

HousingStrategy

Banyule City Council

Adopted on 16 March 2009





-  Railway and Station
-  Waterways
-  Suburb Boundaries

Banyule's Suburbs and Boundaries

January 31, 2008

The City of Banyule makes no representations or warranties as to the accuracy or completeness of the information provided on this Plan.

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Executive Summary

Banyule City Council is planning for the city's future housing needs by considering issues affecting people of all ages, abilities and cultural backgrounds.

Various trends and statistics have significant planning implications for housing. The State Government has revised future projections for estimated residential populations in Local Government Areas. It is now estimated that Banyule's population will increase by about 13,500 people between 2006 and 2026 (Victoria in Future, DPCD, 2008). Along with this population increase, important trends are emerging for household size, household structure and the average age of residents.

Between 2001 and 2006 changes in household sizes revealed a strong trend towards more lone and two person households. This is expected to continue. The ageing population also has significant implications for appropriately designed and well located housing.

In Banyule, the 60 to 74 age group is expected to increase by about 22 per cent up to 2031, while the 75 plus age group is expected to increase by 23 per cent. Further detail on local housing trends and statistics are given in Appendix 3.

This Housing Strategy gives a plan for Banyule's existing and future community. It includes an Action Plan to guide Council actions for local housing towards 2030.

Housing issues facing Banyule are given under five themes:

Sustainability, Affordability, Diversity, Character and Infrastructure, Services and Transport.

Sustainability is an important theme for both Council and the community. There is strong support for an approach to housing decisions that considers not only ecological, but also social and economic implications.

Affordability is an increasing concern for many people in different socio-economic groups, with housing stress being experienced by many with a mortgage or renting.

Diversity covers a broad range of topics, but focuses on helping to meet the housing needs of those that the market does not readily provide for, including older persons, culturally and linguistically diverse communities and people with complex needs and students.

Character addresses the physical appearance of housing and the neighbourhoods in which they are located. Residents of Banyule value many things about the character of their neighbourhoods and Council supports protecting and enhancing this character.

Infrastructure, Services and Transport are all vital considerations when planning for housing. A sustainable future relies on households having convenient access to all of these three things.

These key housing issues are summarised in the Issues chapter of this report and described in greater detail in a separate Issues Paper.

A Vision and supporting goals were prepared to guide this strategy, as well as create an action plan and supporting Sustainability Framework. A Triple Bottom Line (TBL) approach was used to develop the framework.

The Housing Strategy was prepared with strong input from the community. Council began discussing this with the local community in July 2006. This community consultation included a Focus Group that provided input at all stages of the project as well as workshops that identified housing issues and reviewed suggested actions. Further detail on the process used to create this strategy is given in Appendix 3 and 4.

The Housing Strategy will be implemented through the Action Plan, which gives actions for Council to do in its roles as a planner, provider, partner and advocate over the coming years. Further detail on implementation is given in Appendix 1.

A glossary of terms is given in Appendix 5 to help describe terminology that appears in this strategy.

Throughout this document, defined terms that are described in the glossary are shown in *italics*.

Acknowledgements

The Banyule Community & Stakeholders

Council appreciates the time and contribution made by the many members of the local community and housing industry who helped create this strategy.

Focus Group members are particularly thanked. Their contribution, knowledge and insights were of great value. Members included:

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Emily Bieber

Jane Crone

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Neil Howell

John Jackson

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Lyn Trevorah

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Banyule City Council

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A Council officer Working Group helped guide and provide input during the development of this strategy.

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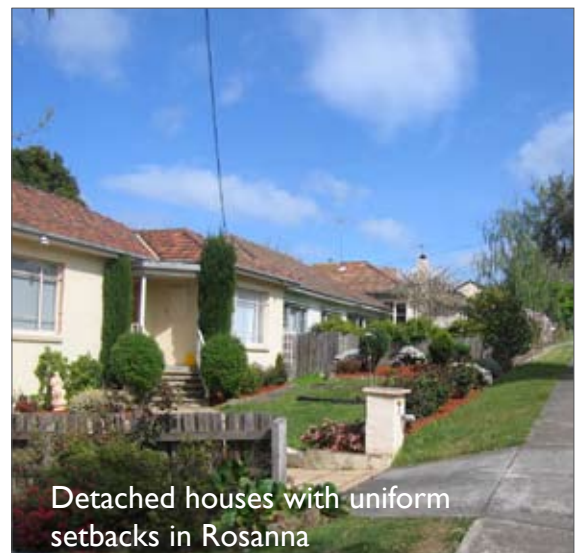
Examples of local housing



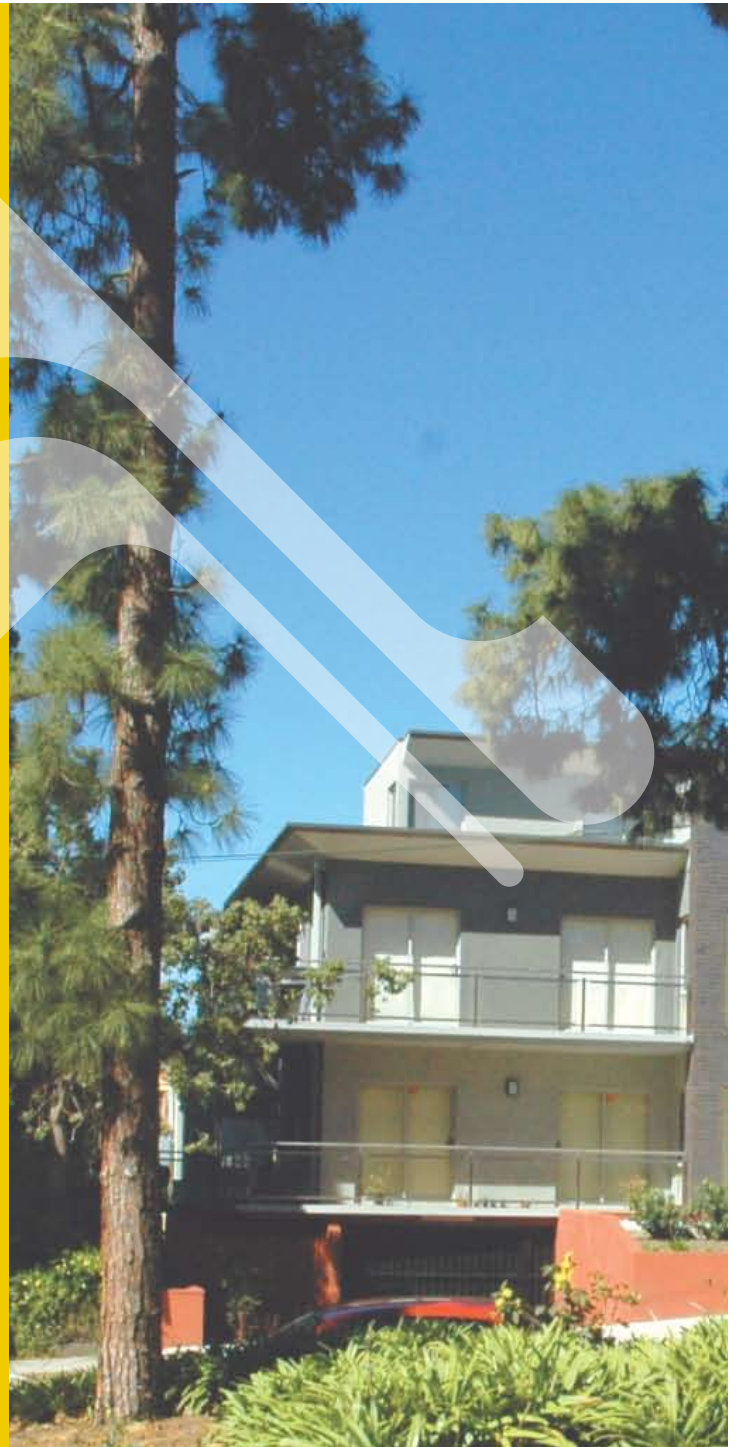
Period style house and new townhouses in Ivanhoe



