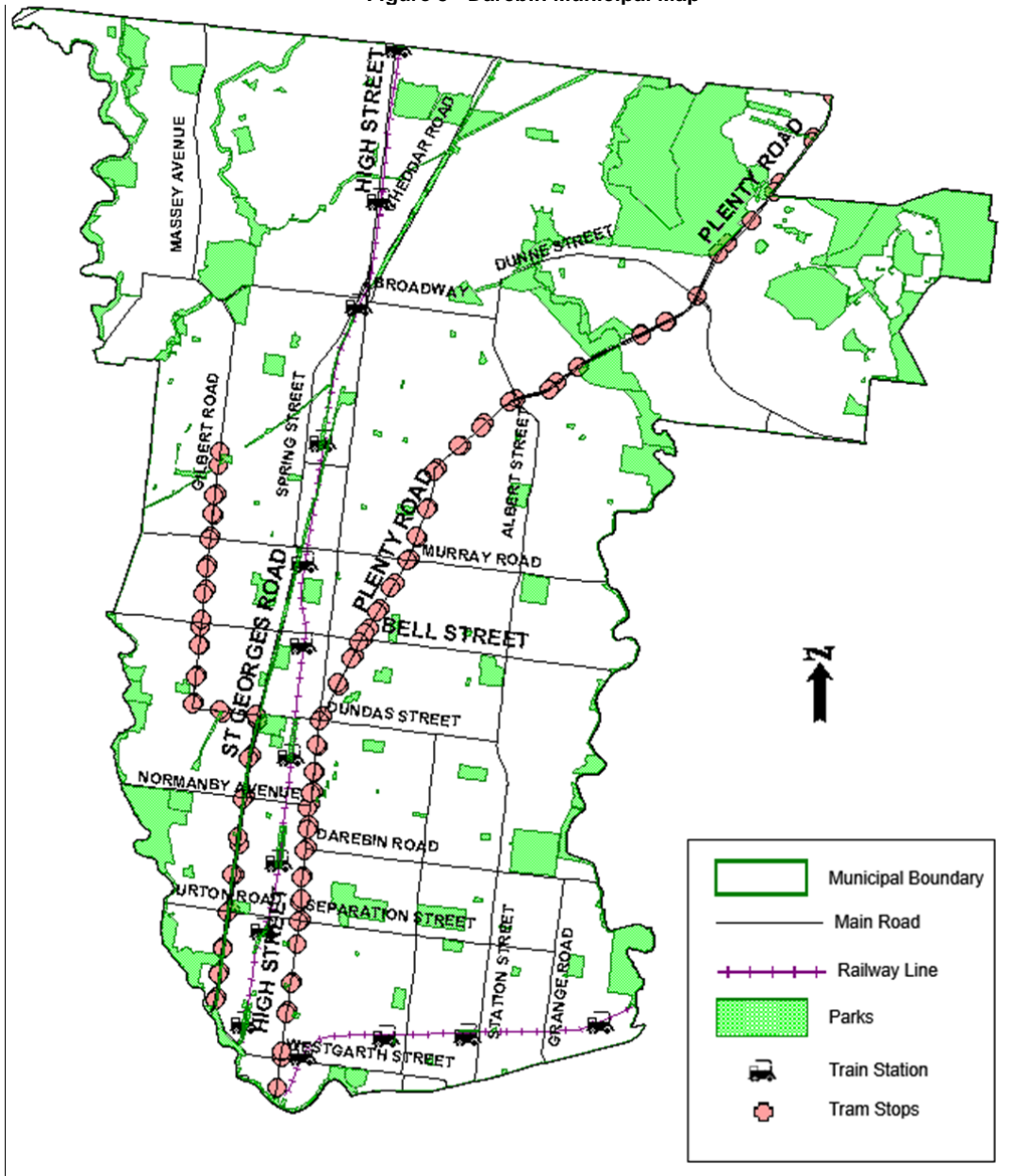
The MSS was last updated in 2005. Council is currently reviewing its MSS to ensure it reflects contemporary land use issues and challenges and provides long term direction for land use in Darebin. Following the adoption of this Strategy, the MSS will be updated to reflect the housing directions contained in this document.

- Darebin *Integrated Housing Strategy (2002)* was prepared for the City of Darebin by ASR Research and adopted by Council on the 7 October 2002. The objective of the Strategy was to provide Council with strategic direction in relation to 6 key housing themes; Aged Persons Accommodation, Student Accommodation, Housing Affordability, Medium Density Housing, Alternative Housing Options and Public & Community Housing.
- There are a number of Structure Plans that are relevant to the distribution of housing across Darebin. *Northcote Activity Centre Structure Plan (2007)* and the *Preston Central Structure Plan (2006)* guide the long term land use, development and design of the areas to help manage future population growth. A Structure Plan for the Reservoir Major Activities Area was adopted by Council in August 2012 and a Structure Plan for Northland Principal Activities Area is currently under development. Once developed, these will set a direction that encourages higher residential densities at identified locations within each activity area and will be implemented via the Darebin Planning Scheme.
- There are a number of area-specific strategies that are relevant to the distribution of housing across Darebin. The *Urban Renewal Strategy for Plenty Road and High Street* and the *Plenty Road Integrated Land Use and Transport Study* provide local and state government recognition of Tram Route 86's strategic importance for accommodating additional housing growth. Current and proposed investments to upgrade the network highlight the continued significance of this corridor.
- The *Darebin Council Plan (2009-2013)*, details Council's objectives and strategies for achieving the objectives for the four years. Whilst the Council Plan addresses the concepts of community wellbeing, liveability and regeneration, it does not specifically address the issue of affordable housing or homelessness, which have a strong correlation. Diverse housing needs and preference are recognised however there are no direct land use or economic strategies or goals to address the issue of homelessness and housing affordability within the Plan, however, there are a suite of health and social policies and programs aimed at reducing stress associated with increasing housing costs. Similarly, there is no clear definition as to what is Council's role in housing. At the time of preparing this Strategy, Council is commencing work on a new Council Plan that is proposed to take on a different look and direction and the Housing Strategy provides an opportunity to ensure the Council Plan reinforces the direction of the Strategy.

2.2 Physical Context

Darebin commences approximately 4kms to the north of Melbourne’s Central Activities District (CAD) and extends a further 10kms to the north. It borders the Cities of Yarra to the south, Whittlesea to the north, Moreland to the west and Banyule to the east. Two significant tributaries of the Yarra River, the Darebin Creek and the Merri Creek, flow from the north and form the majority of the eastern and western boundaries of the municipality respectively.

Figure 5 - Darebin Municipal Map



Source – Darebin City Council GIS, 2013

Darebin is well-served by the Principal Public Transport Network (PPTN) for Melbourne, including the 86 and 112 tram services, the South Morang and Hurtsbridge train line and orbital, local and SmartBus network. Major transport corridors within the municipality run in a north-south direction and comprise of St Georges Road, High Street, Plenty Road and the South Morang and Hurstbridge rail lines. Running in an east-west direction are Bell Street, Mahoneys Road and Heidelberg Road. Bell Street, which is located in the geographic centre of Darebin, forms a demographic edge between the city's inner southern area and its northern remainder.

Darebin has a land-use pattern of industrial land interspersed with residential development, and with the exception of Northland, mostly strip based commercial areas. National and global economic changes have led to a decline in local manufacturing which has created a need in Darebin to examine alternative uses, such as mixed use, business and residential, for pockets of redundant industrial land.

Settlement History and Housing

The city developed gradually over 100 years from a rural and agricultural base to an industrial base. In the 1850s, Rucker's Hill emerged as the first formal suburb, with a scattering of modest dwellings in Preston. Gradually, homesteads and mansions emerged on the favoured locations along creeks and on hilltops in Northcote and Fairfield, some of which remain today. In the 1880s land boom, local workers from crowded inner city suburbs moved out to Northcote and Preston to larger houses on cheaper land. Some of these homes in Northcote, Thornbury and Preston included "boom-style mansions" and middle class villas, 'which illustrated how far suburban development expanded prior to the 1890s depression'³.

Despite the vast tracts of land that were subdivided during this time, very little was developed again until after World War I. The rapid growth of the population in post-war years, especially the 1950s to the 1970s, led to significant demographic changes and increased development in Thornbury, Preston and Reservoir. The northern and eastern parts of the city, including Kingsbury, Reservoir East, Keon Park and Merrilands, were developed from the 1970s and a wave of apartment development occurred in established areas. During the 1990s to the present, bushland and former state government land in the northern parts of the municipality, particularly Reservoir, Macleod and Bundoora, were subdivided for residential development and are popular for their bush setting within easy reach of the Melbourne Central Activities District.

The historic settlement pattern accounts for the distribution of housing of various eras and styles across Darebin today. All eras of Darebin and its evolution are represented in the building and streetscapes. Historical growth and residential development patterns have generally occurred from south to the north, with older housing stock - including substantial in-tact heritage precincts - more abundant in the southern portion of the Municipality, south of Bell Street. The speculative land boom of the 1870 and 1880s resulted in the sporadic and isolated development of some boom-style mansions north of Bell Street, in Preston.

³ City of Darebin, Heritage Study, Volume 1, Thematic History, 2008, Context.

2.3 Demographic Context

The purpose of this section is to establish a level of understanding of demographic changes and their influence on current and future housing needs in Darebin. The housing implications will be considered through the Discussion and Analysis (Chapter 3) and the Strategic Response (Chapter 4) will identify appropriate actions to address these needs.

Darebin has a richly diverse community made up of people from a range of backgrounds, cultures, languages, religions, ages, socio-economic status, levels of ability, interests, expectations and aspirations. Darebin is recognised as an important area of Indigenous history and is home to the second largest Aboriginal community within the Melbourne metropolitan area, with Aboriginal and Torres Strait Islanders residents contributing 0.9% of the total population, twice as much as in the Melbourne Statistical Division (0.4%)⁴. Darebin is also multicultural and multi-linguistic with 34% of the population born overseas and 39% speaking a language other than English at home⁵.

The latest estimated resident population (ERP) for Darebin based on the 2011 Census of Population and Housing conducted by the Australian Bureau of Statistics (ABS) was 143,057 as at 30th June 2011. This places Darebin's population forecasts for 2011 prepared by i.d. consulting based on the 2006 Census figures as highly accurate, with a marginal difference between actual (143,057) and forecast (142,904)⁶ of only 0.11%. These forecasts therefore remain a valuable tool for predicting future anticipated growth in Darebin and subsequent housing needs. Whilst comprehensive population forecasts taking into account the 2011 census data are not yet available⁷, based on 2006 Census data, Darebin's population is expected to increase to 173,393 people by 2031 resulting in a growth of over 30,300 additional people in 20 years, equating to an average annual growth rate of 1.06% between 2011 and 2031 or an increase of 21.21% from 2011 to 2031⁸. This is broadly consistent with the estimates prepared by Charter Keck Cramer based on 2006 ABS Census data that Darebin will "grow by around 20% to nearly 173,400" over the 20 years to 2031⁹.

With strong population growth and demographic change anticipated, this will place pressure on existing housing stock to meet the needs of the future population. To better understand the implications of this growth for housing demand purposes, an analysis of the composition of population growth by age, lifecycle and household income is required. To this end, there are several notable demographic influences that are shaping housing needs that will be explored in this chapter in greater detail, in particular;

1. families will continue to be a key housing demand driver;
2. ageing families and households are expected to continue to drive down average household size;
3. structural transformation in the local economy is expected to continue to drive an increase in the number of tertiary qualified residents and household incomes with housing demand and price impacts; and
4. housing affordability will remain a significant issue with challenges for the provision of affordable and social housing in Darebin.

⁴ Darebin City Council – Racism Inquiry May 2012

⁵ 2011 ABS Census data, City of Darebin.

⁶ Forecast id estimated Darebin's population at 142,904. Darebin's estimated resident population (ERP) based on the 2011 ABS Census data, the most accurate and official measure of Darebin's population for 2011, was 143,057.

⁷ Forecasts based on 2011 Census data are expected to be available in 2013.

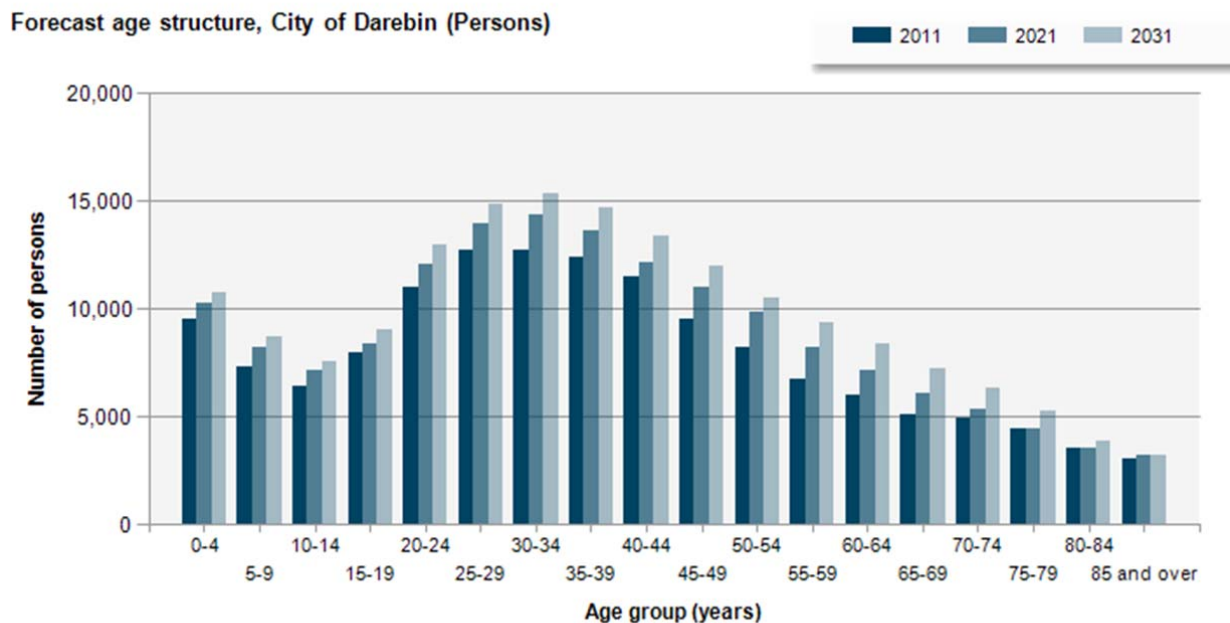
⁸ The rate of population growth comprises a combination of natural birth and death rates, regional, national and international migration.

⁹ Page 3, Charter Keck Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011).

Parents and Homebuilders

Individuals aged 25-34 and 35-49 are forecast to remain the largest demographic group in Darebin over the next 20 years. These were the most populous age groups in Darebin as recorded by the 2011 Census and are projected to remain the dominant age groups over the next two decades, as depicted in the Figure below. Whilst lifestyle choices are shifting and people are delaying having families until later, these age groups are still typically associated with young families and people preparing to have families.

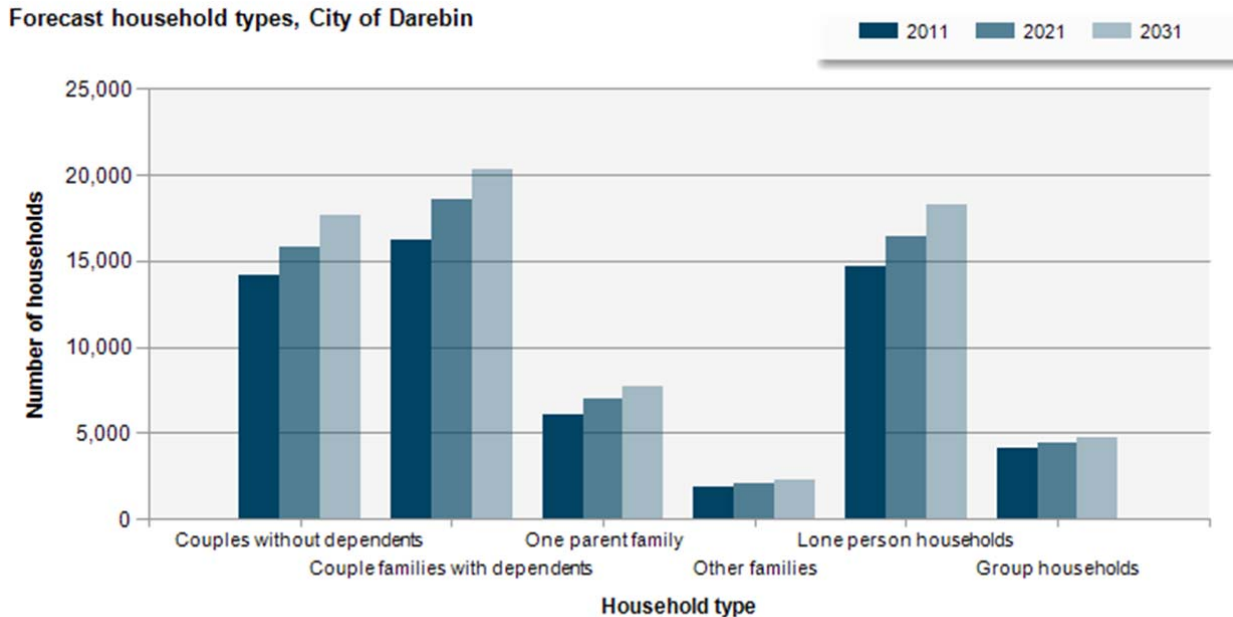
Figure 6 - Forecast Age Structure, 2011-2031



Source: id consulting based on ABS Census data, City of Darebin, 2012

The household and family structure is one of the most important demographic indicators for determining housing needs. It provides insights into the level of demand for certain types of housing as well as services and facilities. Analysis of the ABS Census data for household/family types in the City of Darebin in 2011 reveals a high proportion of couples with children (27.7%), lone person households (26.5%) and couples without children (22.4%). Forecasts by i.d. consulting for the City of Darebin for 2011-2031 indicate that these groups will remain the biggest household types by 2031, with families with dependents increasing marginally to represent 28.1% of all households by 2031 and lone person households also increasing to 27.3% of all households in 2031. These changes are depicted in the Figure below.

Figure 7 - Forecast change in Household Types, 2011-2031



Source: id consulting based on ABS Census data, City of Darebin, 2012

Declining Household Size

An analysis of the service age groups of Darebin - the population divided into age categories that reflect typical life-stages - reveals that an ageing demographic is also influencing Darebin's housing market. In particular, ageing will drive significant growth in the pre-retiree and retiree population, the growth in families without children and families with mature children as well as lone person households in Darebin¹⁰. In particular, seniors (aged 70-84) are expected to increase by 2,632 persons between 2011-2031, while pre-retirees (50-59) and post-retirees (60-69) are expected to increase by 4,886 and 4,485 respectively over this same period. This forecast change is depicted in Figure 14. These demographic trends help explain the decline in average household size across Darebin, a trend which is expected to continue over the coming two decades.

As households age a number of factors contribute to a decline in household size, including, children leaving the family home, separation or divorce and spousal death. Darebin has amongst the smallest household size in Melbourne's northern region and amongst the largest proportions of lone person households in metropolitan Melbourne. Analysis of the ABS Census data for household/family types in the City of Darebin in 2011 reveals that the proportion of Lone Person households in 2011 was 27.8% compared to 23.3% in Greater Melbourne¹¹. An analysis undertaken by NORTHLink in 2009 into the emerging demographic profile of Melbourne's northern region revealed that in 2006, Darebin had the second highest share of households (in the northern region) with one person after the City of Yarra¹². This finding is reflected in the average household size; Darebin experienced the

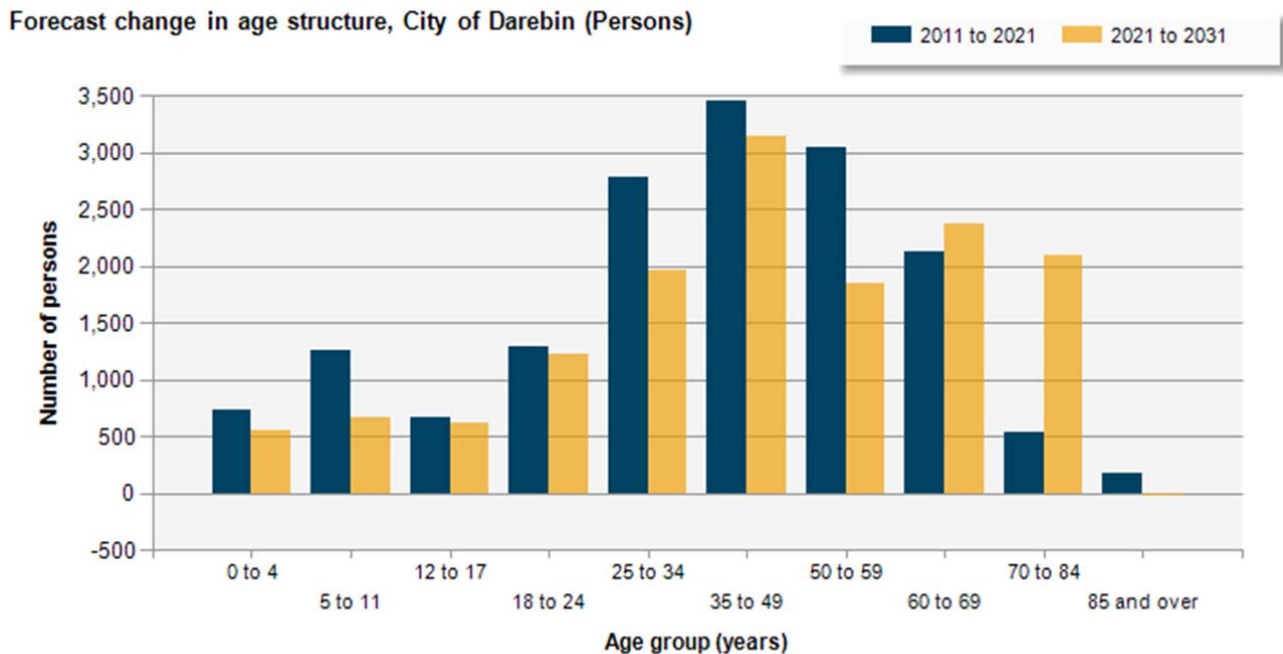
¹⁰ Page 4, Charter Keck Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011).

¹¹ ABS, *Census of Population and Housing*, City of Darebin (2011)

¹² Page 26, *Melbourne's North—the new knowledge economy* (2009), NORTH Link

second lowest household size (2.46 persons per household) after Yarra (2.16) in 2006, a figure which is expected to continue as the demographic trends outlined earlier continue to drive down household size¹³.

Figure 8 - Forecast change in Age Service Groups, 2011-2031



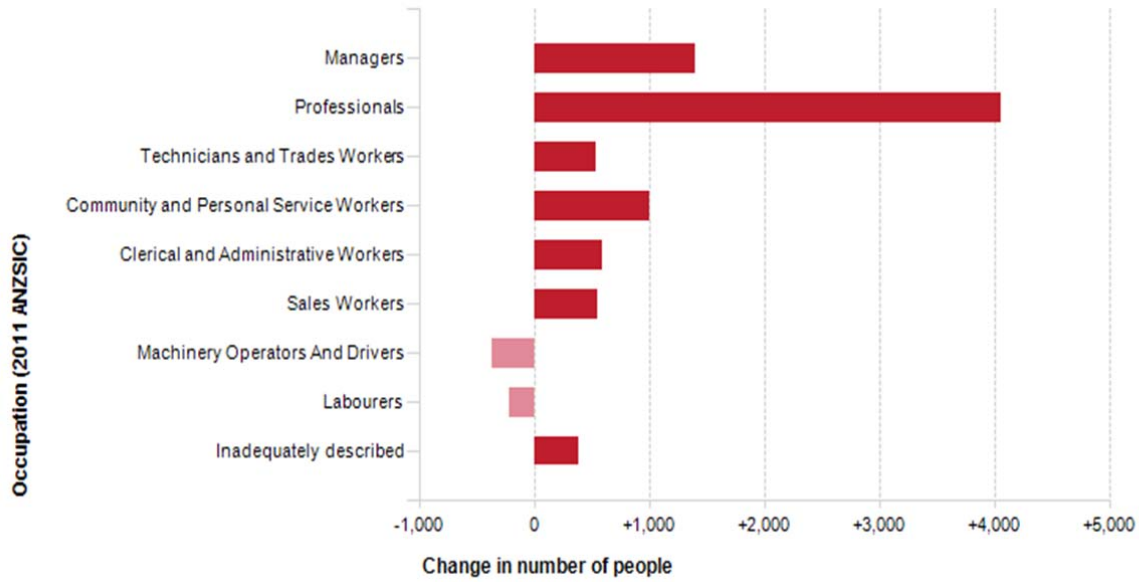
Source: id consulting based on ABS Census data, City of Darebin, 2012

Education and Household Incomes

A key driver of Darebin's economic and residential development over the past decades has been the growth in residents with tertiary qualifications. This process has been accompanied by an increase in the number of professionals, managers and other skilled service workers living and / or working in the municipality, as evidenced by the Figure 15. Structural changes in the local economy have also seen a significant decline in manufacturing within Darebin between 2006-2011 and a significant increase in those employed in Professional, Scientific and Technical Services (+1,638 persons), as evidenced in Figure 16. This shift in employment industry has also driven growth in household income in Darebin since 1991. In terms of income quartiles, between 1991 and 2011 the most significant change in Darebin was in the highest income quartile (increase of +4,359 households) which highlights the gentrification process currently underway in Darebin. This is depicted in Figure 17. This increase in high income earning residents will likely drive greater competition for existing housing stock and, therefore, prices growth across Darebin.

