

5. Pillar 1 - Driving Housing for All

We have an evidence driven and community supported plan for housing, which accommodates all the life stages, preferences, abilities and incomes in our communities.

We will have diverse housing across the municipality ranging from higher scale housing near public transport and services, a purposeful transition of mid-scale housing types through to mid- and lower scale housing in areas which do not have good access to public transport and services. Lower scale housing will be located where there is significant biodiversity, bushfire or flooding risk, heritage value or significant neighbourhood character value.



Objectives

H1	To direct a diverse range of housing scale, density and typologies to appropriate locations
H2	To facilitate housing that meets the current and long term needs of the community
H3	To reduce housing inequity
H4	To expand the range of housing delivery and tenure types

RATIONALE

Our housing should be delivering the types of housing that will support our communities in the long term, catering for a wide range of needs and socio-economic backgrounds that will ensure that Banyule is an inclusive and welcoming place to live into the future. As housing affordability reaches crisis levels within Australia, it is increasingly difficult for residents to find housing that is appropriate to their situation. In situations, where housing diversity is insufficient this can have detrimental impacts on the economic and social bonds of community, forcing residents

to move away from friends and family in search of more appropriate housing. With Australia broadly experiencing an ageing population and diminishing household size, more innovative and diverse approaches to housing should be encouraged beyond the dominant market offering of three-four bedroom 'family' dwellings and one-two bedroom apartments. Typologies such as those outlined in the Issues and Opportunities section of this Strategy offer examples of pathways for more diverse housing options.

To achieve this, Council will need to advocate and engage the industry to help encourage innovation in Banyule. In areas where significant public housing is located, there will also be opportunities to advocate to State Government on the future of these land holdings. Ensuring that redevelopment of these sites contributes to housing diversity and the co-location of services will also be important.

At the building scale, housing adaptability and accessibility is seen as key to improving the diversity of housing stock. Maximising the number of accessible dwellings in developments will help future-proof housing stock for an ageing population, while flexible dwelling layouts should be explored in developments, particularly build-to-rent, where opportunity exists to facilitate internal rearrangement in the future to meet the needs of new residents with a minimum of disruption.

Objective H1

To direct a diverse range of housing scale, density and typologies to appropriate locations

STRATEGIES



- Implement housing change areas, which enable:
 - Higher scale housing located in areas adjacent to high frequency public transport and daily shopping needs.
 - Lower scale housing located in areas which does not have good access to public transport or daily shopping needs.
 - Lower scale housing in areas which have significant heritage or biodiversity value.
 - Mid-scale housing in locations which are nearby high frequency public transport or daily shopping needs.
 - A deliberate transition area of mid-density housing between higher and lower scale housing areas.
- Allow for housing growth which supports the viability of small and medium activity centres.
- Ensure the Housing Strategy remains relevant as State Government policy and strategy changes.

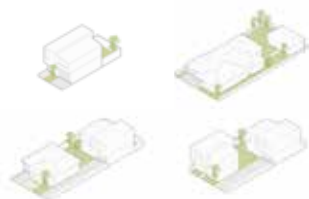
ACTIONS



- Prepare a Residential Development Framework that brings together a framework for Banyule's residential areas including the Housing Strategy, Neighbourhood Character Strategy, Medium and High Density Design Guidelines, and any other relevant Council strategy and policy.
- Update the Banyule Planning Scheme to give effect to the Residential Development Framework.
- Prepare plans for all large and medium neighbourhood activity centres that further the objectives of more housing close to retail, commercial and civic centres, and public transport networks.
- Review the Postcode 3081 Urban Design Framework to align with the findings of the Housing Strategy.
- Monitor change to policy at State Government, especially regarding housing targets.



Housing Change Areas



Minimal Change Areas

In areas where minimal change applies there will be limited housing growth due to significant heritage or biodiversity values. New residential development will be retained at a maximum of two storeys and predominantly single detached dwellings.

Most of these areas have already been protected by heritage and environmental overlays. However, due to vulnerability to overdevelopment, the areas will be zoned **Neighbourhood Residential Zone**.

Minimal change will also apply to existing Low Density Residential Zone areas. These areas often have highly valued vegetation, but also provide a diversity of lot sizes in Banyule. There is no change proposed to these areas.



Incremental Change Areas

In areas where incremental change applies, there is limited access to public transport, activity centres, jobs and open space. New development will provide modest infill opportunities and will contribute to housing diversity. Incremental change areas will support a range of well-designed, low and mid-scale density housing such as single dwellings, dual occupancy, and lower scale townhouse or multi-unit developments up to three storeys. Although the character of these areas will continue to evolve over time, new development will still respect existing characteristics that are relevant to the specific neighbourhood character types.

These areas will be zoned **Neighbourhood Residential Zone** or **General Residential Zone**.