Detached houses and street trees in Diamond Village



Detached houses with uniform setbacks in Rosanna



Introduction

1



Banyule City Council has identified the need to strategically plan for local housing and to consider housing issues affecting local people of all ages, abilities and cultural backgrounds. This Banyule Housing Strategy reflects this planning and includes an Action Plan to guide Council actions for local housing towards 2030.

In 2006, Banyule participated in a working group to produce the Northern Regional Housing Statement (NRHS). The Statement gives a regional framework to understand the housing needs of the projected regional community. It provides guidance to local councils for their housing strategies. The regional statement describes potential opportunities and challenges for further housing in the region. Whilst the statement includes estimates for new households, these are not targets for local housing.

Population projections for Banyule suggest a modest increase by 2030. Banyule, like many other municipalities, is experiencing a decline in household size. This trend is expected to continue in the coming years. In combination, these trends for an increase in population and a decrease in household size mean that more homes are needed in Banyule.

One of the purposes of this Strategy is to manage growth and ensure that sufficient additional housing can be accommodated in the municipality.

The NRHS indicates that local councils will need to review housing opportunities to cater for the changing needs of their communities. This includes the preparation and review of municipal housing strategies. This Banyule Housing Strategy represents a review of local housing opportunities.

Five housing themes emerged during this Strategy's development. These include:

- **Sustainability**
- **Affordability**
- **Diversity**
- **Character**
- **Infrastructure, Services and Transport.**

This Strategy focuses on promoting a sustainable future for local housing. A preliminary Housing Sustainability Framework has been developed to ensure that sustainability is an overarching driver of the Strategy.

1.1 Vision

In 2030 a greater proportion of Banyule's housing is close to good public transport, shops and services. Most new housing is around *Activity Centres*, where the community can easily walk or cycle to vital services and access public transport.

In recent years, Council's advocacy with governments and collaborative work with the community has substantially improved sustainable energy and resource use in Banyule.

Changed building and planning regulations have enabled better outcomes for the siting and design of new housing and retro-fitting of existing homes to be substantially more sustainable than they were in 2007.

Council's advocacy, partnership with others and work with the community has also encouraged State and Federal Governments to rethink their approach to housing affordability. More social and economically disadvantaged people now live in well-designed homes. There are more affordable, innovative and equitably distributed housing options available to the local community.

An increase in well-designed, *adaptable housing* options and supporting infrastructure that is accessible to all is serving the needs of a diverse and ageing population.

The local area now accommodates a wider range of well-designed housing choices to support the community and attract an increasingly diverse population to Banyule.

Local neighbourhoods have a stronger sense of place, with well-designed housing that contributes to local character, and developments that help more residents interact and play active roles in their local community.



GOALS

► **Sustainability:**

To encourage housing located with good access to public transport, shops and services, as well as housing that is designed, constructed and used to substantially reduce environmental impacts, particularly for energy consumption, carbon emissions, water conservation and motor vehicle dependency.

► **Affordability:**

To research and implement new State and Federal Government policy initiatives and local projects to improve the affordability of homes in Banyule.



► **Diversity:**

To encourage high quality housing stock that complements the existing and preferred neighbourhood character whilst satisfying the needs of a diverse range of residents from all ages, family types, ethnicities, incomes and aspirations.

► **Character:**

To protect, enhance and achieve a sustainable neighbourhood character that reflects the aspirations of the local community.

► **Infrastructure, Services and Transport:**

To encourage housing that is well supported by infrastructure, services and transport, takes advantage of public transport networks and helps to reduce motor vehicle dependency.



Examples of local housing





Housing Sustainability Framework

2



2.1 The Council's Position on Sustainability

The Housing Strategy sits within Council's broader policy context to foster a more sustainable city. The main challenge of our time is to provide for a sustainable future, in terms of the ecology, social and economic aspects. Council's position on sustainability is constantly evolving.

This chapter gives a preliminary framework for considering a sustainable future for local housing. A preliminary triple bottom line (TBL) framework for integrating ecology, social and economic aspects has been developed and is shown by the matrix on page 14.

SUSTAINABILITY AND HOUSING

A TBL framework is a useful tool to understand housing issues and explore preferred actions. However, our use of any tool should be guided by overarching principles to ensure actions are geared towards achieving a sustainable future.

There is currently considerable debate in the media and amongst professionals, elected representatives and the community about how we manage our collective responsibility to enable a sustainable future. Many consider that a significant shift in thinking is needed to promote sustainable economic and social behaviour. This is illustrated by topical discussion on climate change, particularly water conservation and energy efficiency, as well as emerging issues for resource use.

SUSTAINABILITY PRINCIPLES

A principle-centred approach can help us understand the merits of individual and organisational values and behaviours, to ensure our approach is aligned to an agreed framework. A pathway to a sustainable future may then be achieved if our behaviours are witnessed to be in harmony with well considered principles.