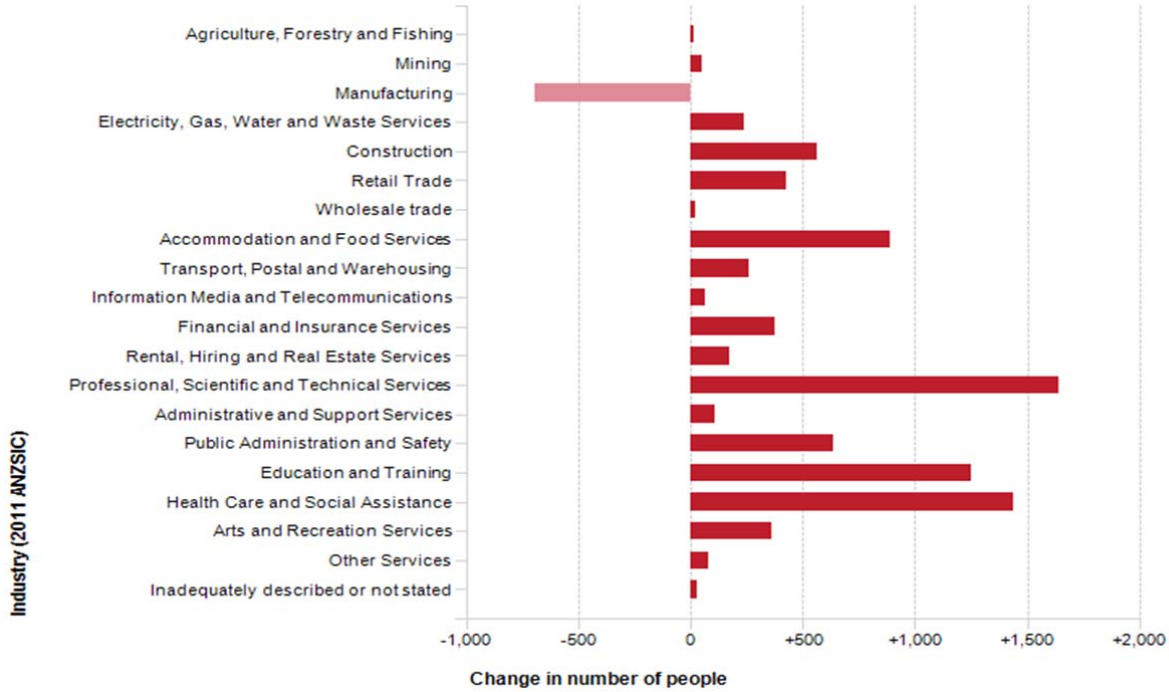
¹³ Page 26, *Melbourne's North—the new knowledge economy* (2009), NORTH Link

Figure 9 - Change in Employment by occupation, 2006-2011



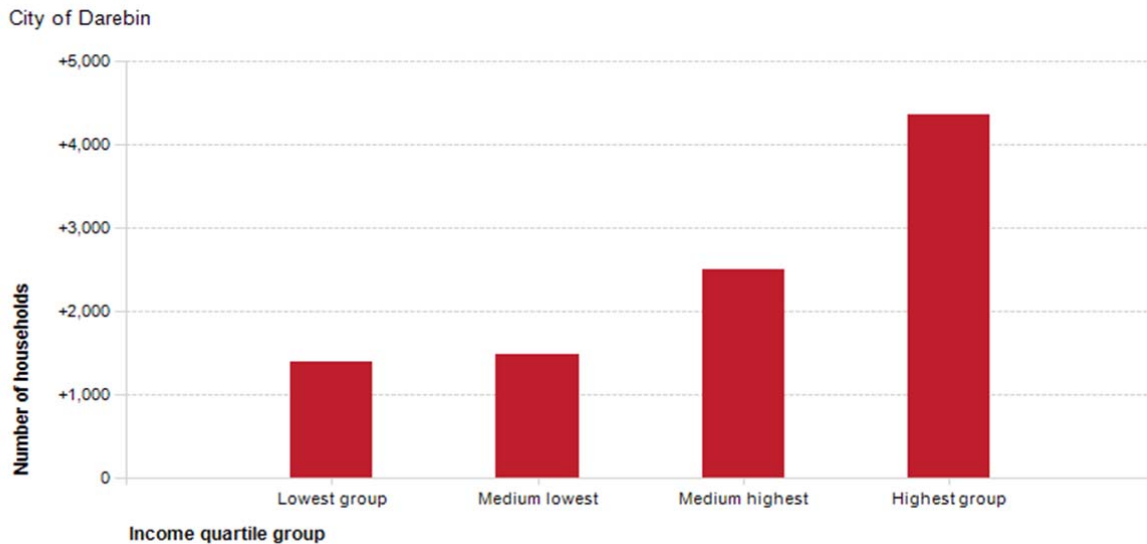
Source: id consulting based on 2011 ABS Census data, City of Darebin, 2012

Figure 10 - Change in employment by industry, 2006-2011



Source: id consulting based on 2011 ABS Census data, City of Darebin, 2012

Figure 11 - Change in household income quartile, 1991-2011



Source: id consulting based on 2011 ABS Census data, City of Darebin, 2012

Housing Stress and Affordability

As Darebin attracts more skilled residents and the municipality gentrifies, property prices will likely increase further which can be a challenge for housing affordability. This can prevent others, especially young families and non-skilled workers, from moving into the area. Recent strong growth in property prices (both detached houses and units) and rental growth is evidence of the growing perception that Darebin is an increasingly desirable place to live and invest. As at January 2013, the median house price in Darebin was \$585,000, compared to the \$521,000 as the Melbourne metropolitan average¹⁴.

Affordable housing is typically defined as when households that earn less than 80% of the median income, pay less than 30% of their weekly income on rent and/or mortgage repayments. *Housing stress* is defined when individuals and households who earn less than 80% of the median income pay more than 30% of weekly household income on housing. By examining the changes in household income and household prices, from the 2011 Census data, we can infer that approximately 12.4% of all rented households and 8.2% of mortgaged households in Darebin are under housing stress or at risk of housing stress, paying approximately 30% or more of their income on rent or mortgage.¹⁵ In December 2011 the Australians for Affordable Housing published research into housing stress in Melbourne based on ABS modelling¹⁶, which indicated that housing-related stress in Darebin was rated eleventh out of 31 Metropolitan Local Government Areas (LGA's) for housing stress, with estimates revealing that 16% of Darebin households (9144 households) experience housing stress. The figures highlight a significant housing issue within Darebin, however, the problem is not a defining feature for the municipality, but is a major challenge across Melbourne and Victoria.

¹⁴ Australia Property Monitors, House Price Guide <http://www.homepriceguide.com.au>

¹⁵ Darebin City Council, based on ABS 2011 Census

¹⁶ <http://housingstressed.org.au/2011/12/03/housing-stress-in-melbourne%E2%80%99s-suburbs-revealed/>

Figure 12 - Changes in median income and housing costs 2001-2011

Income	Census year			% change since 2001
	2001	2006	2011	
Median total personal income (\$/weekly)	323	397	531	64.4%
Median total family income (\$/weekly)	865	1,117	1,438	66.24%
Median total household income (\$/weekly)	709	903	1,175	65.73%
Housing Costs	Census year			% change since 2001
	2001	2006	2011	
Median mortgage repayment (\$/weekly)	220	314	438	99.1%
Median rent (\$/weekly)	150	185	291	94%

Source: Darebin City Council, ABS 2011 Census Data

2.31 Future Housing Needs

Predicting or modelling the exact demand for various types of housing based on demographics is a difficult undertaking. This is due to the complex factors that influence people's choices and the mismatch between housing needs and housing preferences. The mismatch of housing needs with housing preferences is driven by a range of factors including financial capacity, personal aspirations and barriers to moving to more appropriate dwellings. Whilst "actual housing needs, based on the functional requirements of various household sizes, can be determined...the reality, however, across Australia is that households consume much larger housing than commanded by functional needs¹⁷." For example, an older couple whose children have left home may choose to retain the larger family home even though their functional requirements have reduced. Similarly, a younger person by themselves may purchase a townhouse or an apartment with more than 1 bedroom in anticipation of future needs rather than actual needs. "This would suggest that there is no direct relationship between the type of household and the type of dwelling or the number of people in a household and the number of bedrooms.¹⁸"

A recent Grattan Institute study, 'The Housing We'd Chose'¹⁹, which carried out a survey to canvass the trade-offs people make when considering housing, articulates this challenge. It found that a range of factors in addition to functional space requirements

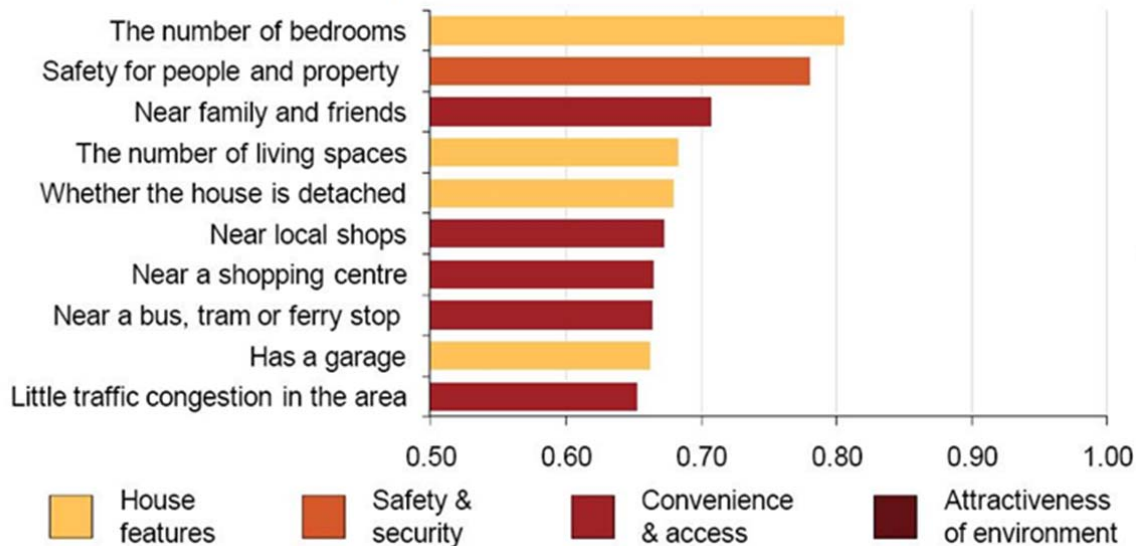
¹⁷ Page 7, Charter Kick Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011).

¹⁸ Page 7, Charter Kick Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011)

¹⁹ Kelly, J.F., Weidmann, B., and Walsh, M., 2011, *The Housing We'd Choose*, Grattan Institute, Melbourne.

and bedrooms influence housing choices, including proximity to transport, shops, family and friends, safety aspects and traffic congestion, as evidenced by the Figure below.

Figure 13 - Aggregate Results - "What Matters Most" Housing Survey



Source: Kelly, J. F. 'The housing we'd choose', Grattan Institute, June 2011 p. 12

Notwithstanding the various challenges with predicting future housing demand requirements, modelling conducted by Charter Keck Cramer utilising current population and household forecasts, provided an indicative assessment of the future housing needs by type across Darebin. The research revealed that the number of households in Darebin is forecast to increase from around 57,660 in 2011 to around 71,260 in 2031 - an increase of over 13,600 dwellings over the coming 20 years. It is estimated that over the period 2011-2031, the increase will be as follows:

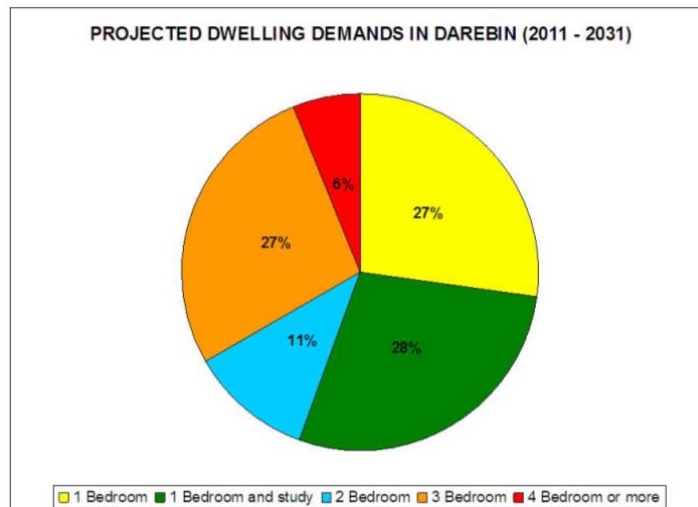
- separate houses will increase by 8%;
- semi-detached, row or terrace house will increase by 95%; and
- flats, units and apartment will increase by 29%²⁰.

This entails that higher density forms of housing (medium and high density) will represent a significantly greater share of Darebin's housing stock in 2031 compared to 2011. A further assessment prepared by Council based on market assessments of the propensity for certain households to occupy certain types of dwellings, estimates that the projected demand for dwellings in Darebin over 2011-2031 is as depicted in Figure 14 below²¹. This further emphasises the growing significance of higher density forms of housing, principally 1 and 2 bedroom housing, to cater for Darebin's future housing needs.

²⁰ Page 127, Charter Keck Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011)

²¹ Page 6, Housing Opportunities Report, Darebin City Council, 2012

Figure 14 - Projected dwelling demand by type 2011-2031



Residential Development Analysis

It is difficult to ascertain the actual net supply of residential development in a given year. Planning permit approvals indicate an intention for development; however, not all approvals result in development. Similarly, building occupancy certificates that are issued upon completion of a building are only issued per building and do not take account of the total number of individual dwellings per building. The Department of Planning and Community Development, however, through analysis of dwelling growth, development projects, demolition permits and the stock of vacant land has provided an accurate assessment of residential development trends in Darebin. The analysis of housing development data²² reveals that from 2004-2011, Darebin achieved on average approximately *672 additional dwellings per year*. The net additions are a result of the average 763 dwellings being built on a per annum basis minus the approximate 91 demolitions.

The type of residential development projects are listed at Figure. Of this net supply:

- 20% yielded a 1:1 replacement (new single dwelling on a lot);
- 11.6% yielded 2 new dwellings;
- 67% yielded three or more new dwellings per project.²³

Based on the projections over the next 20 years for an additional 13,600 dwellings, a minimum requirement of 680 dwellings is estimated to be required every year to meet the population growth in the municipality. As such, based on recent development trends, Darebin is experiencing an annual shortfall of *approximately 8 dwellings per year*. This shortage is demonstrated by low housing vacancy rates and consequences of shortages can include the mismatch between housing needs and stock and house price increases. Increasingly, Council will therefore need to facilitate the provision of additional housing as well as higher (medium and high) density forms of housing to cater for the future needs of Darebin residents.

²² Housing Development Data: 2004 to 2011, Statistical Summary Report City of Darebin, Department of Planning and Community Development (2013)

²³ Housing Development Data: 2004 to 2011, Statistical Summary Report City of Darebin, Department of Planning and Community Development (2013)

Figure 15- Residential Development by Project Type in Darebin, 2004-2011

Project Type	New Dwellings 2004-11	% of total
Single Dwelling On Vacant Lot	955	20
Two Dwellings	543	11.6
Three Dwellings	590	12.5
Four Dwellings	527	11.4
Five Dwellings	243	5.2
6-9 Dwellings	297	6.3
10-19 Dwellings	479	10.2
20-49 Dwellings	250	5.3
50-99 Dwellings	458	9.7
100+ Dwellings	358	7.8
Totals	4700	100

Source: Housing Development Data, DPCD, 2013

Specific Community Housing Needs

The Darebin Housing Strategy has been developed with a strong sense of equality and social justice. Community feedback centred on the desire to ensure in planning for Darebin's future housing growth and requirements, the needs of future communities and residents will be considered. As such, Council will need to ensure the policies and frameworks that are set in place to guide residential redevelopment is to benefit not only existing communities but also communities who will call Darebin home in the future and their housing needs, including those with specific housing needs.

As such, Council has identified the following groups as having special housing needs in the City of Darebin:

- Older Persons;
- People with disabilities;
- Young people and students;
- Homeless people; and
- Those experiencing housing stress

The Housing Strategy needs to identify means to support housing design and development that is physically accessible to cater for an ageing population and those with limited mobility. Similarly, the Strategy will need to explore ways Council can, within its role and area of jurisdiction, tackle housing stress and those at risk of homelessness. Council's endorsed strategy on homelessness, affordability and housing stress; *"Responding to Housing Stress – A local Action Plan 2010 – 2013"* identified the following key findings for Darebin:

- Nearly 7,700 people were on the public housing waiting list as of 2010;
- Over 5,100 households were at risk of rental stress in 2010;

- Approximately 10,379 households were at risk of housing stress (mortgage repayments);
- 564 people are estimated to be homeless in Darebin on any given night; and
- At a local level, approximately 110 new social or public housing units are required each year to address the issue – based on current population and trends.

The figures highlight a significant housing issue within Darebin. The problem is not contained to the municipality of course, but is a major challenge across Victoria requiring a co-ordinated approach across all levels of government.

KEY MESSAGES – DEMOGRAPHICS AND HOUSING

- An estimated 30,300 additional residents will call Darebin home by 2031.
- This suggests that over this time, Darebin's housing supply will need to increase by around 13,600²⁴ dwellings. This equates to an additional 680 dwelling per year.
- Using established housing development trends from 2004-2011, Darebin is experiencing an annual shortfall of approximately *8 dwellings per year*. This shortage contributes to low housing vacancy rates and high housing costs.
- Families will continue to be a key housing demand driver as individuals aged 25-34 and 35-49 are forecast to remain the largest demographic group in Darebin over the next 20 years.
- Ageing families and households are also expected to continue to drive down average household size over the coming years, placing additional pressure on housing stock.
- Council will need to facilitate the provision of additional housing as well as higher (medium and high) density forms of housing to cater for the future needs of Darebin residents.
- Modelling utilising current population and household forecasts, provided an indicative assessment of the future housing needs by type across Darebin, revealing an increase in separate houses by 8%, semi-detached, row or terrace houses by 95% and flats, units and apartment will increase by 29%²⁵
- Structural transformation in the local economy is expected to continue to drive an increase in the number of tertiary qualified residents and household incomes with housing demand and price impacts.
- Strong house price growth will remain a significant issue with challenges for the provision of affordable and social housing in Darebin.
- In Darebin, approximately 110 new social or public housing units are required each year to address the shortage – based on current population and trends.

²⁴ 13,600 dwellings based on housing demand modelling prepared by Charter Keck Cramer, 2011

²⁵ Page 127, Charter Keck Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011)



HOUSING ISSUES

3. HOUSING ISSUES

The Strategy has been developed through an inclusive process involving stakeholders and the broader community. This section provides an overview of the key housing issues and concerns highlighted in the consultation and research phases and set the basis for the identification of actions in the Housing Response (Section 4).

3.1 What issues matter to our community?

Council undertook an extensive three month engagement process between March and July 2012 to inform the community and to better understand the housing challenges and concerns facing the community. A number of workshops, one-on-one meetings and community forums as well as the development of an interactive web platform were undertaken to ensure a diversity of views was captured.

The community and stakeholder engagement process served as an important opportunity to develop the Vision and Strategic Directions with feedback sought through both face to face interactions and via the external interactive project website²⁶. A full analysis of community feedback and the key issues were presented to Council in the *Outcomes of Community and Stakeholder Engagement Report – September 2012*.²⁷ The public consultation highlighted what was important to residents with respect to housing growth and change. Public feedback acknowledged that many recognised the need to meet Darebin's growing population, but equally wished to protect existing liveability, affordability, diversity of communities and to achieve greater sustainability for the future. The issues most commonly identified, included:

- housing affordability;
- housing choice;
- accessibility of housing to jobs, services, transport;
- sustainable housing development and utility costs;
- access to transport;
- social housing provision and adequacy;
- aged care facilities and housing needs;
- student housing;
- heritage preservation;
- safety and amenity considerations; and
- community involvement in housing decisions.

What did people tell us?

"We need more housing choices; not everyone wants to live in an apartment or a house."

"New housing should be focussed around facilities and near public transport"

"Building design is important – developers should be encouraged to improve their standards"

"Housing is increasingly expensive around here. I worry my kids will never be able to afford to buy."

Following the presentation of key issues to Council in September 2012, a mapping exercise was undertaken to group 'like' issues to establish 6 key housing goals that would serve as an overarching organising framework for the Strategy and for the identification of actions to provide appropriate responses to these issues. This ensured that the contributions and concerns of the community were addressed as part of the strategic response. This exercise is depicted at [Appendix A](#).

²⁶ www.darebinhousingstrategy.com.au

²⁷ www.darebin.vic.gov.au/housingstrategy

3.2 Housing Issues - Constraints and Opportunities for Growth

A key issue identified in the research and community consultation phases of the Strategy development was the tension between accommodating Darebin's future population requirements within existing constraints. This section explores the issues associated with achieving greater housing growth in Darebin. It identifies the opportunities Darebin has to provide the required housing for its current and future communities, as well as the constraints to the provision of more housing development.

3.21 Constraints to Growth

There are a number of constraints that pose challenges to the provision of housing growth and meeting the future housing needs of Darebin, particularly to the delivery of higher density, more environmentally sustainable and social and affordable housing needs. These constraints extend to:

- limitations of statutory planning tools;
- neighbourhood character assessment;
- protecting areas of heritage and environmental significance;
- economic volatility and development feasibility;
- physical and social infrastructure and service provision; and
- resistance to change.

Some constraints are beyond the control or authority of local governments and require an integrated approach between all three tiers of government. Similarly, there are market based housing issues that cannot be influenced or regulated. While Council cannot directly mitigate all the constraints identified, there are opportunities for it to adopt a facilitative and advocacy role to address housing issues that are otherwise beyond its scope or its jurisdiction. By understanding the constraints and opportunities to housing growth in the municipality, Council can investigate appropriate solutions to facilitate the required future housing for Darebin.

Statutory Planning Tools

The *Planning and Environment Act, 1987* (the Act) establishes a framework for the planning, use, development and protection of land in Victoria in the current and long-term interest of all Victorians. Whilst current planning issues, whether economic, environmental or social, are captured in Section 4 (objectives) of the Act, there are a selection of pressing topics that have been identified as needing individual recognition in a revised planning legal framework, including housing affordability, which are discussed in the *Planning & Environment Act 1987: Review Discussion Paper (2009)*²⁸. Whilst the Act makes provisions for the inclusion of affordable housing in growth areas²⁹, there are no references to this elsewhere in the legislation. As such, the delivery and facilitation of social and affordable housing in an established urban context can be particularly challenging for Councils such as Darebin. Moreover, there are definitional and conceptual challenges with both affordable and social housing with State Planning Policy offering little clarification. Affordable and social housing are not defined land use terms in the Victorian Planning Provisions and the lack of conceptual clarification often makes it difficult for council to enforce any such provisions when it comes

²⁸ http://www.dpcd.vic.gov.au/__data/assets/pdf_file/0018/41436/P_and_E_Act_Review_Discussion_Paper_Final.pdf

²⁹ Section 46AR(d) of the *Planning and Environment Act, 1987*

to the statutory approvals process. A recent VCAT finding which, inter alia, considered the application of affordable housing provisions within a Development Plan Overlay, *East Brunswick Village P/L v Moreland CC (September 2012)*³⁰ highlighted this challenge, stating: “the provision of affordable housing in rapidly gentrifying inner suburbs is a difficult social and economic problem. There are limits to the extent to which the planning system can make a useful contribution to addressing the problem.” Without the supporting legislative basis within the Victorian Planning Provisions, Councils are left with limited statutory scope to facilitate the delivery of social and affordable housing.

Similar challenges exist with the use of land use planning tools for the achievement of environmentally sustainable design (ESD) in housing outcomes. Whilst several recent changes have been made to the State Planning Policy Framework, including the ESD related policies via Amendment VC71, the significance of ESD is diluted by the absence of specific guidance on its implementation. Considering the significance for ESD in residential development and the minimal direction through the State Planning Policy Framework, Councils are left with the option to negotiate with developers on each and every permit application. Darebin currently seeks to achieve environmentally sustainable design (ESD) outcomes in the planning process through utilising the Sustainable Tool for Environmental Performance (STEPS) program for residential developments of 5 or more dwellings and the Sustainable Design Scorecard (SDS) for non-residential buildings. Greater State policy guidance is necessary to provide Council with clarification as to how to consistently apply approach ESD in the planning permit phase to ensure passive heating and cooling and sustainable design outcomes are maximised and to minimise the costs associated with retrofitting and poor design.

Neighbourhood Character Assessment

A further constraint for facilitating the housing needs of the future, as noted in the background paper *Housing Constraints and Issues Paper* is the current application of Councils Neighbourhood Character Study (2007). The report notes a key impediment for increased densities is the Local Planning Policy 22.04 which applies to all Residential 1 Zoned (R1Z) properties within the municipality (outside of Activity Areas) irrespective of the properties location and whether it possesses specific desirable attributes such as access to the Principal Public Transport Network, and employment corridors, that might make it desirable for residential intensification.

There are eight neighbourhood character precincts identified within the study; of the eight precincts there are 41 sub-precinct design guidelines which guide the design, scale, layout, massing and overall character of new developments proposed on a site zoned R1Z (refer Figure 16). Key concerns identified in the *Housing Constraints and Issues Paper* are that the overall intent of the guidelines is to retain the existing predominant scale of the area, which in many cases means the low scale built form of a given area, irrespective of the strategic attributes of the area or suitability to accommodate future growth in higher density form.

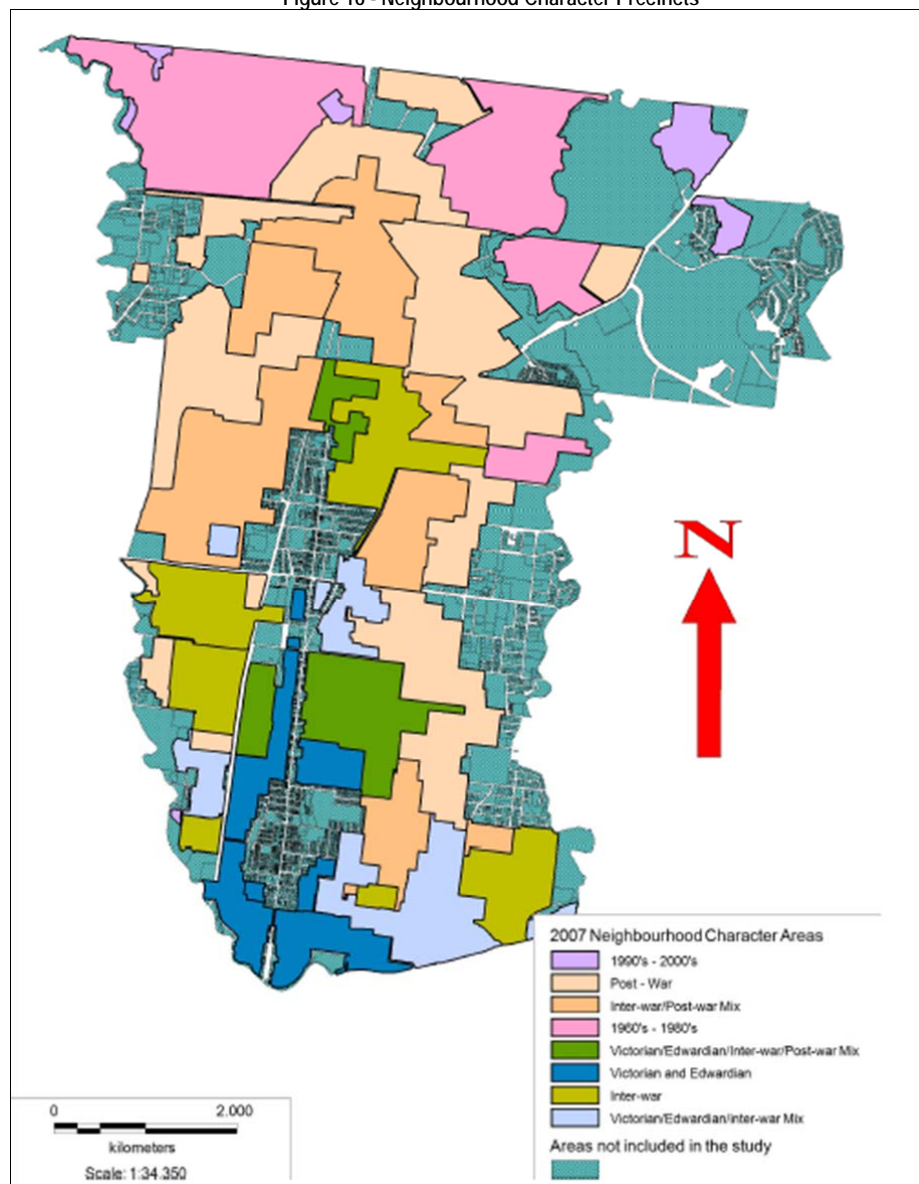
Protecting Areas of Heritage and Environmental Significance

Darebin is endowed with considerable areas of heritage and environmental significance. These places are important to the amenity, liveability and character of Darebin and are highly valued features of the municipality. Feedback from the community centred on the desire to ensure that housing growth in Darebin is managed in a way that is respectful of heritage, character and

³⁰ [http://www.austlii.edu.au/cgi-bin/sinodisp/au/cases/vic/VCAT/2012/1307.html?stem=0&synonyms=0&query="merri%20merri"%20%20%20darebin%20cc](http://www.austlii.edu.au/cgi-bin/sinodisp/au/cases/vic/VCAT/2012/1307.html?stem=0&synonyms=0&query=)

natural landscapes. The primary land use planning tool to ensure that development does not adversely affect the significance of heritage places of natural or cultural significance is the Heritage Overlay. The current Darebin Heritage Overlay (HO) has one schedule with 311 places listed, including individual places and precincts. A permit is generally required for the undertaking of most buildings and works to a property that is affected by the HO. Incorporated plans can be used to exempt certain works from the provisions of the Heritage Overlay and there are currently several in the Darebin Planning Scheme.