Increased Change Areas

Areas identified with good access to activity centres, high frequency public transport, jobs or open space will be located in the increased change area. Increased change areas will provide a greater level of infill development, where units and townhouses will be encouraged, as well as some low scale apartment buildings. These areas may provide greyfield renewal opportunities. The character of these areas is expected to change over time, however new development will still consider the neighbourhood character objectives.

These areas will be zoned **General Residential Zone**.



Substantial Change Areas

Substantial change areas have excellent accessibility to high frequency public transport or activity centres and will experience the most significant levels of housing change. The objective for these areas is to encourage higher scale housing forms that contribute to Banyule's housing diversity and choice. Housing typologies will include higher scale density townhouses, apartment buildings, shop-top development and other mixed use developments (e.g. office space with apartments).

In character areas where substantial change applies, new development will contribute to an emerging and evolving future character. While neighbourhood character objectives and garden area requirements will not apply in substantial change areas, Council is currently preparing Medium and Higher Density Landscape and Design Guidelines to ensure new development will be well designed, incorporate landscaping where possible and contribute positively to the public realm through building siting, materials and visual separation.

These locations will be zoned **Residential Growth Zone**, **Mixed Use Zone** or **Activity Centre Zone**.

Figure 12: Housing change areas map





Objective H2

To facilitate housing that meets the current and long term needs of the community

STRATEGIES



- Increase supply of accessible housing for different abilities and the ageing population, by increasing awareness both internally and externally about the principles of Accessible Design.
- Increase supply of flexible housing design that allows for adaptations to support changing needs of the resident over time.
- Increase supply of family orientated apartment buildings, with 3 bedrooms and family friendly communal open space.
- Increase supply of lower to mid- scale housing which is appropriate for single and couple households.

ACTIONS



- Review and update Banyule's Liveable Housing Design Guidelines.
- Provide regular training for internal teams involved in residential planning permit applications, to identify and advise opportunities for improved Universal Design outcomes.
- Promote accessible/flexible design principles in Banyule's development community, planning permit information sessions, and any other opportunities.
- Include housing diversity requirements in the Banyule Planning Scheme for large residential developments.

Objective H3

To reduce housing inequity

STRATEGIES



- Increase access to high quality housing options for all income levels and backgrounds.
- Increase housing supply for key workers in Banyule.
- Increase affordable housing within and around major Activity Centres, employment areas and areas that have access to good public transport.
- Work with community housing providers to capitalise on the opportunities available through the National Housing Accord.
- Work with Aboriginal Housing Victoria to support First Nations people residing in Banyule determine their own housing future and secure appropriate, affordable housing that will strengthen community and cultural ties.
- Ensure good design principles and accessible design principles are applied to social and affordable housing projects.
- Increase wellbeing of social housing residents by co-locating social housing with relevant services.

ACTIONS



- Investigate a mandatory affordable housing requirement of 10% in the Banyule Planning Scheme, through a contribution requirement of 10% social or affordable housing for significant developments, and require a minimum of 10% affordable housing contributions when land is up-zoned.
- Work with housing providers to develop a guide for how affordable housing contributions can be delivered.
- Advocate for the introduction of state-wide mandatory inclusionary zoning to increase the supply of affordable housing provision being provided as part of new private developments.
- Advocate to State and Federal Government for further action to increase social and affordable housing, especially on State and Federal government surplus land or through major infrastructure projects.
- Work with Aboriginal Housing Victoria to support First Nations people residing in Banyule determine their own housing future and secure appropriate, affordable housing that will strengthen community and cultural ties.
- Develop a Memorandum of Understanding with Aboriginal Housing Victoria to improve access to housing for Aboriginal and Torres Strait Islander people living in Banyule.
- Collaborate with Community Housing providers to secure funding through the National Housing Accord.
- Increase engagement with affordable and community housing providers to identify opportunities within Banyule and articulate design expectations.
- Increase engagement with services that support social housing residents through the planning phase of social housing development to ensure the services are ready for changes in demand for their services and provide opportunity to co-locate with new social housing.



Objective H4

To expand the range of housing delivery and tenure types

STRATEGIES



- Identify and resolve barriers to delivering diverse housing delivery and tenure such as build-to-rent, rent-to-buy and cohousing developments.
- Support short term accommodation and crisis accommodation being located in Banyule.
- Support innovative housing delivery models on Council divestment sites.

ACTIONS



- Review and monitor Banyule's policy and strategy to make sure it allows for innovative housing delivery, design and tenure types.
- Review and monitor Banyule's policy and strategy to make sure it allows for short term crisis accommodation.
- Investigate ways to encourage more build-to-rent, rent-to-buy and cohousing models in new residential developments.
- Investigate ways to encourage innovating housing delivery or tenure on Council divestment sites.