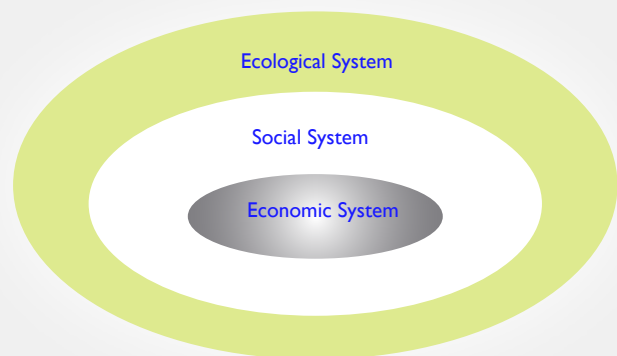
The following principles are given to help start discussion for a final Sustainability Framework.

Ongoing discussion will help develop these principles further. This wider discussion is needed as a holistic framework for sustainability should not be limited to local housing issues. Council plans on developing a Sustainability Framework that covers various aspects affecting the local community, not just housing.

Principle 1 - Protect and enhance our Ecological System

If we acknowledge that our local area could not exist without a wider life-giving ecosystem, then our ability to sustain local life is determined by our ability to support and enrich this ecosystem. This influences our sustainable use of those finite resources used to build, modify or maintain our homes and the lifestyle choices of householders.

Given this, it becomes fundamentally critical for societal and economic activities to be in harmony with our ecological system. The following image shows how social and economic systems are embedded in our ecological system.



This model illustrates the need to protect and enhance our environment to ensure social and economic goals, objectives and actions support conservation of biological diversity and ecological integrity.



Principle 2 - Enable Intra and Inter-generation Equity

An accepted definition of sustainable development comes from the Brundtland Report, Our Common Future, which states:

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

For local housing this means the supply and use of new or modified housing should meet the needs of current (intra) and future (inter) generations.

Principle 3 - Apply a Precautionary Approach

A precautionary approach is appropriate where an activity raises threats of harm to the environment, human health, safety or wellbeing. This approach helps us manage risk in the face of uncertainty.

Applying this risk management principle places a responsibility on those creating and implementing housing strategies, to ensure objectives and actions do not deviate from:

- protecting and enhancing our ecological system
- enabling intra and intergeneration equity.

This responsibility extends to considering the incremental impact of individual or collective decisions that may affect our ability to achieve a preferred housing vision. For example, a precautionary approach would ensure that a housing solution that meets the needs of the current generation would not compromise the needs of future generations.

2.2 Sustainability and Town Planning Policy

Many town planning strategies are directly or indirectly aimed at improving sustainability. For example, Melbourne 2030 aims to make Melbourne a more sustainable city by reducing the amount of land used for new development, and restructuring the city to reduce reliance on private car use and make cycling and walking more attractive. While Melbourne 2030 gives a policy context, this strategy considers policy aspects that will affect local housing beyond 2030.

Policy initiatives to create a more sustainable city can take many forms. They can relate to the way a metropolitan area is structured – the way its land is used, and the types of transport corridors. Similar initiatives can be applied at the municipal or neighbourhood level.

Another category of policy initiative can be directed at the way buildings are designed and constructed, where they are positioned on a block, their size and the location of openings. Yet another can relate to the behaviour of people – how much they cycle or walk compared to driving a car; the extent to which they purchase energy efficient household goods; whether they minimise and recycle waste; how much they economise in their use of water, gas and electricity. People can also consider indoor air quality, the impact of distances, timber certification, the life cycle of furnishings, the end-of-life of other products and whether they have re-use potential. Still others might encourage retro-fitting of existing houses with carbon-minimising or water efficient technology or apparatus, such as water tanks or solar panels.



Transport planning is an important aspect to sustainability. There is an opportunity to give residents a greater variety of transport choices to reduce their dependency on motor vehicle use; to work with the community on 'traffic taming'; and to establish people friendly environments where cars are considered as (and behave like) visitors. These choices would include increased State Government investment in upgrading public transport services and infrastructure, cycling options and walking alternatives.

SUSTAINABILITY AND THE BANYULE HOUSING STRATEGY

All strategies, policies and plans prepared by any tier of government or agency should be concerned with fostering a sustainable future for our community. This includes the Banyule Housing Strategy.

During this strategy's preparation, there was much discussion on appropriate principles to support a TBL framework. The relationship between ecological, social and economic aspects was debated and two different views were advocated. These were that ecological aspects:

1. must be the prime concern, because without a viable planet earth, all other endeavour is futile; or
2. are secondary to people having a roof over their head.

The following attempts to reconcile these perspectives and encourage further discussion:

In the long term, ecological aspects are of fundamental importance, as our ability to sustain life and access resources is dependent upon having healthy ecosystems. Our ability to ensure the sustainability of our shared ecosystem is affected by our short, medium and long term societal and economic endeavours.

Recent scientific studies, media coverage and political/community discussions are recognising that our changing ecosystem has an impact on:

- flood and drought extremes and frequency
- wildfire extremes and frequency
- biodiversity depletion
- food supplies and *food deserts*
- climatic temperature increase
- resource depletion, including the peaking of oil supply
- water supply storages, energy costs.

The roles and responsibility of local government is limited in relation to environmental, social and economic aspects for local housing. Whilst allowance can be made for advocacy and partnerships with other levels of government and the housing industry, Council does not have direct control of many housing aspects. Furthermore, the above principles are less meaningful if they are not used by the industry, reflected in legislation and witnessed in business practice, government and community behaviour. However, as a society we must start somewhere.

Whilst a local housing strategy can define preferred housing outcomes for the local community and demonstrate responsible leadership, Council's ability to influence change will be determined by its differing roles as an advocate, partner, planner or provider of services and infrastructure for local housing. Further discussion on these roles is given in Chapter 4.3.



A Housing Strategy must ensure its policies and actions are geared towards desired housing outcomes, such as “having a roof over our head”. This is reflected by the principles of intra-generational equity and precaution. Whilst this societal need is fundamental, the listed ecosystem aspects illustrate the need to broadly question our current housing consumption and use patterns.



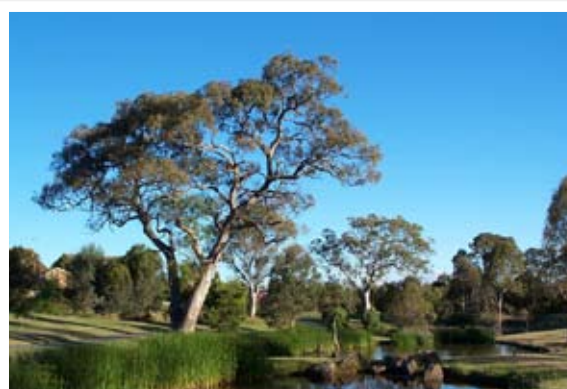
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This strategy was initially developed from a suite of issues identified in consultation with Council officers, stakeholders, local residents and relevant government departments. These issues were categorised under the following themes:

- Sustainability
- Affordability
- Diversity
- Character
- Infrastructure, Services and Transport.