Figure 16 - Neighbourhood Character Precincts

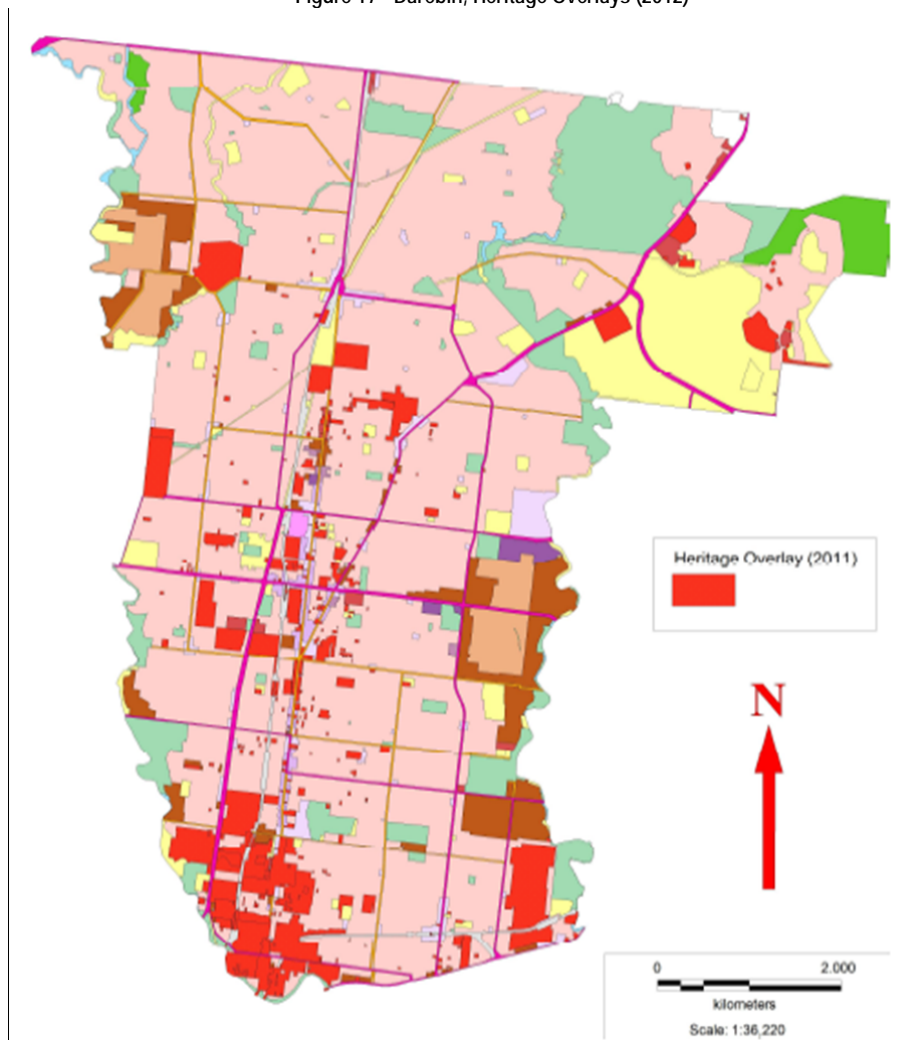


Source: GIS Database, Darebin City Council 2013

In reviewing the distribution patterns of the HO (refer Figure 17) the following trends were identified;

- Concentration in the southern parts of the municipality. This corresponds to the earlier settlement patterns of Northcote, Alphington, Thornbury and Preston;
- Along key transport corridors (such as High Street, Plenty Road and St. Georges Road) and around transport infrastructure (such as train stations); and
- In and around activity centres.

Figure 17 - Darebin, Heritage Overlays (2012)

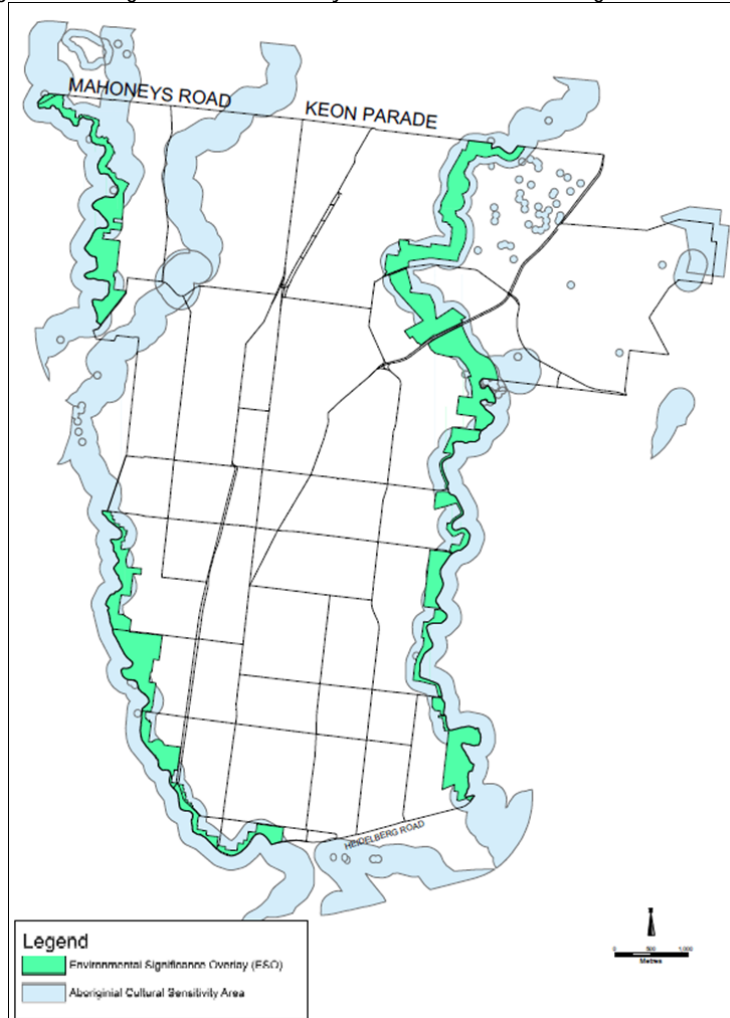


Source: GIS Database, Darebin City Council 2013

These areas exhibit attributes that can make them ideal for densification and infill development and as such, the existence of HO can serve as a constraint to redevelopment as there are further delays associated with obtaining a planning permit for a building that is affected or located in proximity to a building/precinct affected by the HO.

The primary land use planning tool to ensure that development is compatible with identified environmental values is the Environmental Significance Overlay (ESO). In Darebin, the ESO is generally applied to properties that fall within a 200 metre catchment of the Darebin Creek and Merri Creek (with some variation). The overlay performs an important function for the respective creek environments, consisting of decision guidelines to ensure that new development respects the environmental values of the creeks and enhance the creek's unique contributions to the surrounding biological community. Similarly, properties within 200 metres of creek environs are also located within the 'Aboriginal Cultural Heritage Sensitivity Areas'. These properties are subject to the *Aboriginal Heritage Act 2006* which specifies some controls and guidelines additional to the requirements set out in the Planning and Environment Act 1987.

Figure 18 - Aboriginal Cultural Sensitivity Areas and Environmental Significance Overlay (ESO)



Source: GIS Database, Darebin City Council 2013

Some redevelopments trigger the need for the preparation of a Cultural Heritage Management Plan for developments within these areas. The time and cost associated may serve as a constraint to the redevelopment of these properties. The creek environs and

the 'Aboriginal Cultural Heritage Sensitivity Areas' areas within Darebin are therefore generally not considered suitable for an intensification of residential uses.

Development Feasibility

The financial feasibility of a housing development project is influenced by a number of variables including the land value, project financing costs, land fragmentation and risk thresholds. Most significant housing projects undergo a financial feasibility analysis to determine if the project should proceed. Once a given development exceeds a certain building height limit (it is generally accepted that residential developments exceeding four storeys can be classified as a commercial-scale development) additional costs need to be considered in the overall cost of a project, including site allowances and higher standard of on-site amenity.

The additional costs can significantly increase the total cost of the project which is ultimately passed on to the purchaser in the form of higher purchase prices. The *Urban Renewal Strategy for High Street and Plenty Road 2011*³¹ identifies that for medium to higher density developments to become financially viable, surrounding land values will need to average approximately \$1000 per square metre. This is because the costs associated with constructing medium to high density dwellings (such as apartments) are significantly more expensive compared to detached dwellings, with a cost variance ranging from 80% - 90%³². In tackling housing affordability for people susceptible to and experiencing severe housing stress and homelessness, it is desirable to locate affordable and social housing developments in highly urbanised areas that have walkable catchments to existing services and public transport infrastructure. In the context of Darebin, these areas generally attract higher land values making low scale residential developments unviable. The additional costs identified above can impact overall affordability and often serve as a disincentive for affordable and social housing providers when purchasing the aforesaid housing stock.

Research prepared for the Strategy examined the financial and non-financial factors that influence the likelihood of a development to proceed. The findings of high level feasibility analysis for Darebin suggests that construction of residential apartments (high density) are currently only feasible in Thornbury (West), Thornbury (East), Preston (West), Preston (East), Northcote (West), Northcote (East), Fairfield and Alphington. Leaving aside Bundoora and Macleod which have specific student market segments owing to the proximity to La Trobe University that makes higher density apartments more feasible, this analysis reveals that high density residential development will only be feasible in Reservoir after some time in the vicinity of 5-20+ years.³³

Whilst there is little scope for local government to influence the financial feasibility of a project, it can have a role in decreasing risk and perceived financial risks by providing planning certainty in discharging its duties as a Responsible Authority. When there are costs associated with delays in the planning permit process, which can greatly escalate if the matter is taken to VCAT, these costs are ultimately factored into the sale price for a dwelling of the project, which creates tensions with the provision of more affordable housing.

Infrastructure Provision – Physical and Social

³¹ Charter Keck Cramer, *Urban Renewal Strategy for High Street and Plenty Road (2011)*

³² Rawlinsons (2010) *Australian Construction Handbook*.

³³ Page 123, Charter Keck Cramer, *Market Analysis for Different Types of Housing in Darebin (2011)*

The maintenance and upgrades to physical and social infrastructure present potential constraints to catering for the housing needs of the future. In particular, planning will need to anticipate the transport infrastructure impacts of housing densification. The Darebin Transport Strategy 2007 reveals that approximately 15% of households in Darebin do not own a car compared to the Melbourne Metropolitan average of 9.5%. This information suggests that the provision of high quality public transport infrastructure is vital in Darebin considering the lower rate of car ownership. Mapping analysis undertaken to inform Darebin's Transport Strategy 'Going Places 2007-2027'³⁴ reveals that a large percentage of the municipality is serviced by some form of public transport, except Bundoora Homestead and the Core Industrial Areas.

What this information masks is that the quality and frequency of public transport in some areas are much lower than others. This is noticeable in parts of Reservoir and West Preston where there is not only a lack of higher order public transport (such as tram and train) but the intervals between bus times are much greater compared to the southern parts of Darebin. Higher density housing is likely to be constrained in areas with lack of access to quality public transport service. As densification is generally considered desirable in areas that exhibit a high degree of accessibility to public transport, the impacts of new developments on the capacity of the system need to be considered. It is understood that although new developments may individually have relatively minor impacts on transport infrastructure and services they can collectively affect the capacity of the system. Council will have an important advocacy role to articulate the needs of the community and to work with the state government to anticipate and plan for transport infrastructure system upgrades to support residential densification in Darebin.

A further infrastructure consideration in identifying areas for increased housing densities is ensuring that the local sewer and drainage networks have the capacity to support increases in development densities. Infrastructure planning will need to ensure that the local sewer and drainage networks will not be strained from increased development activity. This is particularly important for designated substantial change areas that are already characterised by existing higher density development and areas with a higher concentration of impermeable surfaces. These areas can become problematic in the event of heavy rain if the existing physical infrastructure is beyond its operating capacity.

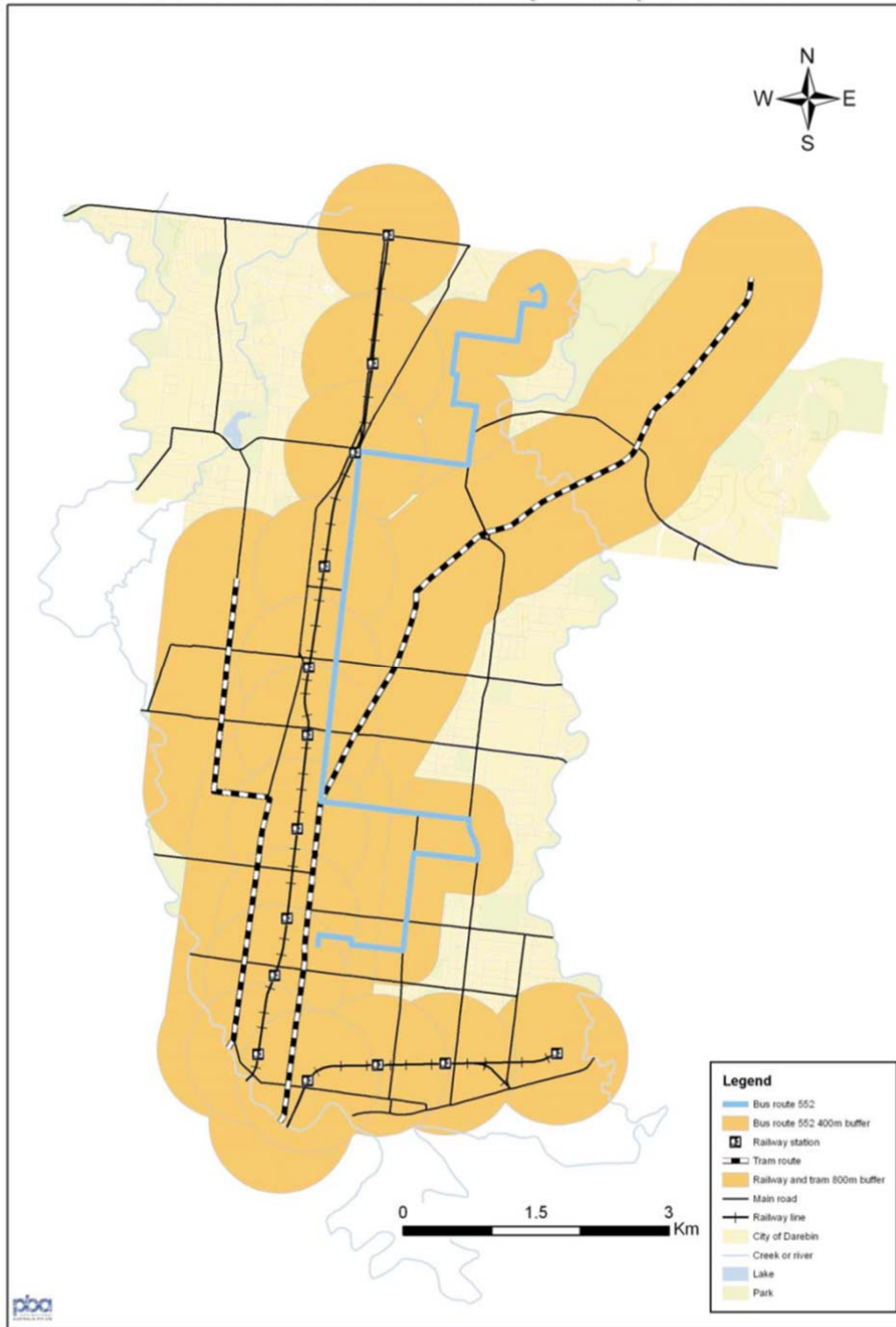
The social and community infrastructure and service requirements of growth also require careful consideration. It should be noted that almost every community of a particular size (i.e. up to 10,000 people in an urban Melbourne metropolitan context), will generate demand for certain community infrastructure items, including Council community centres, early years facilities, Government primary schools, local parks, and active open space reserves³⁵. This 'foundation' infrastructure is required as areas are growing, and are the main anchors of local community life. To ensure that housing growth does not compromise liveability and amenity, the consideration of community and social infrastructure and services in future years will be of particular significance.

Figure 19 - Public Transport Coverage - City of Darebin

³⁴ The analysis is undertaken by applying a 800 metre catchment or buffer around public transport infrastructure such as tram stops and train stations and a 400m buffer around bus routes. This highlights all the areas in Darebin that are serviced by public transport.

³⁵ A Short Guide to Growth Area Community Infrastructure Planning, ASR Research Pty Ltd, 2009

B level service: Tram train 800m buffer;
 Bus 400m buffer weekday interpeak 15min



Source: PBAI Australia, Background research for Darebin's Transport Strategy 'Going Places – 2007-2027'

Political Pressure that Resists Change

There is increasing community resistance to medium density housing proposals and a difficulty discerning the difference between what is ultimately proven to be appropriate versus inappropriate development. This level of resistance in some parts of the community to appropriate forms of development remains a challenge in the delivery of more appropriate and affordable housing. This highlights the need for the Strategy to deliver some meaningful outcomes in terms of increasing certainty for both the community and the development industry through highlighting both what constitutes appropriate development and where it may be located.

There is also a need for Council to show leadership in helping the community develop a clearer connection between housing demand and supply requirements to the extent that a greater proportion of the community can understand that placing restrictions on development has the counter impact of squeezing supply and increasing the cost of housing. Therefore it is important through this Strategy that the Council articulates that increasing supply and supporting appropriate development is an effective mechanism to improve housing affordability.

3.22 Opportunities for Growth

The supply of land for new housing generally comes from three sources - 'greenfield', 'brownfield' and 'infill'. These are defined as:

- Greenfield - sites which are undeveloped and identified in strategic land on the fringe of the metropolitan area or regional centres. In the metropolitan area there are large tracts of greenfield land throughout Casey, Hume, Melton, Whittlesea and Wyndham.
- Brownfield or Redevelopment - sites which provide opportunities to recycle redundant, surplus and, in some cases, inappropriately located facilities into residential developments.
- Infill – land in an established residential area that is reused for new housing. Typically it takes the form of demolishing houses or flats and reusing the land and can result in an increase in housing where a house is demolished and replaced by two or more dwellings or additional dwellings are built on a site that already contains a house.

As the municipality is characterised by well-established suburbs, there are no greenfield sites available for housing redevelopment. The opportunities to absorb increases in housing growth will therefore generally be delivered in the form of brownfield or infill redevelopment, particularly in serviced and accessible areas; in and around activity areas, major arterial roads and public transport infrastructure and in and around employment areas. Moreover, a spatial analysis by Spatial Economics in conjunction with the Department of Planning and Community Development highlighted the substantial decline in vacant land across Darebin over the period 2004- 2008 from 1,087 to 558 lots³⁶. The decline in vacant land stock is mainly due to major infill developments in Bundoora and Macleod. This entails that infill redevelopment of existing lots and brownfield redevelopment are likely to become the primary vehicle for accommodating future housing growth in Darebin.

³⁶ Housing Development Data:2004-2008, Statistical Summary Report, City of Darebin, Undertaken by Spatial Economics for the Department of Planning and Community Development, 2011.

Economic Transformation – Brownfield Redevelopment

On the supply side, some industrial sites and precincts are becoming increasingly unviable and redundant due to shifts in economic activity, location issues and building obsolescence³⁷. These sites, which are typically larger in size, create an opportunity for residential redevelopment. Opportunities to investigate the reuse of unviable industrial land to more appropriate commercial and residential uses exist in Reservoir, Preston, Thornbury, Northcote, and Fairfield. The Darebin Economic Land Use Strategy has highlighted where these opportunities exist.

Whilst opportunities for residential use on land presently zoned for industrial uses will continue as population growth and structural economic change occurs, it is critical to retain employment land for economic activity in Darebin, especially for those industries and firms which are growing and which may help provide local employment and wealth creation opportunities in the future. The municipality's strategic location and extensive public transport network also present significant opportunities to capture these emerging industries including ecologically sustainable oriented businesses and online businesses that can generate significant employment opportunities³⁸.

Activities Areas

Activities areas have superior access to services, employment and public transport. In recognition of this and to support urban consolidation goals, the State Planning Policy Framework provides for the "build-up of activity areas as a focus for high-quality development, activity and living for the whole community"³⁹. The Northcote Major Activity Centre Structure Plan (2007), Preston Central Structure Plan (2006) and the recently adopted Reservoir Structure Plan (2012) all identify opportunities for residential intensification within activity area boundaries. It should also be noted with the addition of a further 40 hectares of land identified for redevelopment of the southern section of the Northland Principal Activity Area precinct between Gower and Bell Streets, the potential residential dwelling yields from Darebin's activity areas will be further increased.

Strategic Corridors

Darebin has several strategic corridors identified within the VicRoads road use hierarchy. These are primarily arterial roads that provide for significant regional and local movement of public transport, pedestrians, cyclists and motor traffic. These routes have been identified by VicRoads as Tram, Bus and Bicycle Priority Routes, Pedestrian Priority Areas and Preferred Traffic Routes.

Within Darebin, Preferred Traffic Routes include Bell Street, the St Georges Road/Spring Street/High Street corridor and the Plenty Road/Albert Street/ Grange Road corridor. St Georges Rd, Plenty Rd and High Street also provide for significant movement of people via tram infrastructure and present significant opportunities for residential intensification in keeping with State Planning Policy. These corridors should be further examined to determine an appropriate vision for residential change and land use.

³⁷ Darebin Economic Land Use Strategy, 2012, Spade Consultants

³⁸ Darebin Business Development and Employment Strategy, 2012

³⁹ Darebin Planning Scheme – State Planning Policy Framework Clause 11, Settlement

Urban Renewal Opportunities

There are clusters of properties and precincts distributed across Preston and Reservoir presenting significant opportunities for urban renewal⁴⁰. The redevelopment of these precincts to improve their amenity for residential and mixed use purposes also provides an opportunity to provide residential development at higher densities. Urban renewal areas have been identified through area based studies and structure planning processes and their redevelopment to improve amenity and opportunity should be encouraged.

The Office of Housing are investigating various renewal and redevelopment programs across the municipality and Council has an important role as a responsible authority and a community advocate, to work with the Office of Housing to support and facilitate the redevelopment of these areas for redevelopment of increased densities. In particular, Council's Northland Structure Planning process provides an opportunity for further precinct-specific direction on the significant renewal opportunities within the Northland Precinct. These urban renewal precincts present an opportunity to increase public housing stock within Darebin and cater for the anticipated growth in households experiencing housing stress and at risk of homelessness.

Strategic Opportunity Sites

The Victorian Government's Urban Development Program (UDP) is the primary mechanism for the identification of supply and demand for residential and industrial land within metropolitan Melbourne. Through a combination of permit data, zoning amendments and aerial imagery analysis, the UDP identifies sites for development in anticipation of expected population growth. The UDP forecasts that around 2.2% of the projected dwelling requirements in metropolitan Melbourne over the period 2010 to 2024 will be in Darebin. In terms of major redevelopment sites, Darebin has 5% of total identified supply in terms of both dwellings and projects⁴¹. This means Darebin will be seen by the Victorian state government as a significant source for Melbourne's future dwelling requirements, with a relatively large proportion of the major redevelopment sites.

The *Housing Opportunities Report, 2011* identified over 300 potential opportunity sites across Darebin based on GIS analysis. The Report also highlighted the geographic differences in the supply of residential property within Darebin which will influence the structuring different population and household futures over the next twenty years. In particular, there is a north-south divide in Darebin, which broadly divides the municipality in two areas, north and south of Bell Street (or Murray St, in more recent years). In terms of housing, the difference in land value will influence the development feasibility and potential for more high density developments in the northern portion of the Municipality, particularly in Reservoir and land north of Murray Street, Preston. High level feasibility analysis undertaken by Charter Keck Cramer reveals that high density residential development will only be feasible in Reservoir over some time in the next 5-20+ years⁴² as evidenced by Figure 25 below. A further constraint to redevelopment in Darebin's north is the predominance of relatively new housing stock (built in the 1960s - 1990s). Although some housing built in this period may be feasible to develop within the next 20 years, a large proportion will not be.

As a priority for directing development, the Strategy has placed a filter over the identified Opportunity Sites by putting an emphasis on encouraging development to occur south of Murray Road to further support urban consolidation goals and address capacity

⁴⁰ Urban Renewal Investigation Areas Report, City of Darebin, 2011.

⁴¹ Page 32, Charter Keck Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011)

⁴² Page 123, Charter Keck Cramer, *Market Analysis for Different Types of Housing in Darebin* (2011)

needs in the short to medium term⁴³. It is acknowledged, however, that there are some sites in the north of the municipality that possess exceptional attributes such as large lot size, frontage to strategic transport corridors and proximity to services and transport that make them favourable to higher density housing outcomes. These have been included in the list of opportunity sites (refer site list at [Appendix B](#)).

Figure 20 - Indicative high density development timeline

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Reservoir (Merrilands)																						
Reservoir (Cheddar)																						
Kingbury																						
Bundoora – Maaleod																						
Reservoir (Edwardes Lake)																						
Reservoir (Oakhill)																						
Preston (West)																						
Preston (East)																						
Thornbury (West)																						
Thornbury (East)																						
Northoote (West)																						
Northoote (East)																						
Fairfield																						
Alphington																						

3.23 Suburb Housing Profiles

To ensure that Council formulates an appropriate response to the constraints and opportunities for growth identified earlier, housing profiles have been developed by suburb to understand indicative housing potential at a sub-municipal level. Building on earlier sections, background research reports and planning permit approvals data, these profiles provide a suburb overview of the:

- trends in residential development;
- trends in population;
- the development opportunities and constraints to growth in each suburb, and
- the future considerations for each suburb.