Objectives, strategies and actions were then developed in response to housing issues. Although the objectives, strategies and actions address housing issues under one of the above headings, the five themes sit within an overall Sustainability Framework to reflect a TBL approach. The table on the following page shows the Sustainability Framework for this strategy and gives an explanation of relationships between each housing theme and TBL aspect.



Triple Bottom Line Sustainability Framework

	TRIPLE BOTTOM LINE		
HOUSING THEME	ECOLOGY	SOCIETY	ECONOMY
Housing Sustainability	The integration of ESD in urban design, individual housing design and household use of non-renewable resources. While ESD policies are primarily the responsibility of the State government through the Building Regulations, councils can demonstrate leadership, explore local initiatives and advocate for improvements.	Sustainability reflects the need for residents to be aware of their individual and collective responsibility to reduce their impact on the environment. Local government can play a substantial role in educating residents about how their households can be more ecologically sustainable.	The integration of ESD measures in urban design and individual housing design has considerable economic flow-on benefits, particularly in the reduction of household running costs and in the plethora of new and emerging housing related enterprises and green jobs contributing to the local and national economy.
Affordability	The integration of ESD measures can improve housing affordability in the long term, in terms of household running costs. These costs relate to energy use, water use, waste disposal and transport costs. These factors are often overlooked in housing affordability. Another aspect of the relationship between affordability and the environment is the investigation of ways to improve the affordability of integrating ESD measures into new and existing housing.	Affordability is an increasing concern for many Australian households on varying income levels. It is particularly a problem for those who are most socially and economically disadvantaged and becoming a bigger problem for others. A focus on improved housing options for socially & economically disadvantaged households will help to address many social problems throughout the municipality.	The Affordability theme is focused on the economics of housing cost. Australia is approaching an affordability crisis. Local government can play a substantial role in advocating to governments about economic policies that negatively impact on housing affordability. It can also investigate local initiatives to improve housing affordability.
Diversity	One major aspect that underpins the concept of housing diversity is the benefit of locating varied dwelling types in areas with good access to public transport and/or services. A greater supply of medium and higher density housing in these areas will enable more households to reduce their reliance on the car, in turn, reducing greenhouse gas emissions.	A diverse housing stock will help to address the needs of all residents, including those who the market does not traditionally provide for. This includes not only a range of housing types to provide greater choice, but also housing that can be adapted to suit the needs of its inhabitants. A diverse range of dwelling types means that residents of all backgrounds, ages and income levels are able to live in the same neighbourhoods, resulting in a truly diverse community.	An improvement in the diversity of housing, in terms of the provision of different housing types, as well as housing that can be adapted to suit the needs of its inhabitants, can reduce the need for costly relocation or refitting when household circumstances change. It may also enable a greater proportion of households to reside in housing formats that are more economically sustainable.
Character	The study of housing character traditionally focuses on the aesthetic qualities of housing and neighbourhoods. Local government can also guide the character of future development to be ecologically sustainable in terms of urban design and individual housing design, by prioritising ESD measures.	The protection of existing neighbourhoods that exhibit highly valued characteristics as well as enhancement of areas that may be lacking in valued characteristics can improve the 'sense of place' in the municipality and strengthen the local identity that is felt by residents. People friendly streets that are not dominated by motor vehicles can lead to enhanced communication between residents and visitors.	The protection of existing neighbourhoods that exhibit highly valued characteristics as well as enhancement of areas that may be lacking in valued characteristics may have the flow-on effect of strengthening the local housing economy by sustaining and improving housing value.
Infrastructure, Services & Transport	Adequate access to services, walking and cycling infrastructure and public transport for all households reduces reliance on the car as the dominant mode of transport.	Adequate access to infrastructure, services and transport enables residents to be independent and also to interact with each other. It is imperative that residential areas be well supported by infrastructure to enable a socially healthy community. Community spaces such as parks, gardens and sporting facilities will encourage social interaction.	A residential community that is well supported by infrastructure, services and transport is a more economically viable community. Convenient access to transport and services can reduce the cost of living by removing the need to travel long distances. The flow-on benefits of a community that is well supported by infrastructure, services and transport includes, among other things, the attraction of local business and investment.

2.3 Triple Bottom Line Outcomes

The triple bottom line outcomes associated with the Objectives, Strategies and Actions under each housing theme have been developed on the assumption that each action will be done successfully. They are seen as both long and short term outcomes and are listed under the headings of Environmental, Social and Economic Sustainability Outcomes. This approach demonstrates that each triple bottom line has been addressed in the Objectives, Strategies and Actions under each housing theme.

2.4 ‘Aspirational’ Goals

This strategy has been prepared within a regulatory context. Many of the policy aspirations expressed by the local community are best responded to by actions outside the Council's responsibility. For example:

- housing affordability is largely determined by market forces of supply and demand. Some of the other pressures on affordability are:
 - a) State and Federal Government taxation policy
 - b) State Government limiting the development of outer suburban areas has reduced the supply of new land for housing development
 - c) State and Federal Government funding shortfalls limiting the supply of social housing for those in this demographic
- environmental initiatives such as solar heating and water conservation require legislative changes at the State level.

In both instances Council can take meaningful initiatives to advocate for regulatory changes and partner with others who are advocating for change or committed to delivering improved outcomes.

This strategy maps out ways for Council to take pragmatic, step-by-step actions that will have a meaningful outcome, where the current regulatory framework is considered inadequate. The strategy is aspirational – it deliberately sets its sights high.

It is important to set aspirational goals. For example, the UK government has recently announced that it wants all new housing to be carbon neutral in 10 years. This goal has been announced in advance of their plan to achieve this objective. Given the seriousness of the sustainability challenge, this kind of aspirational target is justified and recognises the magnitude of the threat to future generations to have access to equitable housing.

During preparation of this strategy, the following question was asked:

Should Banyule's Housing Strategy have aspirational goals of this kind and what should they be?

Participants supported the need for aspirational goals and their feedback helped define goals for each housing theme to reflect the desired outcome for future housing.



Examples of local housing



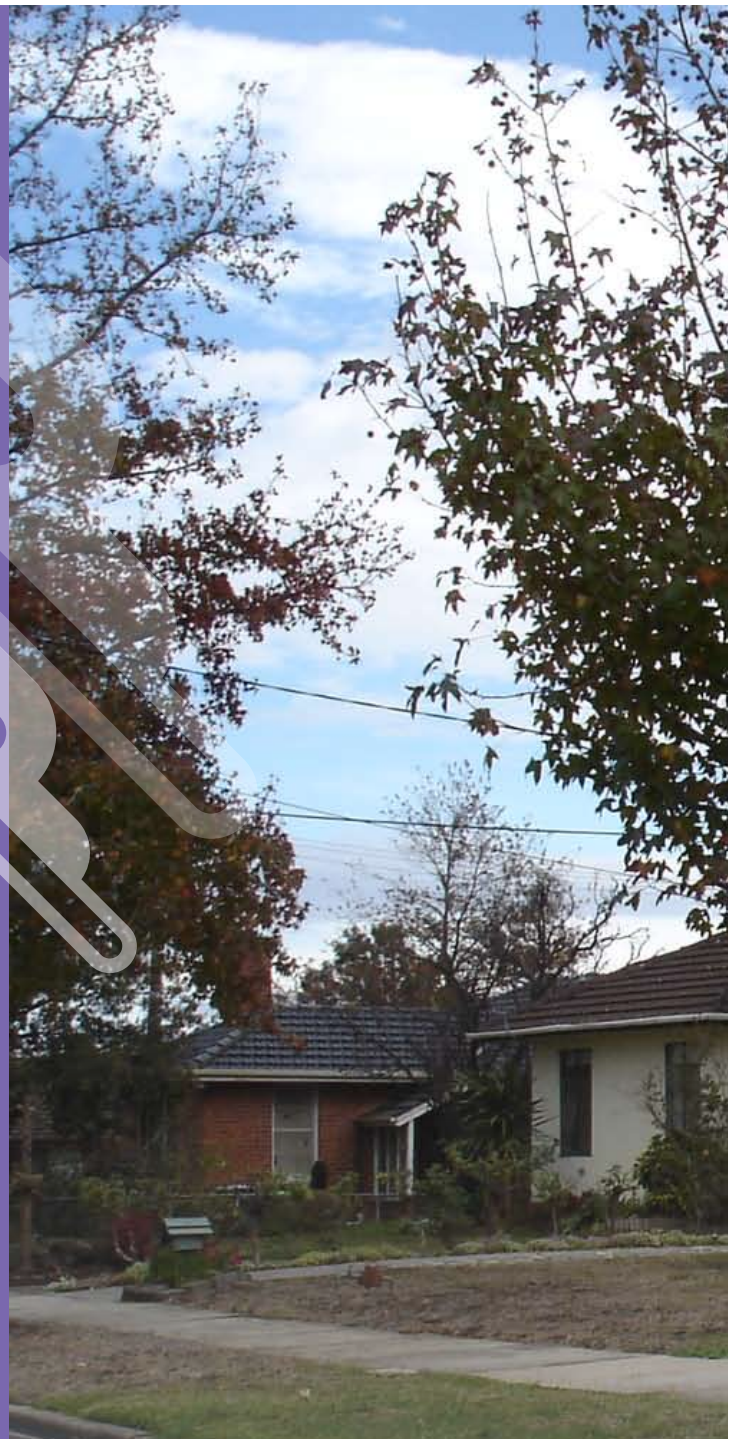
Older apartments in Heidelberg West



Detached house in Greensborough



Streetscape in Ivanhoe



Housing Issues Facing Banyule

3



Housing issues have been grouped under five themes:

Sustainability, Affordability; Diversity; Infrastructure, Services & Transport; and Character. These issues are summarised below.

3.1 Sustainability

SUSTAINABLE HOUSING AND URBAN DESIGN

Housing and associated residential activities contribute substantially to the emission of greenhouse gases and use of resources. There is a need for the location, density and design of housing in Banyule to be much more sustainable in order to strive for zero greenhouse gas emissions and avoid resource depletion. While it may be more difficult to incorporate ecologically sustainable principles into existing housing, retro-fitting should be strongly encouraged.

The planting and removal of vegetation has a bearing on the amount of greenhouse gases absorbed in Banyule. An increase in local vegetation cover has the potential to increase the take-up of greenhouse gases in our area. Changes to vegetation also affect local biodiversity, opportunities for water sensitively designed outcomes, possible energy savings and increased personal comfort brought about by tree shading onto buildings and spaces.

TRANSPORT NEEDS

Residents of Banyule are highly car-dependent due to the inadequacies of public transport in some areas, lack of convenient access to shops and services and the low density of some development. New housing should be located in parts of the municipality with good access to public transport, shops and services.

Emerging implications for fossil fuel depletion is reinforcing the short-term need to rigorously reduce car dependency.

Significant investment in public transport infrastructure is needed to give local residents options other than car dependence. State Government cooperation through transport improvements must occur if the objectives of a “more compact city,” as outlined in Melbourne 2030, are to be achieved. Improvements are also needed to reduce reliance on fossil fuels, which utilise a diminishing and increasingly more expensive resource.

THE COST OF ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD)

There is a perception that the initial expense of ESD measures in new or into existing houses is a financial barrier for many households. There is an ongoing opportunity for Council to continue to advocate for the long-term cost benefits of ESD and continue to inform the community about the rebates available in order to encourage more sustainable lifestyle options and behaviours.

Further discussion and debate on principles and a framework for sustainability can help raise awareness and change the behaviour of current consumer preferences and habits that contribute to housing construction and usage costs. To offset additional construction costs and to encourage ESD, incentives could be given to developers that demonstrate a clear commitment to go ‘beyond compliance’.

STATUTORY IMPLEMENTATION OF ESD

Current housing codes, regulations and state policies limit Council's ability to implement meaningful ESD measures through the *Banyule Planning Scheme*. ESD should be given much greater weight by State and Federal Governments by improving Building Codes, Building Regulations and the State Planning Policy Framework.

Along with ongoing advocacy for action from the State Government, there may be various techniques available to encourage better ESD outcomes that exceed existing compliance standards. This includes giving support to those developers who are leaders in delivering ESD outcomes within well-designed proposals and secondly delivering a strong, proactive and strategic communication campaign.



WATER

Water is a limited resource that must be sustainably used by all. To meet future water demand, and in response to the long-term drought and climate change, the Victorian Government has introduced a strategy to reduce total per capita water use across the central region of Melbourne by at least 25 per cent compared to the 1990s average. This will require households in Banyule to substantially reduce water use. Greater public awareness about how water usage can be minimised will also be required.