Housing profiles for the 8 suburbs of Darebin have been developed and are available at [Appendix D](#). Together these suburbs provide an indication of overall housing potential and ability to meet future housing requirements in the suburb and provide a basis for future housing directions to meet the future housing needs of Darebin.

⁴³ This is in line with the findings of the 2011 *Market Analysis for Different Types of Housing* in Darebin Report. This study identifies the significance of the north south divide within the Darebin Urban Structure and notes that it is more feasible to develop high density residential in the southern part of the municipality, characteristically south of Reservoir / North Preston.

3.3 *Where to from here?*

The previous sections have highlighted the complexity of housing policy and revealed that housing delivery is influenced by many factors. In particular, growing population, changing demographics and housing requirements, affordability concerns, economic transformation and changes to climatic conditions and environmental constraints are all key drivers of housing change in Darebin. Following the research and community consultation stages, six key housing goals were identified as being critical for future housing in Darebin. These are detailed below with a summary and discussion of the key implications for housing in Darebin.

Goal 1 - Plan for Growth

Darebin is a municipality well-served by fixed rail infrastructure (tram and train) and its location in relation to the CBD make it ideal, in conjunction with many other inner and middle ring municipalities, to absorb the population growth and the housing requirements Melbourne is expected to experience in the coming years. As noted earlier, Darebin's population growth is expected to generate demand for over 13,600 additional dwellings over the next 20 years. The decline in vacant land across Darebin in recent years, significant heritage and environmental constraints and development feasibility limitations in certain areas mean that the opportunities to absorb increases in housing growth in the coming years in Darebin will generally be delivered in the form of brownfield or infill redevelopment, particularly on strategic opportunity sites, within and near activity areas and in well serviced and accessible areas of the municipality. Opportunities to pursue the regeneration of identified urban renewal areas should also be encouraged through precinct structure planning processes, corridor studies and other area-based studies.

There is capacity within Darebin for housing development and growth, however, the current rate of development will not be able to satisfy demand. In planning for Darebin's future housing growth and requirements, the needs of future communities and residents must be considered. Council will need to ensure the policies and frameworks that are set in place to guide residential redevelopment are to benefit not only existing communities but also communities who will call Darebin home in the future.

As such, it is clear that future housing policy should encourage and facilitate more housing growth, particularly for increased densities in and around the accessible areas of the municipality, whilst balancing this with the identification and protection of areas that are less suited to redevelopment. The redevelopment of strategic opportunity sites in and around these accessible areas should be designated for larger infill housing redevelopment projects, particularly those sites which are not constrained by sensitive interfaces. This will enable areas that are not well serviced or of high amenity value to be protected from intensive development. This was clearly articulated through the consultation and engagement phase of the project with feedback revealing the need for location appropriate development and for growth to be channelled to areas close to existing services, transport and infrastructure. Through providing a clear hierarchy of housing growth and diversity areas, Council can assist the housing market in making choices about where best to locate.

Planning for this growth also requires careful consideration of liveability and amenity impacts to ensure a sensitive integration of new and existing built forms across the Municipality. As the number of multi-unit dwellings in the municipality increases, the amount of public and private open space available becomes more important. With residential intensification, there is an increasing role for the public realm and public landscaping to promote visual appeal and ensure opportunities for recreation. Moreover, in areas of moderate to high growth, planning will need to ensure a sensitive integration of built forms and an anticipation of the

infrastructure impacts of housing densification. In particular, increased residential densities across the municipality are likely to place additional pressure on infrastructure services, including existing roads, shared paths, footpaths, public transport and community services. It is understood that although new developments may individually have relatively minor impacts on transport infrastructure and services, the cumulative impact can affect the capacity of the system. New infrastructure is likely to be needed in many areas to support increased housing densities. It is therefore important that the Strategy identifies these issues and that capacity upgrades are planned and advocated for. In doing so, Darebin will be well positioned to accommodate growth whilst protecting liveability and accessibility.

The Objective to guide the identification of actions to respond to this Goal is:

To provide clear strategic direction to accommodate Darebin's population growth and facilitate future housing development in Darebin.

Goal 2 – Address Changing Demographics and Specific Housing Needs

Demographic trends impact housing demand, influencing the type, style, location and size of the dwellings people prefer. Young, mature and established families are key market segments for housing in Darebin. This is reflected in the household type and age distribution for Darebin, with households with children representing the largest single household type in Darebin. Analysis of the ABS Census data for household types in the City of Darebin in 2011 reveals a high proportion of couples with children (27.7%), lone person households (26.5%) and couples without children (22.4%). Forecasts by i.d. consulting for the City of Darebin for 2011-2031 indicate that these groups will remain the biggest household types by 2031, with families with dependents increasing marginally to represent 28.1% of all households by 2031 and lone person households also increasing to 27.3% of all households in 2031. Moreover, there is an increasing diversity of household and family types in Darebin. Whilst families have traditionally demanded larger and generally detached homes, location and transport accessibility also play a pivotal role in housing choice. Community consultations revealed that Darebin, particularly in the south, is considered highly desirable and many families expressed a willingness to consider living in alternative dwelling types, such as higher density forms of accommodation, to take advantage of location and accessibility to the city.

It is important to note that some precincts in Darebin have additional specific housing market needs, most notably, Bundoora, which is influenced by La Trobe University and student housing needs. This translates to housing development types in Bundoora and Macleod, which when compared to Darebin in 2006, had a smaller proportion of separate house and medium density dwellings but a larger share of high density dwellings (the latter due, in part, to student apartments)⁴⁴. Housing choices and preference amongst students is also strongly influenced by location, affordability and access to transport. Darebin's proximity to the CBD, places of study and extensive public transport network makes it an ideal location for students and opportunities exist to increase the number of dwellings along transport corridors, especially, train and tram routes, to meet student housing needs and preferences. Ageing is also a critical demographic trend which is reshaping the character of Darebin and its housing needs. Ageing will drive significant growth in the pre-retiree and retiree population, the growth in households without children and families

⁴⁴ p91, Charter Check Kramer – *Market Analysis for Different Types of Housing in Darebin*, 2011.

with older children and lone person households in Darebin⁴⁵. Darebin will need to ensure that future housing policy supports the provision of aged care and student housing, especially in areas that are accessible to public transport and services.

Whilst we can predict with some ease actual housing needs based on the functional requirements of various household sizes, the reality is that households across Australia consume much larger housing than compared to functional needs⁴⁶. In view of this, Darebin's Housing Strategy must seek to facilitate a diversity of housing types within the municipality so that Council is in a position to respond to a variety of housing needs and demands by the community.

The Objective to guide the identification of actions to respond to this Goal is:

To encourage a diverse range of housing stock to satisfy the needs and preferences of the community.

Goal 3 - Address Housing Affordability and Social Housing Needs

Housing supply shortages, continued population and investment growth, financial market and economic volatility and relatively low income levels (compared to house prices) suggest affordability will remain a significant challenge for Darebin in the coming years. Housing affordability is a complex issue and is influenced by many factors. Key determinants of housing affordability include demand-side considerations, such as incomes, taxation arrangements that favour housing investments and costs and availability of housing finance. On the supply-side, key determinants include factors that affect the cost of housing provision, such as the availability of land, land development processes and policies, infrastructure costs (including development charges), the cost of construction including the costs associated with car parking and basement car parking, and property-related taxes⁴⁷. Housing and land supply is therefore only part of the affordability equation and the role that Council can play in influencing affordable housing outcomes is constrained. As a Planning Authority the delivery and facilitation of social and affordable housing is particularly challenging as Council must operate within the current legislative framework.

Council does, however, have an important role to play by discharging its duties as both a Planning Authority and Responsible Authority. Developers and financial institutions require certainty in decision making processes. Council, as a Planning Authority can ensure its Planning Scheme encourages and supports housing development by ensuring a sufficient supply and delivery of diverse dwelling types to meet the needs of current and future populations in a more cost effective manner. In addition, as a Responsible Authority, Council can ensure that it provides greater certainty in the permit application process from the outset and by ensuring that decisions are made in accordance with the Act and Planning Scheme in a timely manner.

It is also important to note that housing affordability is measured by not only purchase price, but also the ongoing cost associated with living in particular locations, including access to public transport, amenities and economic opportunities. Average weekly household income expenditure on travel can be greatly reduced if located near most services and excellent public transport⁴⁸. By directing and supporting increased residential development in and around public transport infrastructure, current and projected demands for housing can be met while also addressing issues of housing affordability by reducing weekly expenditure on travel.

⁴⁵ P8, Charter Check Kramer – *Market Analysis for Different Types of Housing in Darebin*, 2011.

⁴⁶ Charter Check Kramer– *Market Analysis for Different Types of Housing in Darebin*, 2011.

⁴⁷ Gabriel, M., Jacobs, K., Arthurson, K, Burke, T. and Yates, J. (2005) *Conceptualising and Measuring the Housing Affordability Problem*, Background Report for Collaborative Research Venture 3, <http://www.ahuri.edu.au/global/docs/doc853.pdf>

⁴⁸ SGS Economics 'Local Action on Affordable Housing – Defining Affordable Housing', 2009

Council's endorsed strategy on homelessness, affordability and housing stress; *"Responding to Housing Stress – A local Action Plan 2010 – 2013"* identified that based on current population and trends, approximately 110 new social or public housing units are required each year to address the social housing needs of Darebin. Research undertaken by SGS Economics⁴⁹ reveal that in order to provide sufficient social housing to meet the needs of key workers and moderate income earners, the percentage of social housing stock in Australia will need to be increased between 10% to 15% from current levels. This is particularly challenging for area of increasing affluence such as Northcote which economically will rely on convenient access by key workers to service the labour requirements for a host of services and business activities. Such areas may have their ongoing economic prosperity threatened by virtue of not having key workers to fill the required services or provide the diversity that is essential to a successful community.

In order to achieve an adequate provision of social housing SGS Economics report that an annual investment of \$19 billion per year is required over the next 10 years⁵⁰. This large figure raises the question of whether it is financially sustainable to rely exclusively on government as the provider of social and affordable housing. Opportunities exist for Council to facilitate partnerships and work better with the private development industry and the community housing sector to identify opportunities for the delivery of affordable housing. Council can investigate options for specifying affordable housing as a component of larger residential or mixed use developments, secured either through the land rezoning stage or in negotiation with developers at the planning permit application stage. Larger developments could constitute those where 15 or more dwellings is proposed on a lot, consistent with the established classifications at Darebin of 'large residential developments' for the consideration of Sustainability Management Plans. Council can also look to better leverage its existing land assets to achieve affordable housing outcomes as well as investigate regulatory incentives and flexible planning provisions to work with the development sector to encourage the delivery of affordable housing.

Moreover, there are clusters of properties distributed across East Preston, Preston and Reservoir presenting significant opportunities for urban renewal⁵¹. These areas are generally characterised by being owned by the Office of Housing, larger in-tact lots and generally free of planning controls that might impede redevelopment. Most of these areas consist mainly of older housing stock built between the 1950's to the 1970's coinciding with the two suburb's later settlement and urban development patterns relative. The Office of Housing are investigating various renewal and redevelopment programs across the municipality and Council has a very pertinent role, as a responsible authority, to work with state government to support and facilitate the redevelopment of these estates for redevelopment of increased densities. This presents opportunities for increasing public housing stock within Darebin. The challenge for these major urban renewal projects is to deliver outcomes which resettle and integrate the socio-economic mix of these areas, as oppose to delivering outcomes which dislocate these residents from their community.

The Objective to guide the identification of actions to respond to this Goal is:

To support and facilitate affordable housing in appropriate locations, to meet the needs of the community.

⁴⁹ SGS Economics and Planning on behalf of Power Housing Australia "A Vision and Plan for Social Housing in Australia", July 2009

⁵⁰ Spiller, M 2010, 'Social Housing – a vision and a plan', The Fifth Real Estate V – Our Planet Our Real Estate, 9 March, accessed 10 May 2010.

⁵¹ Urban Renewal Investigation Areas Report, City of Darebin, 2011.

Goal 4 - Acknowledge a Changing Economy

The demand for different types of land uses reflects a broader societal transformation in the way we live and work. The demand for some land uses has declined as markets become increasingly global and costs associated with local production rise. In particular, Darebin is undergoing a structural transformation from an economy which is reliant on manufacturing to one which is increasingly diversified and based on service industries. In recent years Darebin has seen a significant increase in the number of professionals, managers and other skilled service workers living and / or working in the municipality.⁵²

In recognition of the challenges and opportunities in land use planning as a result of the structural changes in the economy, Council has undertaken an *Economic Land Use Strategy* that aims to provide clear directions and strategies to facilitate viable economic land use activities in the municipality to generate employment opportunities for the benefit of the community. Background research prepared for *Darebin's Economic Land Use Strategy* revealed that there is a continuing decline in manufacturing as an employer with a proportional decline between 2001 and 2006 from 22% of all jobs to 16.9%⁵³. The factors for this are both global and local; the export-oriented nature of manufacturing has made it particularly vulnerable to a high Australian dollar. Coupled with relatively high labour costs, manufacturing operations have shifted to overseas locations. Moreover, local influences, such as poor site accessibility compared to other metropolitan locations and site remediation costs have also contributed to the decline in manufacturing in Darebin. The report confirms that Darebin is unlikely to see a revival of manufacturing and in terms of providing its residents with employment opportunities other options need to be considered and facilitated through the planning scheme.

There are important linkages between residential and economic development. In particular, Council can achieve a range of housing and economic development policy objectives by facilitating the redevelopment of vacant and/or underutilised industrial sites. In doing so, it will be important to ensure that new residential developments are planned in conjunction with local employment opportunities and infrastructure to ensure an appropriate level of economic and employment self-sufficiency in Darebin. In particular, many of these sites may be suitable for other forms of employment activities, for example advanced services or retail uses, which can co-exist and be accompanied by residential development in, for example, mixed-use precincts or mixed-use developments. This is due to the fact that most of the new economy jobs are compatible with residential uses and in redeveloping areas can be located below, beside or near residential activity. Doing this would ensure that housing contributes to the functioning of retail and employment centres and contributes to local economic resilience.

As economies evolve over time and land use opportunities emerge, the importance of 'future proofing' developments to allow for a change and conversion of use over time becomes important. This is to ensure that developments are designed in a manner that attempts to anticipate future developments and economic opportunities. This would ensure the longevity of stock and timely transitions of uses in-keeping with economic transformation. Examples include providing opportunities for commercial uses at ground and lower levels in higher density residential dwellings and ensuring sufficient ceiling heights to ensure suitability for commercial uses.

⁵² Page 24, Charter Keck Cramer, 2011, *Market Analysis for different types of Housing in Darebin*.

⁵³ Darebin Economic Land Use Strategy, Literature Review, Background Research and Key Issues Paper Report prepared by Spade Consultants Pty Ltd June 2012

The Objective to guide the identification of actions to respond to this Goal is:

To ensure that residential developments contribute to local economic resilience and support the functioning of Darebin's retail and employment centres.

Goal 5 - Respond to Climate Change and Environmental Considerations

Changes to climatic conditions and the prevalence of extreme weather events can impact the existing urban environment and new developments need to respond to this and be more adaptable and resilient. In view of this, the awareness of Environmentally Sustainable Design (ESD) in the built form has increased in recent years. Feedback from the community highlighted that the design and development of housing to lower ongoing utility and resource costs and to minimise environmental impacts is of particular concern. Moreover, many expressed that for housing to minimise environmental impacts, it should be suitably located to maximise public transport infrastructure and minimise car usage. Trees and vegetation were also considered important particularly in dense urban environments and should be encouraged with any redevelopments; not only do they provide visual appeal and shade, but also improve urban air quality and help offset the urban heat island effect.

Changes to the regulatory landscape for energy costs associated with the introduction of the Federal Government's climate change policy and pricing of carbon pollution has further highlighted the importance of ensuring that housing is designed, sited and developed to minimise ongoing energy and utility costs. Australia introduced a price on carbon pollution on 1 July 2012 to encourage the use of renewable energy and a reduction in energy consumption⁵⁴. The top 500 emitters will be charged a flat rate fee of \$23 per tonne of emissions by the government in the first year and increase gradually until 2015 when Australia shifts to a trading scheme that will let the market set the cost. This focuses greater attention on the relationship between the environmental performance of a dwelling, utility costs and ongoing housing affordability considerations. In effect, it shifts focus for affordable housing to a more holistic paradigm of affordable living. Whilst new housing developments provide an obvious means to influence the environmental performance of dwellings, environmental gains can also be made through improvements to existing housing stock by ensuring more rigorous sustainable design assessment in planning application processes.

In response to ongoing environmental concerns, several changes have been made at a broader level to the State Planning Policy Framework. Whilst the revisions recognise the importance of ESD, its effect is diluted by the absence of specific guidance on its implementation. Considering the significance for ESD in residential development and the minimal direction through the State Planning Policy Framework, Councils are left with the option to negotiate with developers on each and every permit application. This highlights the significance of Council working with the development industry to encourage and promote innovation and leadership in design and development that positively influence the sustainability of buildings and to promote ESD as a marketing edge for new development.

The Objective to guide the identification of actions to respond to this Goal is:

To support and facilitate residential developments that respond to best practice environmental design guidelines and promote more intensive housing development in sites that exhibit good access to public transport infrastructure.

⁵⁴ <http://www.climatechange.gov.au/government/clean-energy-future.aspx>

Goal 6 – Respect Heritage, Character and Quality Design Outcomes

Darebin comprises a number of housing settings which provide for a variety of housing preferences and values. Neighbourhoods range from traditional low density and low scale suburban areas to more compact inner urban areas with heritage streets or contemporary apartment dwellings. All eras of Darebin and its evolution are represented in the building and streetscapes. Feedback from the community centred on the desire to ensure that housing growth in Darebin is managed in a way that is respectful of heritage and character. As such, the Housing Strategy must provide a framework to guide and manage the impacts of housing growth while retaining areas of special and valued character within the municipality.

Limited land availability combined with increasing and varying housing demand presents Council with the challenge to review and balance its priorities. Whilst acknowledging the need to protect and conserve significant neighbourhood character and heritage places in the municipality, it is also important to recognise Council's responsibility to address and facilitate housing for a growing population. Managing these dual expectations can be challenging, however, meeting changing housing needs can also respect important neighbourhood character and heritage in residential areas. This is noted in Council's Neighbourhood Character Study from 2007 which notes that *"most of the housing growth in Darebin would be directed towards the substantial change areas around activity centres, along main roads and on strategic redevelopment sites, heritage and potential neighbourhood character overlay areas would become the minimal change areas"*⁵⁵. As such, Council needs to establish areas that are suited to various levels of change and new housing provision. The terms 'minimal', 'incremental' and 'substantial' change are used to define these areas. The Strategy will identify these areas through the *Housing Change Framework* and provide direction to ensure that in areas where a more incremental to substantial change is envisaged, that new housing integrates in an appropriate manner with the existing neighbourhood.

In this regard, feedback from the community centred on a desire to see high quality urban and residential design outcomes with superior amenity, including developments that are responsive to the surrounds and achieve a high level of quality, comfort, safety, beauty and cohesion in the overall, physical outcome. In this sense Council needs to encourage development which is site and context responsive and not driven by an approach geared at maximising dwelling yield. The new residential zones⁵⁶ provide an opportunity for Council to provide local content in the Zone Schedules (to a higher degree than previously) to promote local residential design and development objectives and to strengthen the consideration of internal and external amenity. Trees and other vegetation provide visual appeal as well as help improve urban air quality and should be encouraged and integrated through new developments.

The Objective to guide the identification of actions to respond to this Goal is:

To protect areas of recognised building character and heritage value and promote high quality residential design and amenity outcomes.

⁵⁵ Page 20, Darebin Neighbourhood Character Study, 2007, Planisphere

⁵⁶ <http://www.dpcd.vic.gov.au/planning/theplanningsystem/improving-the-system/new-zones-for-victoria>



HOUSING ACTION PLAN

4. HOUSING ACTION PLAN

The following action plan identifies Municipal-wide objectives, strategies and actions to realise the Vision of the Darebin Housing Strategy. The six key housing goals - identified and outlined earlier - along with the associated objectives, serve as an organising framework for the identification of strategies and actions to achieve the Vision.

The objectives to realise the Vision of the Darebin Housing Strategy are as follows:

- 1) To provide clear strategic direction to accommodate population growth and facilitate future housing development in Darebin;
- 2) To encourage and facilitate a diverse range of housing stock to satisfy the diverse needs and preferences of the community;
- 3) To support and facilitate the provision of affordable and social housing in accessible locations, to meet the needs of the community;
- 4) To ensure that housing contributes to local economic resilience and supports the functioning of Darebin's retail and employment centres;
- 5) To support and facilitate residential developments that respond to best practice environmental design guidelines and promote more intensive housing development in sites that exhibit good access to public transport infrastructure; and
- 6) Protect areas of recognised building character and heritage value and promote high quality residential design and amenity outcomes.

Actions have been listed with the responsible Council Department and an indication of the priority level. The basis for determining the priority level for each action is outlined in the Implementation section (Section 5.4).

4.1 Strategic Response - Objectives, Strategies and Actions

1 - PLAN FOR GROWTH

Objective:			
1. To provide clear strategic direction to accommodate population growth and facilitate future housing development in Darebin			
Strategy			
1.1	Facilitate and direct future housing towards locations and sites that are suitable for increased densities		
Action		Responsible Departments	Priority
1.	Introduce the Darebin Housing Strategy as a reference document in the Darebin Planning Scheme and update the Municipal Strategic Statement (MSS) in the Darebin Planning Scheme to reflect the key strategies outlined in this objective.	City Development	High
2.	Adopt the proposed Darebin <i>Housing Change Framework Plan</i> as direction for minimal, incremental and substantial housing growth and in preparation for the introduction and implementation of new residential Zones.	City Development	High
3.	Support and facilitate a diverse range of housing types at increased densities and discourage underdevelopment in areas and sites identified as being suitable to accommodate substantial residential growth, in accordance with the <i>Darebin Housing Change Framework Plan</i> .	City Development	Ongoing
4.	Prepare and implement Urban Design Frameworks for Neighbourhood Activity Areas and Structure Plans for Major and Principle Activity Areas to provide clear direction on the extent, form and location of residential use and development in Darebin's Activity Areas.	City Development, Public Realm, Capital Works, Transport Planning	High
5.	Prepare and implement Corridor Studies to formulate a vision and guide residential growth and development for key strategic transport corridors of St George's Rd and Plenty Road.	City Development, Public Realm, Capital Works, Transport Planning	High
6.	Review Council's Neighbourhood Character Study (2007) and the language, intent and application of the Neighbourhood Character Policy (Clause 22.04) to ensure consistency with the Housing Strategy and to prepare Statements of Desired Future Character for all residential change areas.	City Development	High

7.	Amend the Darebin Planning Scheme to remove the application of the Neighbourhood Character Policy (Clause 22.04) from areas identified as for 'Substantial' Change, identified in the <i>Darebin Housing Change Framework Plan</i> .	City Development	High
Strategy			
1.2	Ensure a sensitive integration of new development with existing built form in incremental and substantial residential change areas.		
Action		Responsible Departments	Priority
8.	Identify areas with sensitive built form interfaces between residential change areas and prepare appropriate design controls to guide the integration of new with existing built form.	City Development	High
9.	Develop a local heritage policy that outlines how to manage the treatment of heritage places in incremental and substantial change areas.	City Development, Council's Heritage Advisor	High
Strategy			
1.3	Facilitate ongoing monitoring of local housing growth and associated social and physical infrastructure needs.		
Action		Responsible Departments	Priority
10.	Identify key indicators for monitoring housing trends including refinement of linkages between the permit approval system and the GIS database to facilitate the collation of permit data for monitoring of key housing trends.	City Development, IT Systems, CP3	Medium
11.	Review and update the municipal Development Contribution Plan Overlay (DCPO) and the Capital Works 10 year Program to ensure their ongoing efficacy to address local infrastructure requirements in accordance with residential growth outcomes.	Strategic Planning, Major Projects, Asset & Property, Transport Planning	High
12.	Establish a formal and rapid internal referral system between statutory planning and capital works to ensure timely consideration of any Council capital works requirements emanating from development approvals.	City Development, Capital Works, Transport Planning	Medium
13.	Work collaboratively with infrastructure and utility providers to assist with modelling of future infrastructure needs in areas of residential intensification and ensure that servicing infrastructure requirements are incorporated into their planning processes.	City Development, Asset & Property Victorian Government Authorities, utility providers	Medium

2 – ADDRESS CHANGING DEMOGRAPHICS AND DIVERSE HOUSING NEEDS

Objective			
2. To encourage and facilitate a diverse range of housing stock to satisfy the diverse needs and preferences of the community.			
Strategy			
2.1	Facilitate the provision of housing that achieves a greater mix of dwelling types and sizes in appropriate locations.		
Action		Responsible Departments	Priority
14.	Update the MSS via a Planning Scheme amendment to reflect the key strategies outlined in this objective.	City Development	High
15.	Encourage a diversity of dwelling types in identified Substantial Change Areas.	City Development	Ongoing
16.	Determine priority sites from the identified Strategic Opportunity Sites for development facilitation purposes to achieve a diverse range of housing stock.	City Development	Medium
17.	Prepare and apply Development Plan Overlays (DPO) to priority strategic opportunity sites and include a requirement to provide a diversity of dwelling types and sizes, and where identified, to be designed to allow for a mixture of uses on the ground floor to facilitate adaptability and conversion over time.	City Development	Medium
Strategy			
2.2	Facilitate and support the provision of aged care dwellings in accessible and well serviced areas of the municipality.		
Action		Responsible Departments	Priority
18.	Encourage residential aged care accommodation and other forms of diverse housing suitable for the elderly in identified Substantial and Incremental Change Areas.	City Development / CP3 – Equity and Diversity	Ongoing
19.	Undertake research into site opportunities for integrated single storey independent older persons units and villas that provide suitable housing options for the elderly to enable more effective 'ageing in place'.	City Development / CP3 – Equity and Diversity	Medium
20.	Determine priority or key sites from the opportunity sites listed in the Housing Change Framework that may be suitable for the provision of aged care housing in Darebin based on criteria developed in collaboration with relevant Council Departments.	City Development, Aged and Disability	Medium
Strategy			

2.3	Support housing design and development that is suitable for an ageing population and those with limited mobility.		
Action	Lead	Priority	
21.	Identify existing best practice in design guidelines for aged care related developments and accommodation and prepare appropriate design guidelines for Darebin.	City Development, CP3 – Equity and Diversity	Medium
22.	Advocate to the State Government to incorporate more stringent dwelling accessibility requirements in the Victorian Planning Provisions (VPPs).	City Development, Aged and Disability	Medium
23.	Develop staff and developer skills with regard to universal design principles requirements of the <i>Disability Discrimination Act, 1992</i> .	City Development, Aged and Disability	Medium
Strategy			
2.4	Facilitate and support the provision of student housing in accessible and well-served areas of the municipality.		
Action	Responsible Departments	Priority	
24.	Encourage student housing in identified Substantial and Incremental Change Areas.	City Development/ CP3 – Equity and Diversity	Ongoing
25.	Maintain an ongoing dialogue with NMIT, La Trobe University and education providers in Darebin to identify ways Council can assist with development of their land for student housing purposes.	City Development	Ongoing
26.	Assist La Trobe University with its Master Planning for Bundoora campus.	City Development, CP3, Public Realm	Ongoing