Further research, discussion and debate leading to a Sustainable Water Policy for Banyule are needed to maximise harvesting and re-use potential. There is also scope for Council to work with established community groups that have expertise on water management.

ESD IN HERITAGE BUILDINGS

ESD is commonly overlooked in the renovation or restoration of residential buildings that are affected by the Heritage Overlay. The heritage aspects of these buildings should be managed while ESD works are done to secure improved environmental performance.

3.2 Affordability

Housing affordability is an increasing concern for many people in different socio-economic groups. It is particularly a problem for those who are most socially and economically disadvantaged and becoming a bigger problem for others.

Housing affordability has become a national issue, with households across various income levels facing housing stress (when households incur housing expenses above 30 per cent of their income).

Owning your own home is a goal fast slipping away from many Australians. The affordability of homes and strategies to ensure housing affordability is largely influenced by three things:

- market forces
- Federal Government Policy
- State Government Policy.



Case Study 1

Margaret's innovation in Ivanhoe



Margaret Young

Margaret and David Young have found a clever way to provide their heritage listed home Ravenswood with Green Power: by placing 56 x 175 Watt solar panels on their adjacent north facing property. Now their electricity meter runs backwards, boosting rather than draining the grid for much of the year.

The Young family are very passionate about taking a leadership role when it comes to Climate Change. They are deeply concerned and understand the ecological impacts that a warming of the earth will bring: water shortages, the possible destruction of the Amazon and other forests which are the lungs of the earth, stronger cyclones and storms.

In December 2006 the Young family installed a large solar powered electricity system as well as a solar hot water system to show themselves and their community that it is possible to power a residential home without emitting greenhouse gases. Back in 1988 they installed a 106,000-litre rainwater tank to the amusement of some who wondered why it was necessary. Now it is keeping their beautiful heritage garden and 100 year-old trees alive.

Margaret says: "I think my science background has helped me to understand and therefore take seriously how environmental degradation negatively impacts on both humans and the natural world. I remember seeing a photo in the local paper showing a local creek as it once was, very beautiful, bountiful in fish and invertebrates and feeling upset to see its present lifeless and degraded state."

The Youngs have also reduced their energy use by installing skylights in their living areas, using compact fluorescent light globes, building pergolas to the north to create shade and cool areas around the home, and have planted a small indigenous garden.

Local Government has a very limited role in addressing the macro-economic parameters that affect housing affordability. It can provide frameworks and take action to promote affordable solutions by addressing density, zones, housing type, standards and considering innovative options. Council needs to be working at the 'coal face' of the community in order to recognise community needs and solutions. Local Government can also advocate the need for legislative changes at the Federal and State level.

There is general concern at the current disparity between incomes and housing prices. Council strongly seeks State and Federal Government action to address this increasing social problem.

There is an opportunity for Council to explore a coordinated approach for advocacy and other actions that promote improved housing affordability in Banyule. This can be done by investigating the development of an Affordable Housing Action Plan. For examples of what other Councils and governments worldwide are doing to tackle the issue of affordability, see Appendix 1 and 2.

AFFORDABILITY DISCREPANCIES ACROSS BANYULE

Affordability in some areas of the municipality is decreasing at a faster rate than others, forcing households on lower incomes to relocate.

There are some suburbs in Banyule that are known to be more affordable to households on low incomes than others. More evenly dispersed *affordable housing* would encourage diversity and would reduce socio-economic polarisation in the municipality.

PRIVATE RENTAL HOUSES

There is a lack of affordable houses in the private rental market in Banyule. This results in households either having to relocate or to live with housing stress.

PUBLIC HOUSING

The supply of local public housing is unable to meet demand, based on current figures supplied by the Office of Housing for the North and West regions of metropolitan Melbourne. This results in residents being forced to live with housing stress, homelessness, and increased pressure on transitional and crisis accommodation. The State Government will need to provide more public housing if this issue is to be addressed.

LEVELS OF DISADVANTAGE

Overall, Banyule is considered to be relatively privileged in terms of income, educational attainment, employment levels and residents in skilled occupations, when compared with other metropolitan municipalities.

A more detailed analysis of the Index of Relative Socio-Economic Disadvantage (2006 Census) reveals that some Banyule suburbs are substantially more privileged than others. The disadvantaged areas are amongst the most disadvantaged in the state. This reflects a disparity in local housing quality.

QUALITY OF AFFORDABLE HOUSING

The choice between high quality and *affordable housing* is often seen as a trade-off. However, the long-term social and economic costs of allowing poorly designed and constructed housing are extensive and unnecessary.

Poor quality housing that is insufficiently maintained ultimately ends up having an impact on the resident's health, and requires greater economic input from residents and the government in the long term. There needs to be a greater balance between availability and affordability. This will enable better outcomes for well-designed, quality affordable housing that does not compromise the character of the existing or desired future environment.



3.3 Diversity

LACK OF HOUSING DIVERSITY WITHIN SUBURBS

While figures show that there is a wide range of different types of houses across the municipality, they are not evenly dispersed across all suburbs. An increase in housing diversity across all suburbs would allow residents to live within their local area throughout their life and would help avoid the formation of pockets of social disadvantage. This needs to be carefully balanced with the preferred character of areas and opportunities for greater housing diversity within *Activity Centres* and other accessible places. Maps showing Banyule's suburbs and *activity centres* are shown on the front and back pages of this document.

BARRIER FREE HOUSING

The types of houses available in Banyule do not adequately provide for the needs of all residents. Policy intervention may be required to ensure that housing meets the needs of groups such as older persons, those with disabilities, indigenous and ethnic communities and particularly those that want to remain in the local area.

While the State Government recognises that there may be a need for state-wide provisions related to *barrier free* housing, there is an opportunity for Council to explore local initiatives to encourage accessible *barrier free* housing and advocate for change.

Additional building works, which ease access and use of houses for those with a disability, may affect the upfront purchase costs for new homes. Given the ageing of the local community, there is an opportunity for Council to advocate for the long-term economic and social benefits that will arise by improved building standards that enable new houses to be more accessible for those with a disability.

Audrey & Clive's History in Heidelberg

When Audrey and Clive Williams moved to Heidelberg in 1953 there was nothing but paddocks on the other side of Rosanna Road. "My neighbour cried in 1956 when the bulldozers moved in to clear the trees for more housing," Audrey remembers.

Mr and Mrs Williams, who are now in their late 70s, bought their block of land for 175 pounds (about \$350). Clive did a plumbing apprenticeship during WWII, then kept busy for years connecting homes to the new sewerage system.