3 – ADDRESS HOUSING AFFORDABILITY AND SOCIAL HOUSING NEEDS

Objective			
3. To support and facilitate the provision of affordable and social housing in accessible locations, to meet the needs of the community.			
Strategy			
3.1	Promote and facilitate the provision of affordable housing in accessible areas of Darebin to address the housing needs of residents.		
Action		Responsible Department(s)	Priority
27.	Update MSS via Planning Scheme amendment to reflect the key strategies outlined in this objective.	City Development	High
28.	Encourage the provision of affordable housing development in identified Substantial Housing Change Areas.	City Development	Ongoing
29.	Establish a system to monitor medium and high density residential development applications for the purposes of entering into a dialogue with developers to achieve affordable housing outcomes. Threshold for determining developments could commence with proposals that will result in more than fifteen or more dwellings on a lot, and be monitored over time to ensure efficacy in the delivery of affordable housing outcomes.	City Development	Medium
30.	Investigate options for specifying affordable housing as a component of larger developments. Threshold for determining developments could commence with proposals that will result in more than fifteen or more dwellings on a lot, and be monitored over time to ensure efficacy in the delivery of affordable housing outcomes.	City Development, CP3	Medium
31.	Investigate adopting regulatory incentives and flexible planning provisions for planning permit applications with a commitment to deliver affordable housing stock.	City Development, Transport Management	High
32.	Maintain dialogue and advocacy efforts with the relevant State Government authorities to encourage the introduction of Inclusionary Zoning through the Victorian Planning Provisions (VPP).	City Development, CP3	Ongoing
33.	Develop a Council-wide process in collaboration with Council Departments to better facilitate planning permit applications lodged by community housing providers and associations and the promotion of mixed tenure developments.	City Development, CP3, Assets and Property	Medium
34.	Convene a Darebin Developer Forum for private and not-for-profit	City	Medium

	developers as a means to promote the benefits of social housing investment and opportunities for the provision of affordable housing in Darebin.	Development, CP3 – Equity and Diversity	
Strategy			
3.2	Encourage the regeneration of urban renewal areas and support the provision of social housing in Darebin.		
Action		Responsible Department (s)	Priority
35.	Complete Structure Plans, Strategic Corridor studies and other area-based studies as a means to identify urban renewal sites and precincts and identify opportunities for their renewal, including working with the Office for Housing to facilitate the redevelopment of their housing stock in accordance with the social housing needs of the community.	City Development, Public Realm, Economic Development, CP3, Transport Planning	High

4 – ACKNOWLEDGE A CHANGING LOCAL ECONOMY

Objectives			
4. To ensure that housing contributes to local economic resilience and supports the functioning of Darebin's retail and employment centres			
Strategy			
4.1	To facilitate housing development in identified vacant, underperforming and non-core industrial-land.		
Action		Responsible Departments	Priority
36.	Update MSS via a Planning Scheme amendment to reflect the key strategies outlined in this objective.	City Development	High
37.	Amend the Darebin Planning Scheme to give effect to the outcomes of the Darebin Economic Land Use Strategy (DELUS)	City Development	High
38.	Support the re-zoning from industrial to residential uses of identified underperforming and non-core industrial-land, in accordance with the recommendations of the Darebin Economic Land Use Strategy (DELUS). This is to be done through the process of a combined planning scheme amendment completed as part of the implementation of the DELUS.	City Development & Economic Development	High
Strategy			
4.2	To investigate opportunities for housing within and close to employment areas to support the functioning of Darebin's retail and employment centres		
Action		Responsible Departments	Priority
39.	Encourage residential development in employment areas to be designed to allow for a mixture of uses on the ground and lower floors to facilitate flexible housing development and land-use conversion over time.	City Development	Ongoing
40.	Encourage new housing near retail and employment centres and above ground floor level within activity areas.	City Development, Economic Development	Ongoing
41.	Encourage diverse housing options close to retail and employment centres to cater for the diverse housing needs of the local workforce.	City Development, Economic Development	Ongoing

5 – RESPOND TO CLIMATE CHANGE AND ENVIRONMENTAL CONSIDERATIONS

Objectives			
5. To support and facilitate residential developments that respond to best practice environmental design guidelines and promote more intensive housing development in sites that exhibit good access to public transport infrastructure.			
Strategy			
5.1	Encourage innovation and best practice sustainable design and development outcomes in residential development in Darebin		
Action		Responsible Departments	Priority
42.	Update MSS via a Planning Scheme amendment to reflect the key strategies outlined in this objective.	City Development	High
43.	Encourage the adaptive reuse of buildings to reduce the amount of waste to landfill and encourage the maintenance of urban heritage.	City Development	Ongoing
44.	Convene a Darebin Developer Forum as a means to recognise and promote best practice sustainable design and development outcomes in Darebin.	City Development and Economic Development	Medium
45.	Review and amend Council's local planning policies to strengthen the consideration of ESD and Water Sensitive Design principles and to encourage residential and mixed use proposals to achieve best practice environmentally sustainable development.	City Development, Council's ESD Officer	High
Strategy			
5.2	Promote the use of the Sustainable Tool for Environmental Performance (STEPS) program for residential development to encourage sustainable buildings through Sustainable Design Assessment in the Planning Process (SDAPP)		
Action		Responsible Departments	Priority
46.	Advocate to State Government the adoption of the Sustainable Tools for Environmental Performance (STEPS) program by way of amendment to the Victorian Planning Provisions.	City Development, Council's ESD Officer	Ongoing
47.	Support ESD training program for statutory planning and identified Council staff and participation in the Council Alliance for a Sustainable Built Environment (CASBE) as a means to develop Council staff awareness of best practice in sustainable built environment.	City Development, Council's ESD Officer	Ongoing

48.	Ensure STEPs is integrated into Statutory Planning and Planning Scheme amendment processes and that information regarding these tools are readily available to developers and external clients via the Darebin website.	City Development	Ongoing
Strategy			
5.3	Encourage new residential developments located proximate to public transport, shops and services to reduce motor vehicle dependency and capitalise on public transport infrastructure.		
Action		Responsible Department	Priority
49.	Support large developments and discourage underdevelopments on opportunity sites on transport corridors and Substantial Housing Change Areas identified for more intensive development, in accordance with the <i>Darebin Housing Framework Plan</i> , and ensure that the MSS is updated to reinforce this direction.	City Development	High

6 – RESPECT HERITAGE, CHARACTER AND QUALITY DESIGN OUTCOMES

Objective			
6. Protect areas of recognised building character and heritage value and promote high quality residential design and amenity outcomes.			
Strategy			
6.1	Protect areas of significant character and heritage value.		
Action		Responsible Department	Priority
50.	Update MSS via Planning Scheme amendment to reflect the key strategies outlined in this objective.	City Development	High
51.	Ensure that substantial heritage precincts and those areas recommended for the application of the Neighbourhood Character Overlay in the Neighbourhood Character Study (2007) are included as areas of minimal housing change, as proposed in the <i>Darebin Housing Change Framework Plan</i> .	City Development	High
52.	Develop a local heritage policy to guide decisions on demolition of heritage places.	City Development/ Heritage Advisor	High
Strategy			
6.2	Encourage high quality urban design and amenity outcomes in all residential developments		
Action		Responsible Department	Priority
53.	Following the introduction of new residential zones, review and amend, if necessary, local policies of the Darebin Planning Scheme to strengthen the consideration of internal and external amenity and site design responsiveness.	City Development	High
54.	Encourage new residential developments to integrate with the existing public open space and where possible, to front open space to encourage passive surveillance.	City Development	Ongoing
55.	Convene a Darebin Developer Forum as a means to recognise and promote innovation in design and high quality urban design and development outcomes in Darebin.	City Development, Economic Development	Medium
Strategy			
6.3	Ensure Council maintains an ongoing dialogue with the community around housing issues to build capacity and better understand community housing needs and aspirations.		
Action		Responsible Department	Priority

56.	Investigate the potential to host the interactive Darebin Housing Strategy Website, or similar site, on an ongoing basis as a means of raising awareness, engaging the community and seeking feedback on housing issues.	City Development, Marketing and Communications	Medium
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4.2 Recommendations for Council Policy and Strategy Development

The Strategy has been developed in recognition of the integrated nature of municipal housing challenges. In particular, the achievement of a range of positive housing outcomes for Darebin requires a whole of Council effort. As such, the Strategy makes specific recommendations to be considered by other Council units to feed into relevant Council policy and strategy development and bolster a whole-of-government approach. These recommendations are detailed below under the relevant Goal. The Implementation section (4.4) provides details as to how these recommendations can be progressed and implemented.

1 - PLAN FOR GROWTH

<i>Recommendation</i>	<i>Lead Area</i>	<i>Partner</i>
Advocate to the Victorian Government Department of Transport for the upgrade of tram (routes 86 and 112) and train (South Morang and Hurstbridge) infrastructure and services to support residential intensification in Darebin.	Transport Management and Planning	Strategic Planning
Review the application of the municipal Development Contribution Plan Overlay (DCPO) and the Capital Works 10 year program to ensure their ongoing efficacy to address local infrastructure requirements and public realm improvements in accordance with residential growth outcomes.	Asset & Property, Public Realm	Strategic Planning
Develop the Darebin Green Streets Strategy in conjunction with the Capital Works program to ensure a program of public realm improvements and street plantings to accompany residential intensification across the municipality.	Public Realm	Strategic Planning

2 – ADDRESS CHANGING DEMOGRAPHICS AND DIVERSE HOUSING NEEDS

<i>Recommendation</i>	<i>Lead Area</i>	<i>Partner</i>
Work collaboratively with Aged Care Providers in Darebin through regular surveys and communications to better understand opportunities and constraints for operational expansion in Darebin.	Aged and Disability	Strategic Planning
Facilitate representation of education institutions on the Darebin Housing Advisory Committee (DHAC) to provide a forum to identify and respond to ongoing student housing needs in Darebin.	CP3 – Equity and Diversity	Strategic Planning

3 – ADDRESS HOUSING AFFORDABILITY AND SOCIAL HOUSING NEEDS

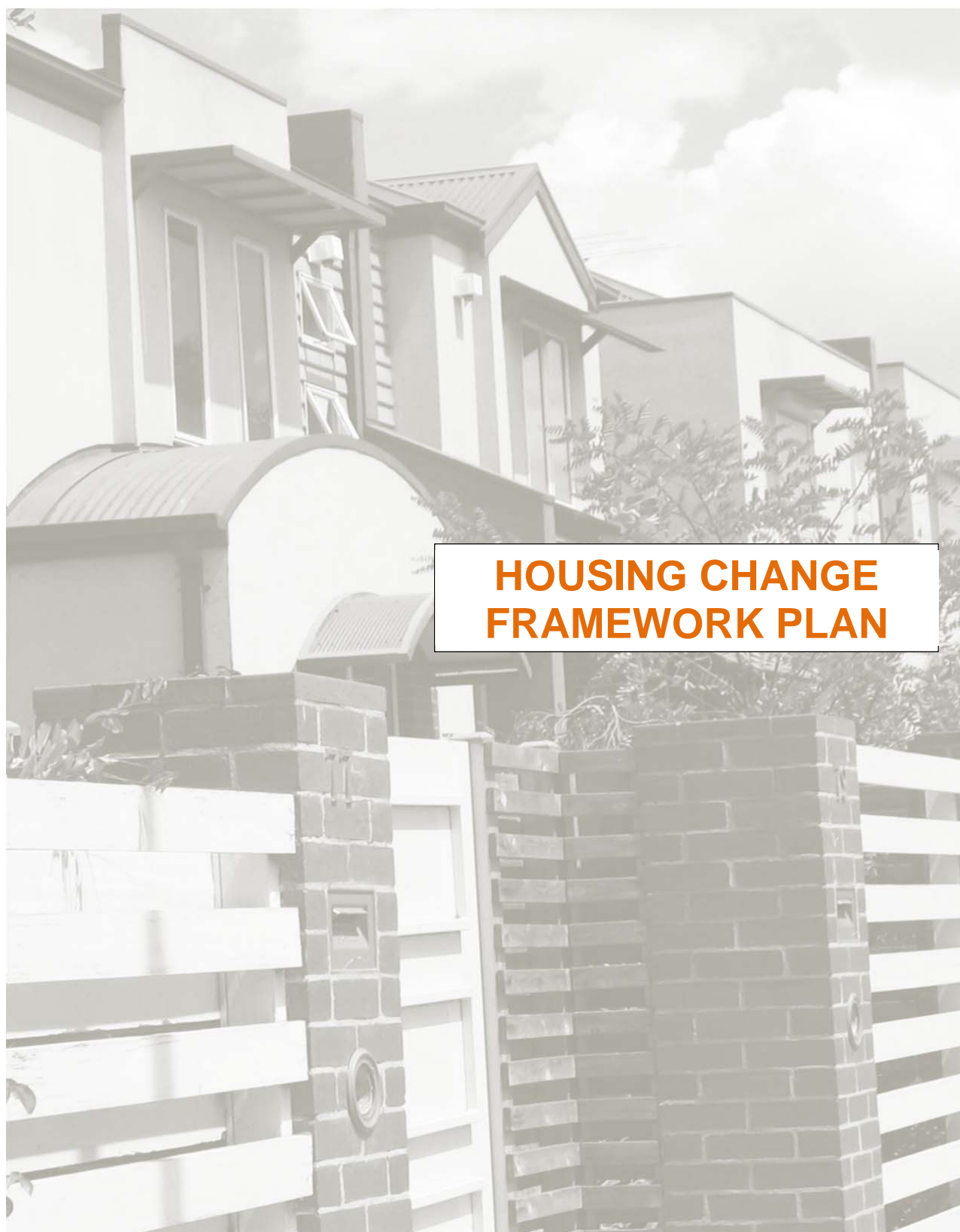
<i>Recommendation</i>	<i>Lead Area</i>	<i>Partner</i>
Monitor and review demand for social housing as a means to inform advocacy with the Office for Housing.	CP3 – Equity and Diversity	Strategic Planning
Work with the local area Office for Housing and social housing providers through the Darebin Housing Advisory Committee (DHAC) to advocate for the enhancement and refurbishment of existing public housing in Darebin and to ensure that whenever possible, yield will be increased.	CP3 – Equity and Diversity	Strategic Planning
Evaluate and update the Darebin 'Housing Stress Action Plan 2010-2013' to understand and respond to the social and affordable housing needs of Darebin residents.	CP3 – Equity and Diversity	Strategic Planning
Investigate the revenue implications for rate exemptions for social housing agencies operating in Darebin.	CP3 – Equity and Diversity	Strategic Planning
Assess the outcomes of the 'Property Strategy' and the review of Council assets and identify opportunities in accessible areas for the use of Council-owned assets for the provision of affordable and social housing in Darebin.	CP3 – Equity and Diversity	Strategic Planning
Maintain an ongoing partnership and dialogue with community housing associations and providers to examine opportunities and facilitate social and affordable housing developments in Darebin.	CP3 – Equity and Diversity	Strategic Planning

5 – RESPOND TO CLIMATE CHANGE AND ENVIRONMENTAL CONSTRAINTS

<i>Recommendation</i>	<i>Lead Area</i>	<i>Partner</i>
Investigate the opportunity to provide a reduced car parking rate to opportunity sites on key transport corridors, where it has been determined that the site context can support an on-site car parking reduction.	Transport Management and Planning	Strategic & Statutory Planning

6 – RESPECT HERITAGE, CHARACTER AND QUALITY DESIGN OUTCOMES

<i>Recommendation</i>	<i>Lead Area</i>	<i>Partner</i>
Develop a communication strategy that utilises the Darebin Community Newsletter and Darebin website as a means of conveying information and engaging the community on housing issues.	CP3 – Equity and Diversity	Strategic Planning
Utilise mayoral speeches and other public Council events as an opportunity to raise awareness of housing issues in the municipality.	CP3 – Equity and Diversity	Strategic Planning



5. HOUSING CHANGE FRAMEWORK PLAN

To manage the impacts of housing growth and change in Darebin, the residential areas of Darebin have been divided into three Housing Change Areas. Housing Change Areas provide an indication of the appropriate level of change in terms of the intensity and type of residential development that could be accommodated in areas that permit residential uses, and identifies strategies for managing this change. These Areas provide the community and the development sector with greater certainty about the envisaged level of residential change to expect in different parts of Darebin.

5.1 Housing Change Areas – Rationale and Methodology

Consistent with State Policy, research findings and community feedback, the Strategy seeks to direct the majority of new housing into Darebin's activity areas and within areas that exhibit superior accessibility⁵⁷ to transport and services, and limit housing growth in areas that are poorly serviced by transport, services and infrastructure and/or are constrained by landscape and heritage attributes.

Housing Change Areas have been identified based on an assessment under the following categories:

- **Locational Context:** walkability and accessibility to services, public transport and employment centres, proximity to activity areas and strategic investigation areas; and
- **Character Attributes:** the character attributes of the land and existing constraints, including neighbourhood character and heritage attributes, landscape and topographical character;
- **Other considerations:** existence of single dwelling covenants, lot size and configuration, rear access laneways, development activity and emerging character.

To identify relevant Housing Change Areas, Council developed criteria for determining change based on these categories and applied this to all land in the municipality that currently has a zoning that permits residential uses (refer figure 21 overleaf). This includes Residential 1 Zone, Business 1 Zone, Business 2 Zone, Business 5 Zone, Mixed Use Zone, and the Priority Development Zone. In applying the criteria, the Housing Change Areas differentiate between areas of *minimal, incremental and substantial change*. For housing areas already covered by existing Structure Plans and built form controls, these have been translated into the relevant change areas. For housing areas not covered by controls, the following criteria have been applied to determine the relevant change area).

MINIMAL CHANGE – Areas that promote limited housing growth due to remoteness from public transport and activity areas and/or heritage and landscape features that may warrant limitations to housing growth. Only a minimal level of housing change will be encouraged in these areas, for example an additional dwelling on a lot, a new storey addition, semi-detached housing and low scale unit development with design strongly dependant on prevailing neighbourhood character. Medium density housing will not be encouraged in these locations.

⁵⁷ Accessible Areas – areas within an identified Activities Area, located within 400m of an existing train station, tram stop or along retail strips and strategic transport corridors.

INCREMENTAL CHANGE - Areas that promote moderate housing growth and diversification due to reasonable level of access to public transport, services and a lack of constraints. A moderate level of housing change over time is encouraged which may include a mixture of single and semi-detached dwellings as well as infill development including 2-3 storey town houses and villas, with scale and outcome dependent on local character and conditions. Medium density housing may be encouraged in selected locations. Within these areas, there are varying local conditions that necessitate a different scale and built form outcome, such as lot dimensions, lot consolidation and strategic corridor frontage.

SUBSTANTIAL CHANGE - Areas that are promote substantial housing growth and diversity due to superior accessibility to transport and services and activity areas. These areas will provide a transition from higher development to lower housing change areas and will support the functioning of major and principal activity areas. Medium and higher-density housing is encouraged in appropriate locations near public transport and activity areas, and will include a mixture of apartment-style housing, townhouses and villa units. In activity areas this is likely to include high and medium-density apartment style housing, possibly above retail and commercial uses.

Figure 21 - Criteria for assessing Housing Change Areas

PRIMARY CONSIDERATIONS	LOCATIONAL CONTEXT	(1) Existing Zone - Residential, Business, Mixed Use (2) Strategic Transport Corridor frontage# (3) Proximity to public transport (400m train and/or tram) (4) Strategic Investigation Area-
SECONDARY CONSIDERATIONS	CHARACTER ATTRIBUTES	(1) HO affected (2) Special Neighbourhood Character Area* (3) Landscape or Environmental Character (ESO, VPO, Aboriginal Cultural Heritage)
OTHER CONSIDERATIONS		Existence of single dwelling covenants, lot size, rear access laneways, evidence of merging character.

* Areas identified as having special neighbourhood character, as recommended for the Neighbourhood Character Overlay (NCO) in the Darebin Neighbourhood Character Study (2007)

Properties fronting strategic transport corridors (St Georges Road, Plenty Road, High Street). These corridors have been the subject of earlier and ongoing investigations for their ability to promote transit oriented developments consistent with State Policy.

- Inside a current investigation area but with no existing built form controls (Northland Principal Activity Area, St Georges Road, Plenty Road)

The Strategy and the framework plan have been developed using the current Residential zones available in the Victoria Planning Provisions. However, the State Government is scheduled to release a new suite of residential zones during the early stages of the Strategy's exhibition and implementation and as such, this framework plan has been intentionally designed to be translated into the new residential zones. The new zones provide the opportunity for precinct-specific schedules which allow for a tailoring of the zones to better suit local conditions.

5.2 Housing Change Framework – Proposed Areas

Figure 22 – Minimal Change Area

MINIMAL CHANGE AREAS



APPLIES TO	<ul style="list-style-type: none"> • 36% of land that permits residential uses.
AREA CHARACTERISTICS (one or multiple may apply)	<ul style="list-style-type: none"> • Areas where housing typology is homogenous and characterised by predominantly single and double storey dwellings with largely consistent approaches to streetscape characteristics. • Areas within an identified heritage precinct and substantial, contiguous heritage areas, exclusive of properties with a frontage to an arterial road and strategic transport corridor, where an incremental level of change is considered more appropriate. • Areas within an Aboriginal Cultural Sensitivity Area, with frontage to Creek bodies and covered by an Environmental Significance Overlay (ESO). • Dwellings generally located in suburban residential streets and not arterial or main roads. • Areas with a high concentration of Single Dwelling Covenants. • Areas generally outside of a 400m catchment to a Principal and Major Activity Area. • Areas generally beyond 400m of a train or tram station. Serviced by local or SmartBus orbital bus services.
FUTURE HOUSING OBJECTIVES	<ul style="list-style-type: none"> • To provide for minimal housing growth and change over time. • To encourage residential development that is consistent with the type, scale, style and prevailing character of the area. This may include the development of an additional dwelling on a lot, 1-2 storey detached dwellings, semi-detached housing and low scale unit development with design strongly dependant on prevailing neighbourhood character.
PLANNING CONTROLS	<ul style="list-style-type: none"> • For land presently zoned Residential 1 Zone, this is likely to transition to the new Neighbourhood Residential Zone (NRZ). Council will be able to develop a Schedule to the Zone that establishes a maximum height limits and also provide local guidance on site coverage, minimum street setback, site permeability, and fence height. • Heritage Overlays and other Overlays continue to apply, where relevant.
STRATEGIC JUSTIFICATION	<ul style="list-style-type: none"> • Areas are generally less accessible to key services and facilities and less well serviced by public transport; and/or areas of heritage, special character or landscape features.
FURTHER STRATEGIC WORKS	<ul style="list-style-type: none"> • Darebin Neighbour Character Precincts Review and Update • Comas Grove Heritage Study • Darebin Heritage Review

Figure 23 - Incremental Change Area

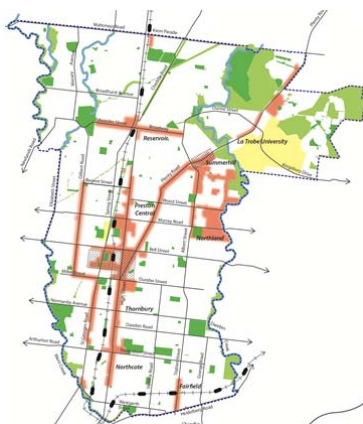
INCREMENTAL CHANGE AREAS



APPLIES TO	<ul style="list-style-type: none"> 59% of land that permits residential uses.
AREA CHARACTERISTICS (one or multiple may apply)	<ul style="list-style-type: none"> Areas where character is transitional – some medium density and small apartment development have occurred, however, the predominant dwelling stock is single to double storey dwellings. Areas may contain some standalone or small clusters of heritage sites. Dwellings are generally located in local residential streets. Areas are generally within a 400m catchment of a Neighbourhood or Major Activity Centre. Areas are generally within a 400m catchment of a tram or train station.
FUTURE HOUSING OBJECTIVES	<ul style="list-style-type: none"> To provide for moderate housing growth and diversification over time. To encourage residential development and housing diversity that is generally consistent with the character of the area. This may include a mixture of single and semi-detached dwellings as well as infill development including 2-3 storey town houses and villas. Lower scale apartment developments in a mixture of configurations may also be encouraged in appropriate locations. To ensure that varying local conditions influence design and scale of the built form outcome.
PLANNING CONTROLS	<ul style="list-style-type: none"> For land presently zoned Residential 1 Zone, this is likely to transition to the new General Residential Zone (GRZ). Council will be able to develop area-specific Schedules to the Zone that establish a maximum height limit and also provide local guidance on site coverage, minimum street setback, site permeability, and fence height. This allows for a tailoring of the zones to better suit local conditions. For land presently zoned Business or Mixed Use Zone, this will remain. Heritage Overlays and other Overlays continue to apply, where relevant.
STRATEGIC JUSTIFICATION	<ul style="list-style-type: none"> Areas possess a reasonable level of accessibility to key services, facilities, public transport and employment; and/or may possess some special character or landscape features.
FURTHER STRATEGIC WORKS	<ul style="list-style-type: none"> Darebin Neighbour Character Precincts Review and Update Local heritage policy to guide treatment of heritage places in incremental change areas.

Figure 24 - Substantial Change Areas

SUBSTANTIAL CHANGE AREAS



APPLIES TO	<ul style="list-style-type: none"> • 5% of land that permits residential uses.
AREA CHARACTERISTICS (one or multiple may apply)	<ul style="list-style-type: none"> • Areas where character is evolving – there is an eclectic mix of new and old forms of architectural style and housing typologies. This includes more recent apartment developments at higher densities and in mixed-use formats. • Areas may contain some standalone heritage sites. • Areas within Major and Principal Activity Areas. Areas within Neighbourhood Centres that possess superior access to the Principal Public Transport Network. • Properties with a frontage to a tram corridor and arterial road. • Properties and areas within 400m of a train or tram stop. • Areas that possess a high number of strategic opportunity sites.
FUTURE HOUSING OBJECTIVES	<ul style="list-style-type: none"> • To provide for substantial housing growth and diversification over time. • To encourage a variety of different housing typologies at medium to higher density and to discourage underdevelopment. This includes a mixture of medium to high density apartment dwellings, townhouses and shop-top dwellings, with the scale dependent on specific precinct characteristics and context. Principal and Major Activity Areas should encourage higher density development with diverse apartment configurations. Lower order centres, such as Neighbourhood Activity Areas and other identified Substantial Change Precincts should encourage a more modest scale of change.
PLANNING CONTROLS	<ul style="list-style-type: none"> • For land presently zone Residential 1 Zone, this is likely to transition to the new Residential Growth Zone (RGZ). Council will be able to develop area-specific Schedules to the Zone that establish a maximum height limit and also provide local guidance on site coverage, minimum street setback, site permeability, and fence height. This allows for a tailoring of the new zones to better suit local conditions. • For residential areas in Major and Principal Activity Areas, Council will investigate the potential for the application of the Activity Centre Zone. • For land presently zoned Business, Mixed Use Zone or Priority Development Zone this will remain. • For Neighbourhood Activity Areas and other identified substantial change precincts, urban

design studies will inform ultimate design and development outcomes to be implemented through appropriate controls.