There were far fewer cars in those days. Clive says "I built my first house in Reservoir using a pushbike. I built a trailer for



Audrey & Clive Williams in the home that has served them well

it so I could deliver doors and everything to the site." People used to live in the garage while they built their homes. There weren't big building corporations and display villages back then. A lot of the neighbours built their own homes, or organised tradesmen to do it.

In 1953 a plumber earned about 16 pounds a week (roughly \$32). So for 11 weeks' pay you could buy a sewered block of land. The equivalent now would be buying a block for about \$11,000. Instead people in Banyule are paying \$300,000 plus for land in 2006. That's 300 weeks pay for someone on the average wage of \$50,000 a year. That declining land affordability is the main difference Clive and Audrey have noticed over their 50 years in the area. They built their own house for 1200 pounds (\$2400) – about 75 weeks' pay. In late 2006 a weatherboard with no garage in their street sold for \$456,000. At 2006 pay levels Clive and Audrey's house cost about \$75,000. So the cost of building a house has probably doubled – offset to some extent by the dual-income trend. But the cost of land is now 27 times higher.

Audrey and Clive raised four children in their three bedroom weatherboard and now have nine grandchildren. A handful of "the originals" who've been neighbours for half a century still live in their street and "look out for each other." As the originals pass away young families are moving in and the cycle starts again. Clive and Audrey have no plans to move. They love the area, the trees, the 50-year old neighbours, and being just a five minute walk from the Rosanna shops and train station.



CRISIS ACCOMMODATION AND TRANSITIONAL HOUSING

There is a gap in crisis accommodation across Melbourne's north-eastern region, with a lack of crisis or emergency accommodation in Banyule.

HOUSING ISSUES FACING THE AGEING POPULATION

Banyule, like many areas of Melbourne and indeed cities in the western world, has an increasingly ageing population. Housing stock should be diverse so that people who are ageing can continue to live in the community where they have a social network, family and support services.

Development tailored towards the ageing should take into account the physical needs of those in their advancing years. This type of development should also be located within or close to *Activity Centres* so to enable easy access to public transport and services such as shopping. Multi-level housing located *Activity Centres* should consider the ageing population through the provision of lifts and other measures for ease of mobility.

Housing development for older persons should be appropriately designed, such as single storey without split levels, staircases and the like. Such homes should be compact but still large enough for residents to lead an active lifestyle.

Some members of the ageing population may be forced to remain in larger homes due to a lack of alternative options. As the population continues to age, options for lower-maintenance medium and *higher density housing* will need to be provided.

The ageing population will require an age-friendly built environment. Current housing stock and urban design may be inadequate for existing and future older residents. Banyule's undulating landscape is sometimes described as an access barrier for the ageing population, placing limits on household mobility. However, this landscape can also be seen as a means to promote health and wellbeing through walking and cycling.

There is also a need to maintain a diverse age population in Banyule. As people grow older, it is also important to attract younger people to the municipality. To do this Council should take initiatives such as improving the availability of student housing within *Activity Centres* and investing in art based projects and spaces in accessible places.

PEOPLE WITH COMPLEX NEEDS

People with complex needs can easily fall out of the system as they may not be able to afford housing in Banyule. This can result in problems such as homelessness and antisocial behaviour. Community resilience, supported by socially savvy local government funded outreach workers can reduce this problem.

HOUSING ISSUES FACING CALD COMMUNITIES

Public housing often fails to meet the varied needs of culturally and linguistically diverse (CALD) communities. For example, larger families are often forced to live in small houses and the design of houses within many public housing developments does not adequately serve the needs of certain religions and cultures.

CALD communities have expressed concern for the lack of well-designed accommodation that provides for diverse community needs. This includes housing aspects for older members of CALD communities, particularly as they revert to their first language in the ageing process.

Recently established CALD communities have reported abuse due to public housing arrangements. These issues need be addressed sensitively to reduce stress and anxiety levels in the home.



HOUSING ISSUES FACING THE INDIGENOUS COMMUNITY

Research has shown that Indigenous households nation-wide may face a range of impediments to gaining access to mainstream public and community housing and to sustaining such tenancies over time. Nationally, the rate of moderate overcrowding for Indigenous households in public housing is twice that of non-Indigenous households.

STUDENT ACCOMMODATION

As students continue to be forced to look for smaller, more affordable accommodation, there may be a greater demand for apartments near railway stations and major bus routes in Banyule. Affordability may be improved in these locations by encouraging developers to provide less car spaces in developments close to *Activity Centres* and public transport. However this must be offset by exemplar integration of pedestrian and cycling infrastructure and design in developments.



Adam's rental search in Ivanhoe

Adam Cheyne, 23 was a former student at RMIT in the city who rents a house with a fellow student in Ivanhoe. As a renter he has a first-hand perspective on the challenges and costs of finding a rental house in today's tough market.

2006 Census information for Banyule showed that about 21 per cent of the local community was renting a home. This proportion has increased from previous years.

Adam, who grew up in Greensborough, pays \$280 per week for a two-bedroom semi-detached brick villa unit that was built in the 1980s.

He found his current home online through the rental search site www.domain.com.au "I looked for a solid two months before I had any luck," Adam recalls. "We were going to 'open for inspections' last summer and there would be 30 or 40 people competing for each property. "Because we were students price was a big issue. We paid \$140 each, which was nearly half of my weekly wage when I was studying "

"My home is close to work, I can easily get to university and into the city. The local Ivanhoe shops are also within easy walking distance. I'm living in a great spot," he says. "I'd like to buy as soon as I can because the market seems to just keep going up."

Renting hasn't become any cheaper. "I've been renting for five years now," Adam says. The first place was \$220 a week. I know when I moved out two years later the next tenants paid \$240. We were paying \$280 a week in early 2007 for much the same thing."



Student Adam Cheyne



3.4 Character

SUSTAINABLE AND PREFERRED CHARACTER OUTCOMES

Current residential development policies sometimes fail to ensure that new residential development is socially and ecologically sustainable and also contributes to a preferred future neighbourhood character. Residential development policies could be more reflective of community and Council aspirations and the needs of future generations.