- Heritage Overlays and other overlays continue to apply, where relevant.

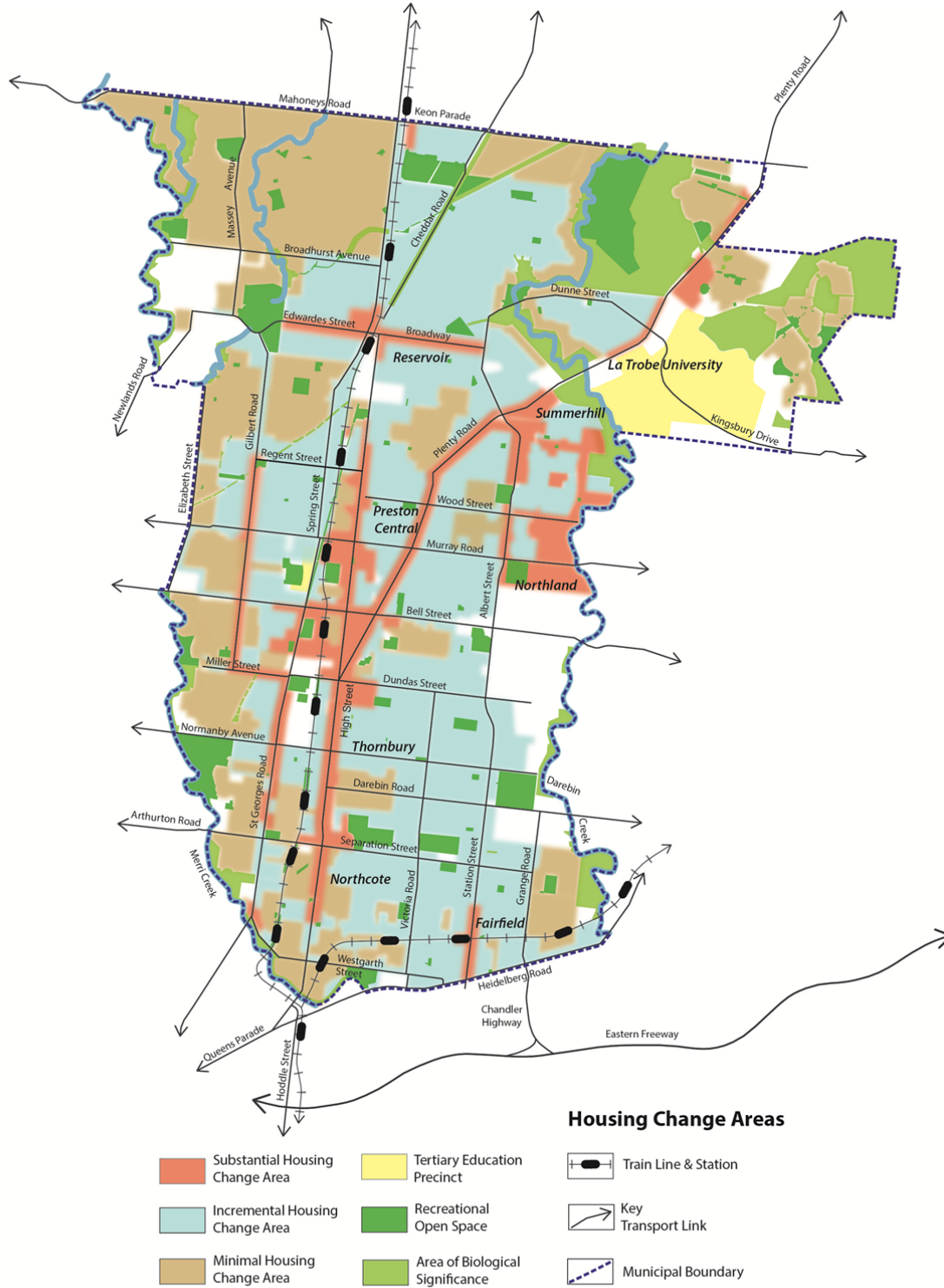
STRATEGIC JUSTIFICATION

- Areas that possess superior accessibility to key services, facilities, public transport, employment centres and activity areas;
- Exhibit an evolving and transitional residential character;
- Areas are generally free from planning and environmental constraints;

FUTURE STRATEGIC WORKS

- Darebin Neighbourhood Character Precincts Review and Update
- Local heritage policy to guide treatment of heritage places in substantial change areas.
- Northland Structure Plan – development and implementation
- Reservoir Structure Plan implementation
- Fairfield Urban Design Framework
- Miller and Gilbert Streets Urban Design Framework
- St George's Rd Corridor Urban Form Study
- Plenty Road Integrated Land Use and Transport Study
- Northcote Structure Plan Review
- Preston Structure Plan Review
- Design Guidelines for small centres

Figure 25 - Darebin Housing Change Framework



5.3 Strategic Opportunity Sites

Darebin has a number of opportunity sites that possess attributes that make them favourable for redevelopment to higher density dwellings to provide substantial dwelling capacity for the future.

Site Determination and Analysis

GIS analysis was undertaken to identify sites that possess the size, zoning and locational attributes that are noted in the *Housing Opportunities 2011* Report as being favourable attributes for redevelopment to medium to higher density residential:

- Over 1,000sqm in lot size;
- located in a zone that permits residential use (Residential Zone, Business Zones 1, 2 and 5, Priority Development Zone or Mixed Use Zone);
- Not constrained by a Heritage Overlay;
- With no pre-existing medium or high density dwellings; and
- Displaying one or more of the more of the following favourable locational criteria:
 - within 500m of train station;
 - within 400m of tram stop;
 - fronting strategic transport corridors (High St, Bell St, Plenty Rd, St Georges Rd);
 - within Activity Area boundaries; and
 - South of Murray Rd, Preston.

This GIS analysis yielded 305 sites across Darebin. Background research for the Strategy identified the significance of the north-south divide within the Darebin urban structure and housing market and assessed that it is unlikely to be generally feasible to develop high density residential in the northern part of the municipality, characteristically north of North Preston/Reservoir, for at least 10-15 years.⁵⁸ Therefore, as a priority for directing development, the Strategy has placed a filter over the sites by putting an emphasis on encouraging development to occur south of Murray Road, Preston to further support urban consolidation goals and address capacity needs in the short-medium term. It is acknowledged, however, that there are some sites in the north of the municipality that possess exceptional attributes such as large lot size, frontage to strategic transport corridors and proximity to services and transport that make them favourable to higher density housing outcomes. These have been included in the list of opportunity sites.

Site visits and desktop analysis also revealed that a number of the sites identified through GIS analysis were occupied by uses that are more important to the community than the need for housing intensification. These include:

- *Medical facilities* that are well established or have clear links or dependencies with other uses nearby;
- *Public Open Space* that should be retained as contributing to local or sub-regional amenity; and

⁵⁸ This is in line with the findings of the 2011 *Market Analysis for Different Types of Housing* in Darebin Report. This study identifies the significance of the north south divide within the Darebin urban structure and housing market and notes that it is more feasible to develop high density residential in the southern part of the municipality, characteristically south of Reservoir/ North Preston.

- *School, child care and aged care facilities* that serve a specific catchment and are difficult to relocate.

Similarly, there are other non-residential and non-commercial uses on these sites which have a small amount of locational flexibility but are desirable in the community and serve a local catchment. These include:

- *Child care centres/kindergartens and aged care facilities* – many of these facilities are located on large sites and on main roads near residential areas to be near their client base. The main location requirements are accessibility and often these uses have a requirement for a certain amount of ‘outdoor space’.
- *Churches and faith-based facilities* – many churches are long established and core services have often expanded to encompass the delivery of social services and in some cases, small businesses, e.g. opportunity shops or child care.
- *Council owned-land and facilities* – the key function is to provide services and facilities for meeting community needs.

Once the above commercial and non-commercial uses were excluded from the original list, **98 opportunity sites remain** (refer site list at [Appendix B.](#)) Further prioritisation of these sites for future strategic work could be undertaken based on the following considerations:

- Potential for lot consolidation and more efficient use of land;
- Business activity and business displacement issues; and
- Site constraints.

Site Consolidation

Larger housing redevelopment projects require large parcels, as identified in the *Urban Renewal Strategy for High Street and Plenty Road 2011*⁵⁹, a minimum of 1000sqm is usually required (often higher). Higher density housing projects are predominant in inner and middle ring suburbs where land values are significantly high, however, these areas are generally characterised by smaller lots (with the exception of industrial properties) as a result of early 20th century settlement patterns. Where larger sites are unavailable, developers will need to rely on lot consolidation for larger developments. The process of individually purchasing lots to overcome land fragmentation issues can be very expensive and unanimity amongst land holders can be very difficult, which adds further complexity to the lot consolidation process. There exist a number of opportunity sites that are contiguous and represent opportunities for site consolidation to make more efficient use of land, increase yield and improve overall development feasibility.

Business Displacement

There are a variety of commercial uses that provide local employment opportunities and contribute to a level of economic and employment self-sufficiency in Darebin. Sites with existing commercial uses provide economic and employment opportunities and may provide important services to a local catchment. The retention – rather than displacement - of these uses may be more important than residential intensification alone. Opportunities for retention of employment uses with residential uses could also be considered, for example with advanced services or retail uses, which can co-exist and be accompanied by residential development in, for example, mixed-use precincts or mixed-use developments. This is due to the fact that most of the new economy jobs are compatible with residential uses and in redeveloping areas can be located below, beside or near residential activity. Moreover,

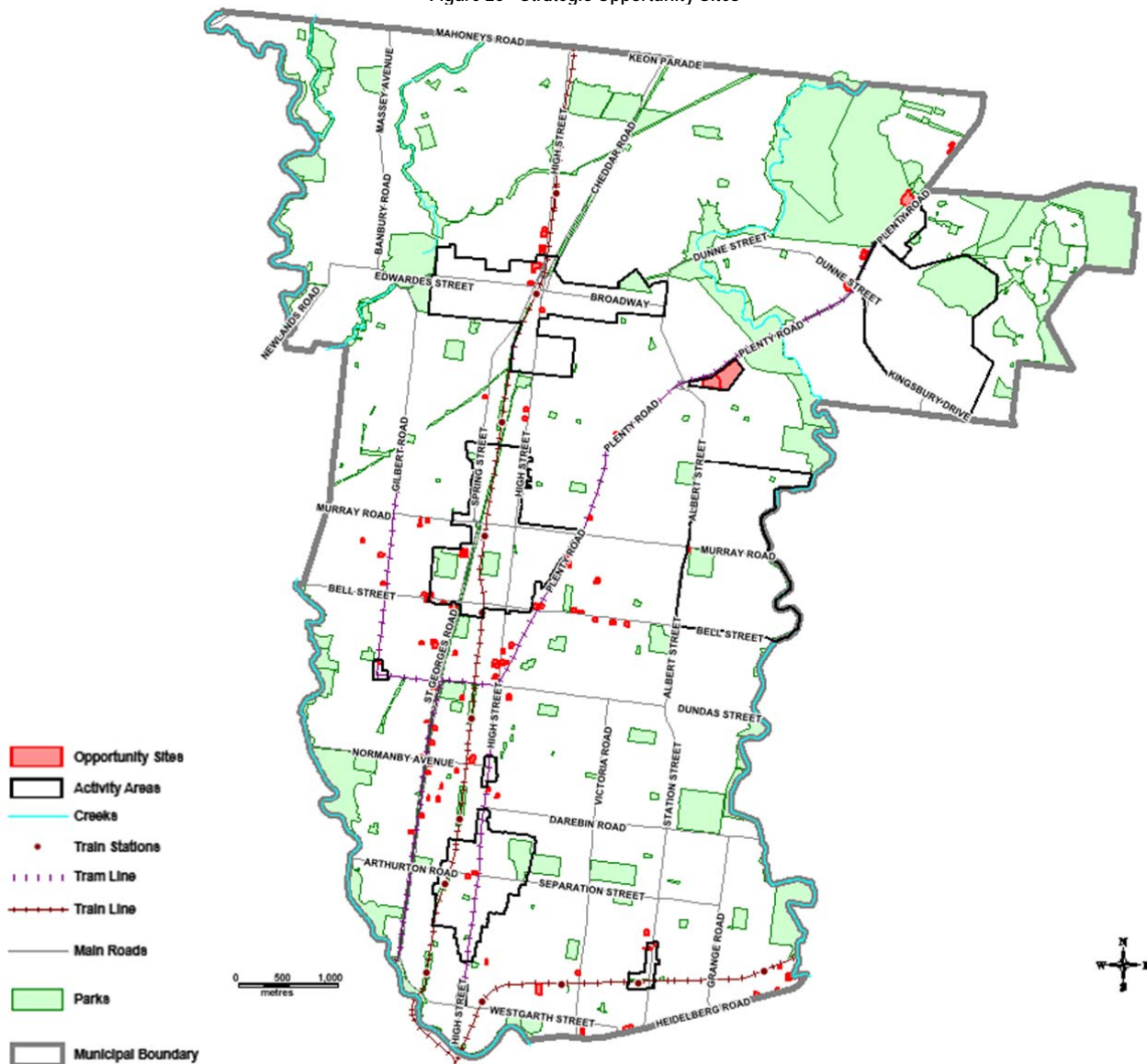
⁵⁹ Charter Keck Cramer, *Urban Renewal Strategy for High Street and Plenty Road (2011)*

Careful consideration will be given to reverse amenity issues caused by residential encroachment into areas when there are still viable businesses operating.

Site Constraints

Some sites may be constrained due to proximity to urban floodway areas, power easements or require site remediation owing to potential prior land contamination from earlier uses. These constraints could hinder the development potential of the site.

Figure 26 - Strategic Opportunity Sites



Source: Darebin GIS Database, 2013

5.4 Housing Strategy Implementation

The implementation of the DHS will require a strong and co-ordinated effort lead by the Council and staff of the City of Darebin. To reflect the importance of this document within Council and amongst the Darebin community, Council will initiate changes to its primary visionary planning document, the Municipal Strategic Statement (MSS). Furthermore, in ensuring the achievement of Darebin's housing goals, an implementation plan has been created. This plan sets out the governance, monitoring and evaluation framework, actions, and funding required to realise the vision and objectives of the DHS and ensure the orderly and efficient future development of the municipality.

The Housing Strategy actions have been provided with an expected timing of delivery. As this Strategy is forward looking over the next 20 yrs actions have been assigned the following chorological prioritisation and timeframes:

- HIGH PRIORITY ACTIONS - 1-3 YRS;
- MEDIUM TERM ACTIONS - 4-10 YRS; and
- ONGOING ACTIONS.

A number of criteria have been developed to assess the actions and determine appropriate timeframes and priority level. The criteria, in order of weighting, are:

- effectiveness in meeting the objectives of the Strategy;
- chronological significance for the implementation of the proposed new residential zones;
- time and cost effectiveness;
- capability of implementation; and
- Council's ability to control the process or outcome.

Based on this assessment, the actions have been prioritised and categorised into three tiers of priority, as outlined in the tables in Section 4.1.

5.41 Statutory Implementation

The local strategic context for the Darebin Housing Strategy includes the plans, strategies and policies that sit both within and outside of the Darebin Planning Scheme. The Municipal Strategic Statement (Clause 21 of the Planning Scheme) and the Local Planning Policies (at Clause 22 of the Planning Scheme) have greater statutory weight in planning decision-making than those documents that sit outside of the Planning Scheme. Below these sit the zones and overlays which are more directive and specific.

Inclusion of Elements of the Housing Strategy in the Municipal Strategic Statement (MSS)

The MSS is in need of a review to reflect and recognise housing issues affecting Darebin. While matters relating to neighbourhood character and heritage are important and need to be considered, these issues dominate the MSS housing elements at present. The MSS should be amended to provide more of a balance between the aforementioned issues and the competing issues of housing demand, access to jobs and services and population growth within Darebin. Key housing issues such as affordability, housing supply, accessible housing for the elderly and people with limited mobility, housing location, housing typology, housing

diversity, student accommodation, increasing densities in and around activity areas and transport corridors also need further emphasis.

Recommendations regarding the Housing Strategy's integration with the Municipal Strategic Statement (MSS) will depend on the structure of the MSS. A separate clause within the MSS may be titled "Housing", could include some of the objectives and strategies provided by the Housing Strategy. Some objectives and strategies may be more appropriate under different categories or clauses within the MSS, for example, those contained under the Infrastructure, Services and Transport theme.

5.42 Governance Recommendations

Strategy implementation

Effective implementation of the Strategy will require a proactive and strategic approach to planning and development. As such, the monitoring and implementation of the Strategy is to be supported by an internal working group – *The Housing Delivery Working Group* – established and lead by the person designated by the Manager, City Development. The internal Working Group will be led by City Development (Strategic and Statutory Planning) with membership drawn from areas relevant to the successful implementation of the actions and recommendations contained in the Strategy: Community Planning, Partnerships and Performance (CP3), Transport Management and Planning, Public Realm and Assets and Properties.

The Housing Delivery Working Group should meet on a regular basis to ensure informed direction setting, regular monitoring and decision making. *The Housing Delivery Working Group* could report to a higher, formal governance structure with Council representation. The Darebin Housing Advisory Committee (DHAC) is an existing Council Committee that meets bi-monthly and contains external representation from local and not for-profit organisations and other interested parties. The Committee has as its primary focus the discussion of housing and homelessness issues within the municipality and existing Committee composition reflects this focus. Its remit and representation could be expanded to consider a broader suite of housing issues and to receive reports from the *Housing Delivery Working Group* on progress on the implementation of the Strategy.

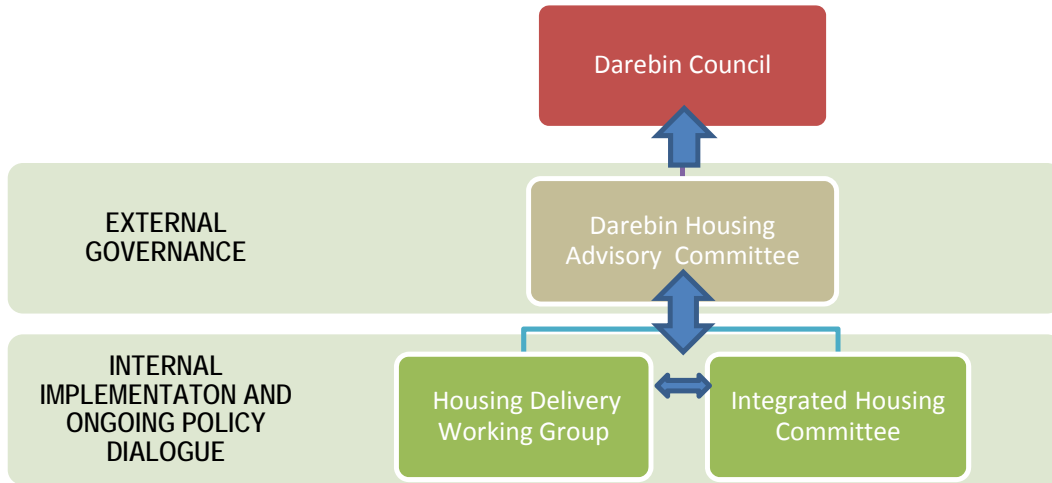
Whole of Council approach to Housing

The Strategy is one key plank of Council's integrated housing policy and regulatory architecture. Housing has a high profile within the community and given the complexity and integrated nature of housing policy, consideration could be given to a Whole of Government Integrated Housing Group with broad representation from relevant areas of Council. The objectives of this group would be to:

- Ensure better communication of housing issues and internal housing policy connections and tensions;
- Facilitate sharing of housing data obtained through the planning and building system to inform evidence-based policy development;
- Facilitate better communication from Council with service providers and housing authorities; and
- Consider ongoing housing issues and opportunities for Council action.

A possible structure for Strategy Implantation and ongoing housing issues is provided below.

Figure 27 - Possible Governance Structure



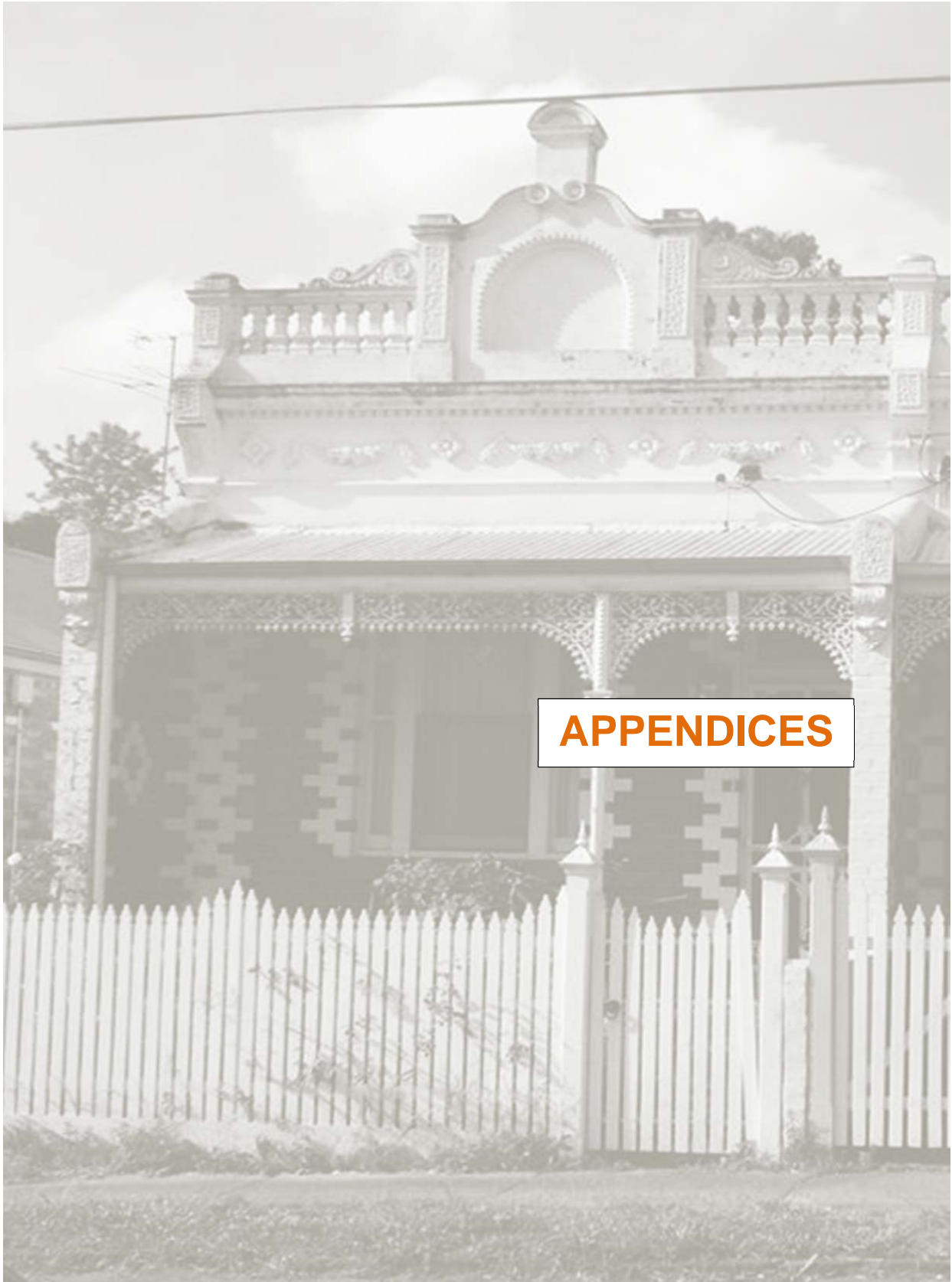
5.43 Monitoring and Review

While the Strategy establishes a 20 year vision for the Municipality, regular monitoring and review over the life of the Strategy will provide further opportunities to revisit the population data, housing market, building industry and community needs to refine the Strategy and directions for housing in Darebin. It is proposed that the Strategy is reviewed in conjunction with Council's MSS which occurs every 5 years, or earlier if there are significant changes in growth, State policy directions or other factors affecting housing demand and supply. This timing would also ensure that reviews could be informed by new ABS Census data which is released every 5 years.

An overview of the timing of reviews is outlined below.

Figure 28 - Strategy Monitoring Timeline

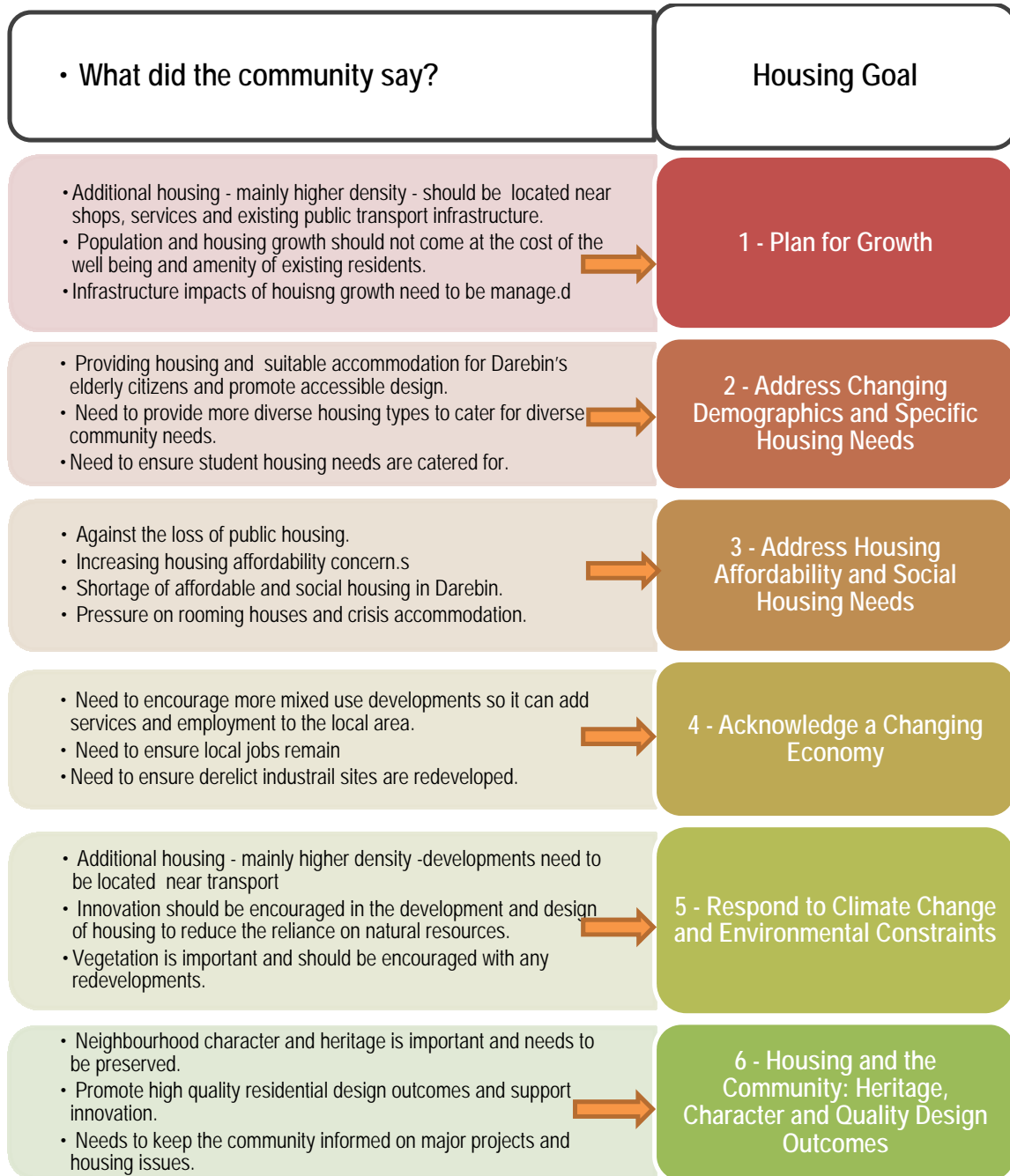




APPENDICES

6. APPENDICES

Appendix A – Key Issues and Community Views on Housing



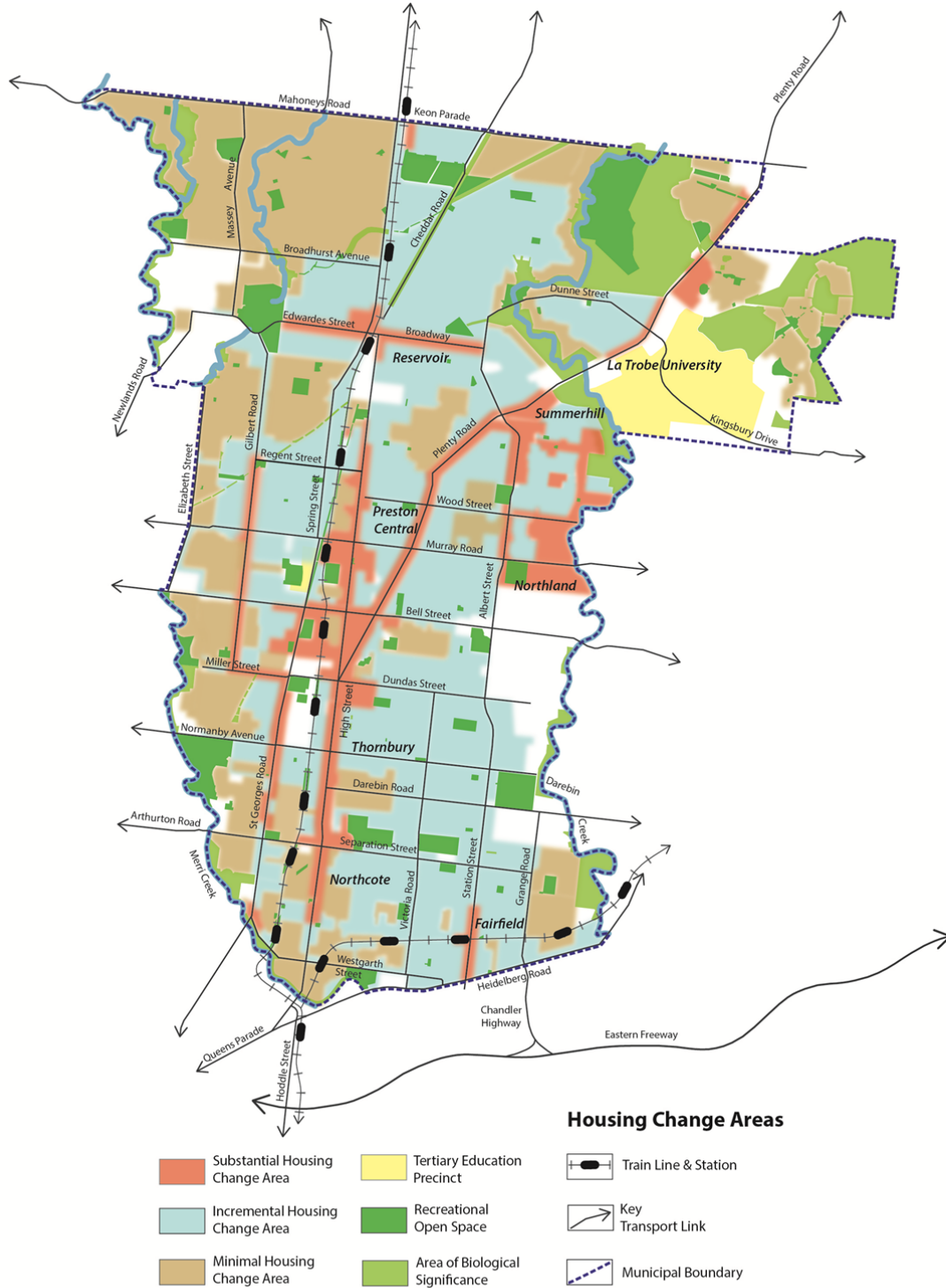
Appendix B – Strategic Opportunity Sites

ADDRESS	SUBURB	AREA (sq m)	ZONE
779-785 HEIDELBERG ROAD ALPHINGTON 3078	ALPHINGTON	1132.40	B1Z
104 YARRALEA STREET ALPHINGTON 3078	ALPHINGTON	1009.07	R1Z
8 ARBOR STREET ALPHINGTON 3078	ALPHINGTON	1284.01	R1Z
4 ARBOR STREET ALPHINGTON 3078	ALPHINGTON	2157.19	R1Z
715-725 HEIDELBERG ROAD ALPHINGTON 3078	ALPHINGTON	1759.68	B1Z
16 ARBOR STREET ALPHINGTON 3078	ALPHINGTON	1961.24	R1Z
1151 PLENTY ROAD BUNDOORA 3083	BUNDOORA	1095.50	MUZ
1159 PLENTY ROAD BUNDOORA 3083	BUNDOORA	1095.50	MUZ
1157 PLENTY ROAD BUNDOORA 3083	BUNDOORA	1095.50	MUZ
1149 PLENTY ROAD BUNDOORA 3083	BUNDOORA	1095.50	MUZ
1153 PLENTY ROAD BUNDOORA 3083	BUNDOORA	1095.50	MUZ
1161 PLENTY ROAD BUNDOORA 3083	BUNDOORA	1630.74	MUZ
1091 PLENTY ROAD BUNDOORA 3083	BUNDOORA	13320.73	R1Z
140-142 STATION STREET FAIRFIELD 3078	FAIRFIELD	1056.99	B1Z
125-133 GILLIES STREET FAIRFIELD 3078	FAIRFIELD	1986.16	R1Z
373-401 HEIDELBERG ROAD FAIRFIELD 3078	FAIRFIELD	2829.74	R1Z
155-157 STATION STREET FAIRFIELD 3078	FAIRFIELD	1182.78	B1Z
1019 PLENTY ROAD KINGSBURY 3083	KINGSBURY	1523.09	R1Z
1043-1049 PLENTY ROAD KINGSBURY 3083	KINGSBURY	3354.60	R1Z
1011-1017 PLENTY ROAD KINGSBURY 3083	KINGSBURY	3619.22	R1Z
387-393 HIGH STREET NORTHCOTE 3070	NORTHCOTE	1424.38	B1Z
252 ST GEORGES ROAD NORTHCOTE 3070	NORTHCOTE	1162.09	R1Z
208 CLARKE STREET NORTHCOTE 3070	NORTHCOTE	1199.86	R1Z
241 HEIDELBERG ROAD NORTHCOTE 3070	NORTHCOTE	1016.53	R1Z
245 HEIDELBERG ROAD NORTHCOTE 3070	NORTHCOTE	1002.94	R1Z
231 ST GEORGES ROAD NORTHCOTE 3070	NORTHCOTE	1236.23	B1Z
9-13 ARTHURTON ROAD NORTHCOTE 3070	NORTHCOTE	1472.03	MUZ
348-350 CLARKE STREET NORTHCOTE 3070	NORTHCOTE	1008.78	R1Z
30 GREEN STREET NORTHCOTE 3070	NORTHCOTE	5633.61	R1Z
485 BELL STREET PRESTON 3072	PRESTON	1374.37	B1Z
439 BELL STREET PRESTON 3072	PRESTON	1320.65	R1Z
39 CRAMER STREET PRESTON 3072	PRESTON	1370.34	R1Z
36-46 HIGH STREET PRESTON 3072	PRESTON	1017.22	B2Z
3 NEWMAN STREET PRESTON 3072	PRESTON	3037.38	MUZ
238-250 PLENTY ROAD PRESTON 3072	PRESTON	1322.78	B1Z
343-349 PLENTY ROAD PRESTON 3072	PRESTON	1064.34	B1Z
2 PATTERSON STREET PRESTON 3072	PRESTON	3009.65	R1Z
71-73 MURRAY ROAD PRESTON 3072	PRESTON	1179.46	R1Z

36 OAKOVER ROAD PRESTON 3072	PRESTON	1285.22	MUZ
67-69 HIGH STREET PRESTON 3072	PRESTON	1228.47	B2Z
264-266 RAGLAN STREET PRESTON 3072	PRESTON	1695.53	B2Z
18 SINNOTT STREET PRESTON 3072	PRESTON	1050.22	R1Z
147 BELL STREET PRESTON 3072	PRESTON	1321.71	B1Z
504-506 BELL STREET PRESTON 3072	PRESTON	1453.87	R1Z
518-522 BELL STREET PRESTON 3072	PRESTON	1720.56	R1Z
2A AUSTRAL AVENUE PRESTON 3072	PRESTON	1068.31	MUZ
7 NEWMAN STREET PRESTON 3072	PRESTON	1276.69	MUZ
33 CRAMER STREET PRESTON 3072	PRESTON	1273.98	R1Z
37 CRAMER STREET PRESTON 3072	PRESTON	1390.49	R1Z
30-38 GILBERT ROAD PRESTON 3072	PRESTON	1473.51	B1Z
229 GILBERT ROAD PRESTON 3072	PRESTON	1043.50	R1Z
391 MURRAY ROAD PRESTON 3072	PRESTON	1447.19	R1Z
437 MURRAY ROAD PRESTON 3072	PRESTON	1404.24	R1Z
141-143 CRAMER STREET PRESTON 3072	PRESTON	1151.57	R1Z
1 OAKOVER ROAD PRESTON 3072	PRESTON	2847.82	B2Z
197 PLENTY ROAD PRESTON 3072	PRESTON	1757.40	B2Z
70-82 HIGH STREET PRESTON 3072	PRESTON	1257.48	B2Z
21-31 HIGH STREET PRESTON 3072	PRESTON	1294.94	B1Z
37-43 PLENTY ROAD PRESTON 3072	PRESTON	2169.27	B2Z
149-153 BELL STREET PRESTON 3072	PRESTON	1395.22	R1Z
131-133 BELL STREET PRESTON 3072	PRESTON	1375.44	R1Z
411-423 BELL STREET PRESTON 3072	PRESTON	3745.00	R1Z
16 SINNOTT STREET PRESTON 3072	PRESTON	1042.57	R1Z
397 MURRAY ROAD PRESTON 3072	PRESTON	1719.36	R1Z
392 PLENTY ROAD PRESTON 3072	PRESTON	2053.13	B1Z
179A BELL STREET PRESTON 3072	PRESTON	1395.13	R1Z
6 BELMONT STREET PRESTON 3072	PRESTON	1426.86	R1Z
502-506 PLENTY ROAD PRESTON 3072	PRESTON	1414.90	R1Z
850 PLENTY ROAD RESERVOIR 3073	RESERVOIR	42602.74	B1Z
830 PLENTY ROAD RESERVOIR 3073	RESERVOIR	18122.55	B1Z
693-701 PLENTY ROAD RESERVOIR 3073	RESERVOIR	1158.11	B1Z
937-939 HIGH STREET RESERVOIR 3073	RESERVOIR	1606.67	R1Z
919-921 HIGH STREET RESERVOIR 3073	RESERVOIR	1479.45	R1Z
141-143 SPRING STREET RESERVOIR 3073	RESERVOIR	1068.82	R1Z
795-797 HIGH STREET RESERVOIR 3073	RESERVOIR	1098.74	MUZ
913-915 HIGH STREET RESERVOIR 3073	RESERVOIR	1732.20	B1Z
829 HIGH STREET RESERVOIR 3073	RESERVOIR	1393.31	R1Z
922-932 HIGH STREET RESERVOIR 3073	RESERVOIR	1420.88	B1Z
289 SPRING STREET RESERVOIR 3073	RESERVOIR	1254.48	B1Z

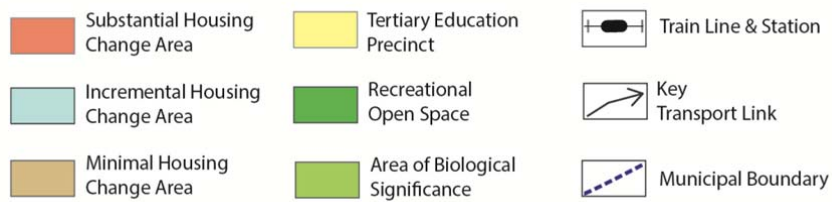
325 SPRING STREET RESERVOIR 3073	RESERVOIR	4959.55	B1Z
933-935 HIGH STREET RESERVOIR 3073	RESERVOIR	2499.04	R1Z
19 KEMP STREET THORNBURY 3071	THORNBURY	1042.18	R1Z
15 PENDER STREET THORNBURY 3071	THORNBURY	1139.80	R1Z
48 SHAFTESBURY PARADE THORNBURY 3071	THORNBURY	1052.97	R1Z
334-344 ST GEORGES ROAD THORNBURY 3071	THORNBURY	2018.11	R1Z
379-381 ST GEORGES ROAD THORNBURY 3071	THORNBURY	1022.44	B1Z
47 WOOLTON AVENUE THORNBURY 3071	THORNBURY	1037.97	R1Z
35 KEMP STREET THORNBURY 3071	THORNBURY	1130.21	R1Z
13 PENDER STREET THORNBURY 3071	THORNBURY	1143.18	R1Z
27 BALLANTYNE STREET THORNBURY 3071	THORNBURY	3493.28	R1Z
15-19 ARMADALE STREET THORNBURY 3071	THORNBURY	1099.44	R1Z
6 WATT STREET THORNBURY 3071	THORNBURY	1419.54	R1Z
316 ST GEORGES ROAD THORNBURY 3071	THORNBURY	1100.94	B1Z
410-414 ST GEORGES ROAD THORNBURY 3071	THORNBURY	1220.01	R1Z
531 ST GEORGES ROAD THORNBURY 3071	THORNBURY	1118.79	R1Z
598-604 HIGH STREET THORNBURY 3071	THORNBURY	1287.90	B2Z
384-388 ST GEORGES ROAD THORNBURY 3071	THORNBURY	1635.20	R1Z
481-485 ST GEORGES ROAD THORNBURY 3071	THORNBURY	772.00	B1Z

Appendix C – Darebin Housing Change Framework Map



Appendix D – Housing Profiles by Suburb

ALPHINGTON HOUSING PROFILE



Suburb Profile	Alphington is located approximately 6 kilometres northwest from the CBD and has good access to the inner northern suburbs as well as surrounding suburbs. Alphington railway station is located within the suburb servicing the local community. Whilst Darebin and Ivanhoe railway stations are not located within the Darebin municipal boundary, they are still accessible by the local Alphington community. The presence of several local retail centres along with proximity to Fairfield Neighbourhood Activity Area, provide the suburb with good access to retail services.
Population Growth by 2031⁶⁰	<ul style="list-style-type: none"> Existing (2011) – 3,084 Forecast (2031) – 3,061 Estimated annual population decrease – -1 persons
Future Housing Needs⁶¹	<ul style="list-style-type: none"> Average household size – 2.5 Estimated additional dwellings required per year - 0 dwellings
Residential Development Trends⁶²	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2011– 62 dwellings Annual net residential supply between 2004-2011 – 9 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 1490 lots within Alphington are located within appropriate zones that allow residential uses, with an average lot size of 628 sqm.⁶³ 6 strategic opportunity sites identified as feasible for higher density development ⁶⁴ Underperforming or vacated industrial sites and areas that could be rezoned for residential purposes, as identified in the Darebin Economic Land Use Strategy (DELUS)
Constraints to Housing Growth⁶⁵	<p>Substantial areas of Alphington are constrained by heritage, character and landscape qualities, as follows:</p> <ul style="list-style-type: none"> Heritage Overlays (HO) – 205 properties, 17% of properties that permit residential use Environmental Sensitivity Overlay (ESO) – 107 properties 4 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to development.
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Opportunities to investigate the change of land uses for underperforming industrial land, consistent with the findings of the Darebin Economic Land Use Strategy.

⁶⁰ Based on forecast i.d. City of Darebin - <http://forecast2.id.com.au/default.aspx?id=214&pg=5000>

⁶¹ Based on 2011 ABS Census Data on average house size, profile i.d., City of Darebin

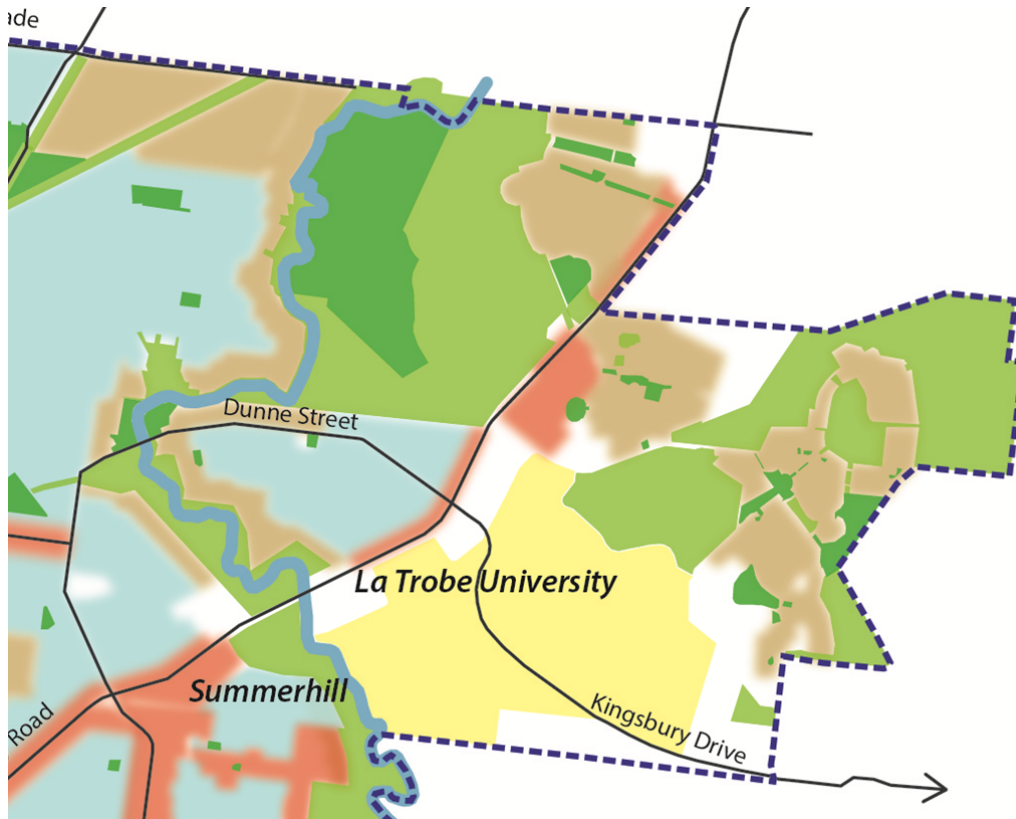
⁶² Housing Development Data: 2004-2011, Statistical Summary Report, City of Darebin, Department of Planning and Community Development, 2011. This provides net housing supply based on actual dwelling constructions minus demolitions.










⁶³ Housing Opportunities report, 2011

⁶⁴ A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density residential development (refer Section 5.3).

⁶⁵ Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

BUNDOORA-MACLEOD HOUSING PROFILE



- | | | |
|---|---|---|
|  Substantial Housing Change Area |  Tertiary Education Precinct |  Train Line & Station |
|  Incremental Housing Change Area |  Recreational Open Space |  Key Transport Link |
|  Minimal Housing Change Area |  Area of Biological Significance |  Municipal Boundary |

Suburb Profile	Bundoora-Macleod is located approximately 14 kilometres northeast from the Central Activity District ⁶⁶ . The precinct is an amalgam of two suburbs and is dominated by Bundoora Park and La Trobe University, measuring at 178.3ha and 210.4ha respectively. Whilst no railway stations are located within the precinct boundary, it is served by the Plenty Road transport corridor; an 8 kilometre corridor which begins 9 kilometres from the Melbourne Central Activity District ⁶⁷ and carries the tram route 86. La Trobe University is the largest landholder within the precinct. Rapid residential growth took place from the mid-1990s, with the population quadrupling between 1996 and 2011, a result of large numbers of new dwellings being added to the area, particularly on the former Bundoora Repatriation, Larundel Psychiatric and Mont Park Hospital sites.
Population Growth by 2031⁶⁸	<ul style="list-style-type: none"> Existing (2011) – 7393 Forecast (2031) – 7736 Estimated annual population increase – 17 persons
Future Housing Needs⁶⁹	<ul style="list-style-type: none"> Average household size – 2.5 Estimated additional dwellings required per year - 7 dwellings
Residential Development Trends⁷⁰	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2011– 882 dwellings Annual net residential supply between 2004-2011 – 126 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 2292 lots within Bundoora/Macleod are located within a zone that permits residential uses. 7 strategic opportunity sites identified as feasible for higher density development ⁷¹ Plenty Road Corridor and strategic sites along the tram corridor provide opportunities to investigate transit-oriented development in the form of medium and high density developments.
Constraints to Housing Growth⁷²	<p>Areas of Bundoora/Macleod are constrained by heritage, character and landscape qualities, as follows:</p> <ul style="list-style-type: none"> Heritage Overlays (HO) – 186 properties Environmental Sensitivity Overlay (ESO) – 21 properties, 4 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to (re)development.
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Strategic transport corridors that possess superior locational attributes such as Plenty Road to be investigated for further housing intensification.

⁶⁶ Distance measured from Lancaster Gate Secondary NAC to Flinders Street station.

⁶⁷ Plenty Road Integrated Land Use and Transport Study (2009).

⁶⁸ Based on forecast i.d. City of Darebin - <http://forecast2.id.com.au/default.aspx?id=214&pg=5000>

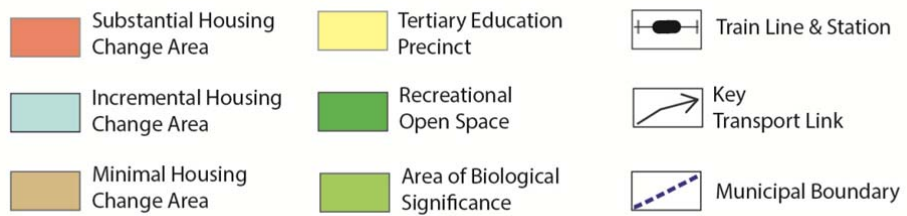
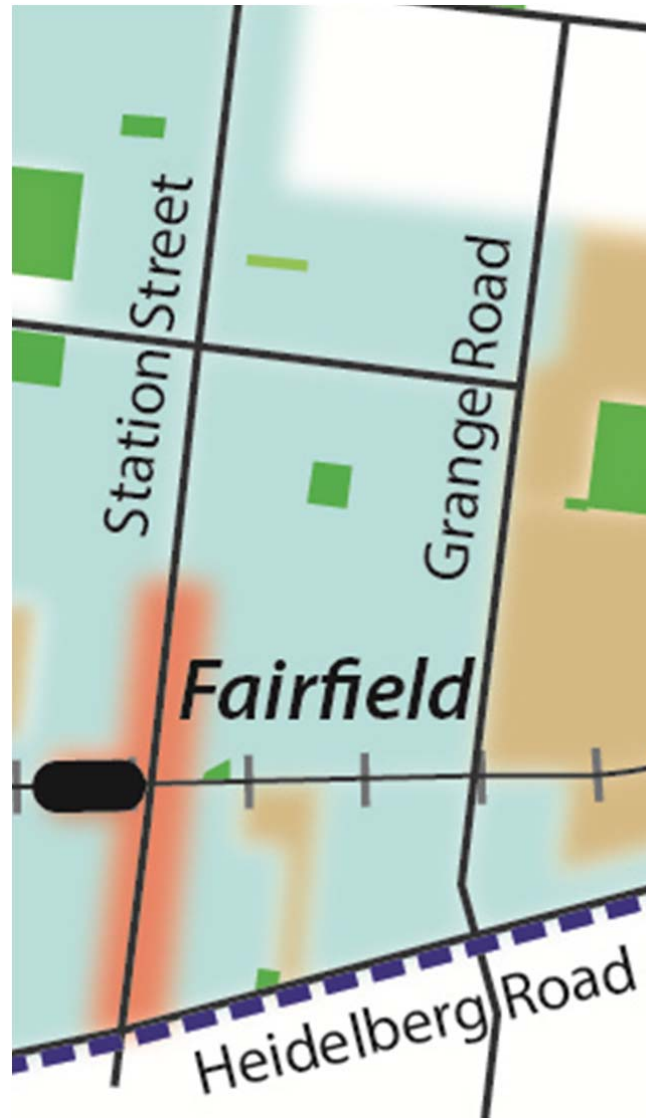
⁶⁹ Based on 2011 ABS Census Data on average house size, profile i.d., City of Darebin

⁷⁰ From p13, Housing Development Data: 2004-2008, Statistical Summary Report, City of Darebin, Undertaken by Spatial Economics for the Department of Planning and Community Development, 2011. This provides net housing supply based on actual dwelling constructions minus demolitions.

⁷¹ A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density development (refer Section 5.3).

⁷² Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

FAIRFIELD HOUSING PROFILE



Suburb Profile	Fairfield is located approximately 6 kilometres northwest from the CBD and has good access to the Central Activity District, the inner northern suburbs as well as surrounding suburbs. Fairfield is also serviced by the Fairfield railway station and whilst Darebin and Ivanhoe railway stations are not located within the municipal boundary, they are still very close and accessible by the local community. The suburb is well serviced by a strong network of local centres providing a mixture of retail and office uses for the precinct. Fairfield Village Neighbourhood Activity Centre is a strong centre that provides a good retail and services mix to serve the local community.
Population Growth to 2031⁷³	<ul style="list-style-type: none"> Existing (2011) – 5,483 Forecast (2031) – 5,503 Estimated annual population increase – 1 person
Future Housing Needs⁷⁴	<ul style="list-style-type: none"> Average household size – 2.3 Estimated additional dwellings required per year - 9 dwellings
Residential Development Trends⁷⁵	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2011– 76 dwellings Annual net residential supply between 2004-2011 – 11 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 2078 lots within Fairfield are located within appropriate zones that allow residential uses, with an average lot size of 505sqm.⁷⁶ 4 strategic opportunity sites identified as feasible for higher density development ⁷⁷. Underperforming or vacated industrial sites and areas that could be rezoned for residential purposes, as identified in the Darebin Economic Land Use Strategy (DELUS) Surplus VicTrack land that could be rezoned for residential and mixed use development.
Constraints to Housing Growth	<p>Areas of Fairfield are constrained by heritage, character and landscape qualities, as follows⁷⁸:</p> <ul style="list-style-type: none"> Heritage Overlays (HO) – 12 properties, 0.7% of properties that permit residential use⁷⁹ 4 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to development.
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Opportunities to investigate the change of land uses for underperforming industrial land, consistent with the findings of the DELUS.

⁷³ Based on forecast i.d. City of Darebin - <http://forecast2.id.com.au/default.aspx?id=214&pg=5000>

⁷⁴ Based on 2011 ABS Census Data, profile i.d., City of Darebin

⁷⁵ Housing Development Data: 2004-2011, Statistical Summary Report, City of Darebin, Department of Planning and Community Development, 2013. This provides net housing supply based on actual dwelling constructions minus demolitions.

⁷⁶ Housing Opportunities report, 2011










⁷⁷ A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density development. (refer Section 5.3).

⁷⁸ Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

⁷⁹ Assuming that HO affects almost exclusively business or residentially-zoned properties which permit residential use

KINGSBURY HOUSING PROFILE



- | | | |
|---|---|---|
|  Substantial Housing Change Area |  Tertiary Education Precinct |  Train Line & Station |
|  Incremental Housing Change Area |  Recreational Open Space |  Key Transport Link |
|  Minimal Housing Change Area |  Area of Biological Significance |  Municipal Boundary |

Suburb Profile	Kingsbury is located approximately 14km north of the Melbourne Central Activity District in the north of the municipality. Kingsbury is predominantly residential and was developed during the 1960s and 1970s. The area is a mixture of low and medium density residential developments, communal and recreational facilities, network of open spaces, small shops and schools. The suburbs is serviced by 3 Secondary Neighbourhood Activity Areas; Lancaster Gate, Summerhill, and; Link Street. The Plenty Road corridor provides tram services via the tram route 86 and proximity to Bundoora Parklands provide substantial open space.
Population Growth⁸⁰	<ul style="list-style-type: none"> Existing (2011) – 3489 Forecast (2031) – 4186 Estimated annual population increase – 35 persons
Future Housing Needs⁸¹	<ul style="list-style-type: none"> Average household size – 2.7 Estimated additional dwellings required per year - 13 dwellings
Residential Development Trends⁸²	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2011– 80 dwellings Annual net residential supply between 2004-2011 – 11 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 1523 lots within Kingsbury are located within appropriate zones that allow residential uses. 3 strategic opportunity sites identified as feasible for higher density development⁸³ Plenty Road Corridor and strategic sites along the tram corridor provide opportunities to investigate transit-oriented development in the form of medium and high density developments.
Constraints to Housing Growth	<p>Areas of Kingsbury are constrained by character and landscape qualities, as follows⁸⁴:</p> <ul style="list-style-type: none"> Environmental Sensitivity Overlay (ESO) – 59 properties 4 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to (re)development.
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Strategic transport corridors that possess superior locational attributes such as Plenty Road to be investigated for further housing intensification.

⁸⁰ 2011 ABS Census data, profile i.d. City of Darebin.

⁸¹ Based on 2011 ABS Census Data, profile i.d., City of Darebin










⁸² Housing Development Data: 2004-2011, Statistical Summary Report, City of Darebin, Department of Planning and Community Development, 2013. This provides net housing supply based on actual dwelling constructions minus demolitions.

⁸³ A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density development. (refer Section 5.3).

⁸⁴ Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

NORTHCOTE HOUSING PROFILE



- | | | |
|---|---|---|
|  Substantial Housing Change Area |  Tertiary Education Precinct |  Train Line & Station |
|  Incremental Housing Change Area |  Recreational Open Space |  Key Transport Link |
|  Minimal Housing Change Area |  Area of Biological Significance |  Municipal Boundary |

Suburb Profile	Northcote is located approximately 5 kilometres from the Melbourne Central Activity District (CAD) and is well serviced by public transport (bus, tram and train) infrastructure and services including shops, services, facilities and open space. Northcote Plaza, Northcote Central together with the High Street Retail Spine provides the precinct a sub-regional level shopping hierarchy. Several local centres are evenly distributed throughout the precinct, providing the precinct with a high level of access to retail services.
Population Growth to 2031⁸⁵	<ul style="list-style-type: none"> Existing (2011) – 24,041 Forecast (2031) – 29,035 Estimated annual population increase – 249 persons
Future Housing Needs⁸⁶	<ul style="list-style-type: none"> Average household size – 2.4 Estimated additional dwellings required per year - 104 dwellings
Residential Development Trends⁸⁷	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2011– 602 dwellings Annual net residential supply between 2004-2011 – 86 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 7615 properties within Northcote are located within appropriate zones that allow residential uses, with an average lot size of 459sqm.⁸⁸ 9 strategic opportunity sites identified as feasible for development in coming 20 years ⁸⁹ with no existing planning permit applications. Underperforming or vacated industrial sites and areas that could be rezoned for residential purposes, as identified in the Darebin Economic Land Use Strategy (DELUS)
Constraints to Housing Growth	<p>Substantial areas of Northcote are constrained by heritage, character and landscape qualities, as follows⁹⁰:</p> <ul style="list-style-type: none"> Heritage Overlays (HO) – 3436 properties, 45%⁹¹ of all properties that permit residential use Environmental Sensitivity Overlay (ESO) – 628 properties 8 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to development.
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Strategic transport corridors that possess superior locational attributes such as High St and St Georges Rd to be investigated for further housing intensification. Opportunities to investigate the change of land uses for underperforming industrial land, consistent with the findings of the Darebin Economic Land Use Strategy. Encourage residential intensification in accordance with the Northcote Major Activity Area.

85 Based on forecast i.d. City of Darebin - <http://forecast2.id.com.au/default.aspx?id=214&pg=5000>

86 Based on ABS Census Data and forecast i.d. projections for City of Darebin – assuming consistent average housing size.

87 From p13, Housing Development Data: 2004-2008, Statistical Summary Report, City of Darebin, Undertaken by Spatial Economics for the Department of Planning and Community Development, 2011. This provides net housing supply based on actual dwelling constructions minus demolitions.

88 Housing Opportunities report, 2011










89 A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density development or a use that is otherwise considered significant to retain.(refer Section 4.4).

90 Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

91 Assuming that HO affects almost exclusively business or residentially-zoned properties which permit residential use.

PRESTON HOUSING CAPACITY PROFILE



- | | | |
|---|---|---|
|  Substantial Housing Change Area |  Tertiary Education Precinct |  Train Line & Station |
|  Incremental Housing Change Area |  Recreational Open Space |  Key Transport Link |
|  Minimal Housing Change Area |  Area of Biological Significance |  Municipal Boundary |

Suburb Profile	Preston is located approximately 10 kilometres northwest of the CBD ⁹² and is considered to be a highly serviced precinct. The public transport provisions within Preston include multiple tram routes and train stations. The Preston Principal Activities Area and Northland Principal Activities Area, High Street retail spine and Junction Area provide the suburb with many retail and commercial services. Combined with the Preston Market and education institutions, the precinct is considered highly accessible and well serviced. In 2011, 32% of dwellings were medium to high density, compared to 68% as detached, separate dwellings.
Population Growth to 2031⁹³	<ul style="list-style-type: none"> Existing (2011) – 32,260 Forecast (2031) – 44,727 Estimated annual population increase – 623 persons
Future Housing Needs⁹⁴	<ul style="list-style-type: none"> Average household size – 2.5 Estimated additional dwellings required per year - 249 dwellings
Residential Development Trends⁹⁵	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2008– 1092 dwellings Annual net residential supply between 2004-2008 – 156 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 13631 properties within Preston are located within appropriate zones that allow residential uses, with an average lot size of 562sqm⁹⁶ 39 strategic opportunity sites identified as feasible for higher density development⁹⁷ Underperforming or vacated industrial sites and areas that could be rezoned for residential purposes, as identified in the Darebin Economic Land Use Strategy (DELUS) Considerable areas in Preston East that represent possible opportunities for urban renewal.
Constraints to Housing Growth	<p>Areas of Preston are constrained by heritage, character and landscape qualities, as follows⁹⁸:</p> <ul style="list-style-type: none"> Heritage Overlays (HO) – 1192 properties, 8.7% of all properties that permit residential use⁹⁹ Environmental Sensitivity Overlay (ESO) – 174 properties, 4 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to development.
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Strategic transport corridors that possess superior locational attributes such as High St, St Georges Rd and Plenty Road to be investigated for further housing intensification. Opportunities to investigate the change of land uses for underperforming industrial land, consistent with the findings of the Darebin Economic Land Use Strategy. Investigate opportunities for urban renewal in Preston East, in collaboration with State Government and community organisations. Encourage residential intensification in accordance with the Preston Central Structure Plan

⁹² Distance measured from Preston Station.

⁹³ Based on forecast i.d. City of Darebin - <http://forecast2.id.com.au/default.aspx?id=214&pg=5000>

⁹⁴ Based on 2011 ABS Census Data, profile i.d., City of Darebin

⁹⁵ From p13, Housing Development Data: 2004-2008, Statistical Summary Report, City of Darebin, Undertaken by Spatial Economics for the Department of Planning and Community Development, 2011. This provides net housing supply based on actual dwelling constructions minus demolitions.

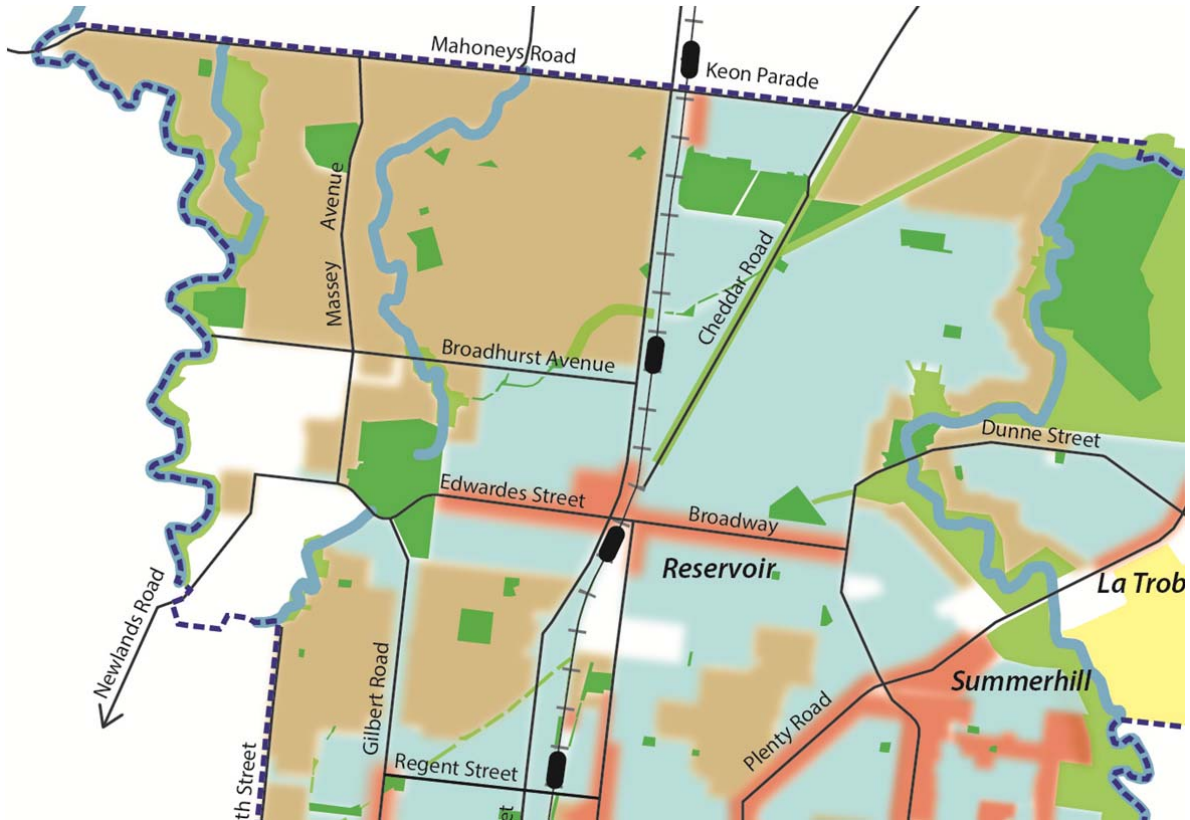
⁹⁶ Housing Opportunities report, 2011










⁹⁷ A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density development or a use that is otherwise considered significant to retain. (refer Section 4.4).

⁹⁸ Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

⁹⁹ Assuming that the HO affects exclusively business or residentially-zoned properties which permit residential use

RESERVOIR HOUSING PROFILE



- | | | |
|---|---|---|
|  Substantial Housing Change Area |  Tertiary Education Precinct |  Train Line & Station |
|  Incremental Housing Change Area |  Recreational Open Space |  Key Transport Link |
|  Minimal Housing Change Area |  Area of Biological Significance |  Municipal Boundary |

Suburb Profile	Reservoir is located approximately 11 kilometres northwest of the CBD in the north of the municipality and is the largest precinct within Darebin in terms of area. Reservoir is serviced by existing services and infrastructure, including multiple train stations and a tram route. Retail services within Reservoir include the Edwardes Street and Broadway strip shopping centre which forms the Reservoir Major Activities Area. One of Darebin's three core industrial precincts are located within Reservoir west and provide services, employment and revenue not only to the precinct but also to the entire municipality ¹⁰⁰ .
Population Growth to 2031¹⁰¹	<ul style="list-style-type: none"> Existing (2011) – 48,784 Forecast (2031) – 59,620 Estimated annual population increase – 541 persons
Future Housing Needs¹⁰²	<ul style="list-style-type: none"> Average household size – 2.5 Estimated additional dwellings required per year - 216 dwellings
Residential Development Trends¹⁰³	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2011– 1610 dwellings Annual net residential supply between 2004-2011 – 230 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 20,172 properties within Reservoir are located within appropriate zones that allow residential uses, with an average lot size of 741sqm.¹⁰⁴ 13 strategic opportunity sites identified as feasible for higher density development¹⁰⁵ Underperforming or vacated industrial sites and areas that could be rezoned for residential purposes, as identified in the Darebin Economic Land Use Strategy (DELUS) Recently adopted Reservoir Major Activities Area Structure Plan that provides guidance and opportunities for residential intensification.
Constraints to Housing Growth	<p>Areas of Reservoir are constrained by heritage, character and landscape qualities, as follows¹⁰⁶:</p> <ul style="list-style-type: none"> Heritage Overlays (HO) – 336 properties, 1.6% of all properties that permit residential use Environmental Sensitivity Overlay (ESO) – 435 properties 4 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to development.
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Strategic transport corridors that possess superior locational attributes such as Plenty Road to be investigated for further housing intensification.

¹⁰⁰ Industrial Land Use Strategy (2001)

¹⁰¹ Based on forecast i.d. City of Darebin - <http://forecast2.id.com.au/default.aspx?id=214&pg=5000>

¹⁰² Based on 2011 ABS Census Data on average house size, profile i.d., City of Darebin

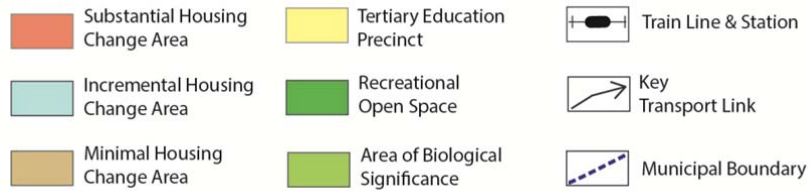
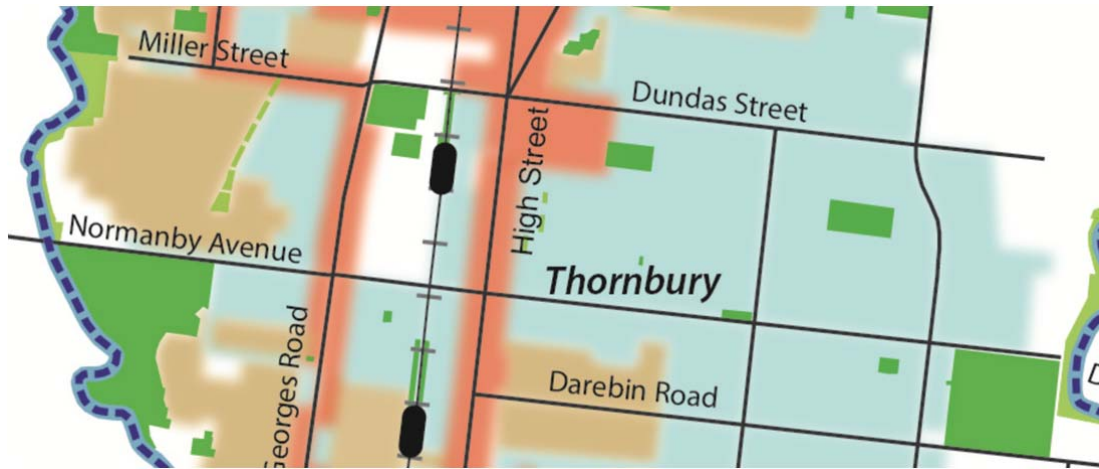
¹⁰³ Housing Development Data: 2004-2008, Statistical Summary Report, City of Darebin, Department of Planning and Community Development, 2013. This provides net housing supply based on actual dwelling constructions minus demolitions.

¹⁰⁴ Housing Opportunities report, 2011

¹⁰⁵ A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density development (refer Section 5.3).

¹⁰⁶ Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

THORNBURY HOUSING PROFILE



Suburb Profile	Thornbury is located approximately seven kilometres north from the CBD and is well serviced by public transport (train, tram and bus), services and infrastructure. Whilst there is no activity centre located within the precinct boundary of Thornbury, its central location in relation to Preston Central Principal Activities Area, Northcote Major Activities Area and Northland Principal Activities Area provides it with regional level retail. The High St retail spine in addition to Thornbury Village (a Primary Neighbourhood Activity Area) provides additional retail, employment and services to the local Thornbury community.
Population Growth by 2031¹⁰⁷	<ul style="list-style-type: none"> Existing (2011) – 18, 524 Forecast (2031) – 20, 110 Estimated annual population increase – 79 persons
Future Housing Needs¹⁰⁸	<ul style="list-style-type: none"> Average household size – 2.3 Estimated additional dwellings required per year - 34 dwellings
Residential Development Trends¹⁰⁹	<ul style="list-style-type: none"> Additional dwellings supplied between 2004-2011– 297 dwellings Annual net residential supply between 2004-2011 – 42 dwellings
Opportunities for Housing Growth	<ul style="list-style-type: none"> A total of 8521 properties within Thornbury are located within appropriate zones that allow residential uses, with an average lot size of 575sqm.¹¹⁰ 17 strategic opportunity sites identified as feasible for higher density development ¹¹¹ Underperforming or vacated industrial sites and areas that could be rezoned for residential purposes, as identified in the Darebin Economic land Use Strategy (DELUS)
Constraints to Housing Growth	<p>Areas of Thornbury constrained by heritage, character and landscape qualities, as follows¹¹²:</p> <ul style="list-style-type: none"> Heritage Overlays (HO) – 320 properties, 3.7% of all properties that permit residential use Environmental Sensitivity Overlay (ESO) – 150 properties 6 Neighbourhood Character Precinct Guidelines which recommend the need to retain the existing low scale built form in the area and may act as a constraint to development
Future Housing Directions	<ul style="list-style-type: none"> Direct more housing growth towards identified opportunity sites and Substantial and Incremental Housing Change Areas, in accordance with the Housing Change Framework. Review the applicability of the Neighbourhood Character Policy (Clause 22.04) in Substantial change areas and on strategic opportunity sites. Strategic transport corridors that possess superior locational attributes such as High St and St Georges Rd to be investigated for further housing intensification. Opportunities to investigate the change of land uses for underperforming industrial land, consistent with the findings of the Darebin Economic Land Use Strategy.

¹⁰⁷ 2011 ABS Census data, profile i.d. City of Darebin.

¹⁰⁸ Based on 2011 ABS Census Data, profile i.d., City of Darebin

¹⁰⁹ Housing Development Data: 2004-2011, Statistical Summary Report, City of Darebin, Department of Planning and Community Development , 2013. This provides net housing supply based on actual dwelling constructions minus demolitions.

¹¹⁰ *Housing Opportunities* Report, 2011

¹¹¹ A site that is already in a zone that permits residential development, over 1000 sq meters in size, in an accessible location and not containing recent medium or high density development or a use that is otherwise considered significant to retain.(refer Section 4.4).

¹¹² Whilst these overlay controls and design guidelines do not prohibit residential development, they serve as obstacles and potential limitations to the redevelopment of the sites and precincts.

- GLOSSARY OF TERMS -

Accessible Areas - Areas within an Activities Area, located within 400 metres of an existing train station, tram stop or along retail strips.

Activities Areas - Activities Areas are the traditional focus for services, employment and social interaction in cities and towns. They are places 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 town centres and major regional malls

Affordable Housing - Affordable housing is when households that earn less than 80% of the median income, pay less than 30% of their weekly income on rent and/or mortgage repayments.

Ageing in Place - Aging in place is a term used to describe a senior living and remaining in the residence of their choice as they age, while being able to have any services (or other support) they might need over time as their needs change, for as long as they are able.

Ecologically Sustainable Design - Design that is sympathetic to the maintenance of life support systems.

Ecologically Sustainable Development - Development which achieves ecological sustainability while striving to meet society's other needs

Grey-field Site - Underutilised property assets located in the middle suburbs of large Australian cities, where residential building stock is failing (physically, technologically and environmentally) and energy, water and communications infrastructure is in need of regeneration

Housing Stress - defined when individuals and households who earn less than 80% of the median income pay more than 30% of weekly household income on housing

Housing Associations – Not for profit organisations which are registered providers of social housing. Housing Associations operate in partnership with the Office of Housing, Local Government and Community groups to deliver social housing with the assistance of government subsidies, and community or local government contributions of land, financial or other assistance to meet a local housing need.

Inclusionary Zoning – relates to the mandatory contribution of development toward social housing needs through planning controls and provisions in the Planning Scheme.

Incremental Housing Change Area - Areas that are reasonably close to public transport and activity areas and relatively unconstrained so that a moderate level of housing change over time is encouraged. This may include a mixture of single and semi-detached dwellings as well as infill development including 2-3 storey town houses and villas, with scale and outcome dependent on local character and conditions. Medium density housing may be encouraged in selected locations. Within the incremental change areas, there are varying local conditions that necessitate a different scale and built form outcome.

Local Government Act, 1989 - Is to establish a legislative scheme that supports the system of local government in accordance with Part IIA of the Constitution Act 1975

Local Planning Policy - A Local Planning Policy guides decision-making in relation to a specific discretion in a zone or overlay. It helps the responsible authority and other users of the scheme to understand how a particular discretion is likely to be exercised.

Minimal Housing Change Area – Areas that promote limited housing growth due to remoteness from public transport and activity areas and/or heritage and landscape features that warrant limitation to housing growth and diversification. Only a minimal level of housing change would be encouraged in these areas, for example an additional dwelling on a lot, a new storey addition, semi-detached housing and low scale unit development with design strongly dependant on prevailing neighbourhood character. Medium density housing will not be encouraged in these locations.

Mixed use development - Good mixed use development involves the fine-grained mixing of compatible land uses in a balanced mix. Physically, it includes both vertical and horizontal mixes of use. No single use should dominate other uses, and residential land use should generally not exceed 60% of the land use.

Municipal Strategic Statement - The Municipal Strategic Statement (MSS) provides the broad local policy basis for making decisions under a planning scheme. Acting as a planning authority or responsible authority, a council must aim to achieve the objectives and follow the strategies set out in the MSS.

National Housing Supply Council - Established by the Australian Government in May 2008 to monitor housing demand, supply and affordability in Australia, and to highlight current and potential gaps between housing supply and demand from households. It is an independent group that operates independently from government and reports to the Minister for Housing and Homelessness.

Passive Surveillance - 'Eyes on the street' provided by local people as they go about their daily activities – this can deter anti-social behaviour and make places 'feel' safer. Specifically, passive surveillance is best generated by residential uses overlooking the public realm, be this street or park, where windows, porches and front entry doors enable the street to be readily viewed from the property unobscured by fencing or vegetation.

Planning and Environment Act 1987 – The legislation that governs planning in Victoria. It is a legal instrument that serves the purpose of establishing a framework for planning the use, development and protection of land in Victoria in the present and long-term interests of all Victorians.

Principal Public Transport Network (PPTN) - The Principal and Major Activity Centres were to be connected by a Principal Public Transport Network (PPTN) providing a "high quality public transport network comprised of the existing radial fixed rail network, extensions to this radial network and new cross town bus routes".

Public Housing - Public housing comprises a form of housing where the dwellings are, owned and managed by the State housing authority.

Social Housing - Social housing comprises various forms of rental housing which are owned and/or managed by community organisations such as housing, co-operatives, housing trusts, local government or a not-for-profit company. There are two types of social housing:

- Housing that is managed by community organisations but financed, developed and owned by State Housing Authorities
- Housing that is financed, developed and owned by community organisations either on their own or under joint ventures with State housing authorities, local government or other sources where the costs are shared.

S.T.E.P – A web-based tool that provides a comprehensive assessment of the environmental performance of a given planning application, and generates a report, which offers relevant information for increasing the sustainability performance of the proposed dwelling.

State Planning Policy Framework - Provides a context for spatial planning and decision making by planning and responsible authorities. The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Strategic Corridors (Primary Arterial Streets) — Major roads that either currently or are intended in the future to provide for significant regional and local movement. Within Darebin, these include Bell Street, the St Georges Road/Spring Street/High Street corridor and the Plenty Road/Albert Street/ Grange Road corridor. These roads have been identified by VicRoads as “Preferred Traffic Routes” for regional traffic movement.

Structure Plans - Structure Plans provide a means to provide Precinct-specific direction on the extent, form and location of land use and development.

Substantial Housing Change Area - Areas that are promote substantial housing growth and diversity due to accessibility to transport and services and activity areas. These areas will provide a transition from higher development to lower housing change areas and will support the functioning of major and principal activity areas. Medium and higher-density housing is encouraged in appropriate locations near public transport and activity areas, and will include a mixture of apartment-style housing, townhouses and villa units. In activity areas this is likely to include high and medium-density apartment style housing, possibly above retail and commercial uses.

Transit-oriented development - An emphasis on developing new housing in locations with good public transport and convenient access to jobs, shops and services.

Universal Accessible Design - Refers to broad-spectrum ideas meant to produce buildings, products and environments that are inherently accessible to both people without disabilities and people with disabilities.

Urban Renewal - The redevelopment of large scale urban neighbourhoods to improve their amenity for residential and mixed use purposes.

Victorian Planning Provisions (VPP) - Is a statutory device that provides a state-wide template from which planning schemes are constructed. The Victorian Planning Provisions provide planning tools such as zones and overlays for individual planning schemes to guide land use and development.

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