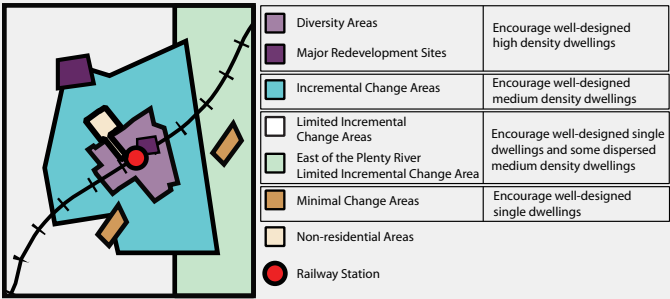
The preferred future character will be influenced by various factors including the aesthetic and environmental contribution made by vegetation and landscapes across Banyule. This will be influenced by the presence of significant trees, substantial trees and other vegetation that contributes to the preferred character of specific neighbourhood precincts and Banyule’s environmental attributes. Preferred future character may also include aspirations for more vegetation in residential areas.

CHANGING AND EVOLVING CHARACTER

Some areas in Banyule will need to continue to accommodate change, both as a normal part of growth, and to cater for the community’s changing housing needs. This change should be carefully managed to ensure the broader objectives of neighbourhood character and housing are met.

DIRECTING NEW HOUSING TO THE BEST PLACES

The ability to protect and enhance valued neighbourhood character across Banyule depends on directing new housing to places able to accommodate greater densities and increased diversity. This strategic priority is illustrated by the following diagram.



In **Diversity Areas**, a variety of different housing types will be encouraged, including medium and *higher density housing*. This will enable a greater proportion of new housing in these areas so more people have better access to public transport, shops, services and community facilities.

Incremental Change Areas are those residential areas immediately surrounding the core of *Activity Centres* and along sections of the Principle Public Transport Network, which gives good access to *Activity Centres*.

Limited Incremental Change Areas occur in all residential locations throughout the municipality outside Diversity, Incremental, Minimal Change areas and the area east of the Plenty River. Limited Incremental Change Areas generally do not have convenient access to public transport, shops and services, and therefore only a low level of housing change will be encouraged.

The area east of the Plenty River has a unique treed character. This calls for a modified approach to supporting limited incremental change that is sensitive to this unique character.

Minimal Change Areas exist across the municipality on sites and in precincts affected by heritage and outside Diversity Areas. In these areas little change will be encouraged.

By applying the above typology for all of Banyule’s residential areas, future housing will be guided towards accessible places. This approach will help establish planning policy to protect and enhance valued neighbourhood character across Banyule.



NEGATIVE PERCEPTIONS OF MEDIUM AND HIGHER DENSITY DEVELOPMENT

There is a commonly-held view among many residents that medium and *higher-density* development poses a threat to established residential areas. This is resulting in negative perceptions of this housing. These perceptions are likely to be associated with poor quality design in some developments. This could be addressed with a well-designed communication strategy and campaign.

THE CHARACTER OF PUBLIC HOUSING

The neighbourhood character and appearance of public housing areas are in need of further attention. Continued involvement in the Neighbourhood Renewal Program in Heidelberg West, as well as further initiatives in partnership with the Department of Sustainability and Environment and the Office of Housing will help community perceptions of public housing areas improve.

STATUTORY IMPLEMENTATION

There is a need to update the Neighbourhood Character Study to identify areas of significant character, areas that have particular elements that require protection, and locations that could accommodate additional growth or redevelopment. Appropriate statutory policy options should then be applied in order to carefully manage growth. Alternative *planning scheme* zones and overlays could be explored as tools to protect or enhance the character of certain areas.

Emily's Arrival in Heidelberg West

Young local resident Emily Bieber is a social worker in Banyule, working with residents who are living with a mental disability. She and her husband Dominic, have bought a three bedroom concrete prefabricated house about 50 years old in West Heidelberg near the Bell St Mall.

Housing affordability was the biggest factor in their buying decision. Emily says: "We wanted enough backyard for chooks and vegetables. We liked the fact that this house had an established garden and a garage and three bedrooms." She and Dominic were astonished that banks offered to lend them a staggering \$600,000 but they didn't want to take on that level of debt.

The young couple looked at Preston (which was a bit more expensive) and Reservoir (which seemed to have a less preferable character) before settling on Heidelberg West in the Olympic Village area. Emily hopes Heidelberg West will retain its multinational diversity. Having moved from Fitzroy she says cultural variety and good international food are vital. "If I have kids I want them to grow up around people who've had different life experiences," she says.



Emily Bieber

"I'd get bored living in a wealthy homogenous suburb. Some of the area's new residential developments look more like a movie set than a neighbourhood. In Heidelberg West the people over my back fence speak Arabic, and our next door neighbours are Croatian. There are Southeast Asian, Greek and a lot of African heritage all around. There are families with young children, some teenagers, young childless couples like us and older people living alone after 50 years in the neighbourhood. We like that variety."

Emily says public transport is adequate, with the Bell Street buses giving access to just about everywhere, but it would be nice to be able to walk to a train station. Emily and Dominic access basic services like bread and milk at Bell St Mall, go to Leo's Supermarket in Burgundy St and Preston Market for specialty groceries, and love Northland and Bunnings.

Emily would like to see more public housing mixed in with the private in Banyule, and more of a mix, especially smaller places to cater for the growing number who seem to live alone.



3.5 Infrastructure, Services and Transport

LIMITATIONS TO INFRASTRUCTURE PROVISION

Some housing infrastructure may need to be upgraded or modified to support the sustainable use of limited resources. For example, household water and power infrastructure should be reviewed to encourage sustainable consumption and avoid ecosystem impacts. Similarly, the likelihood of increasing fossil fuel costs may have an impact on the future funding needed to re-sheet bituminised road surfaces.

There may be environmental constraints that limit what infrastructure can be provided for new and existing housing in the future. For example, the ability to retrofit stormwater treatment works into local drainage systems will be influenced by the prevailing street pattern, road widths and available spaces within urbanised stormwater catchments. Further investigation is needed to appreciate potential constraints and give direction to future physical infrastructure strategies.

Opportunities to improve energy efficiency of infrastructure serving residential areas should be explored. Particularly for street lighting.

INFRASTRUCTURE NEEDS

As household structure, house size and density continue to change, the needs of residents to access infrastructure will also change. Further investigation is needed to estimate the extent of future infrastructure. To do this an understanding of Banyule's residential, commercial and retail growth capacity is needed. This investigation would explore preferred locations and funding models to enable timely provision to support a 2020 Infrastructure Strategy.

INADEQUACIES OF CURRENT PUBLIC TRANSPORT

While some suburbs in Banyule are well-served by public transport, others have inadequate access to the network. These inequalities should be recognised in planning for housing, while continuing to advocate for improved public transport infrastructure.

The State Government's transport strategy, *Meeting Our Transport Challenges*, makes some commitment to improved transport services. Further State and Federal Government investment is needed to address the inadequacies of the public transport system.

CAR DEPENDENCY

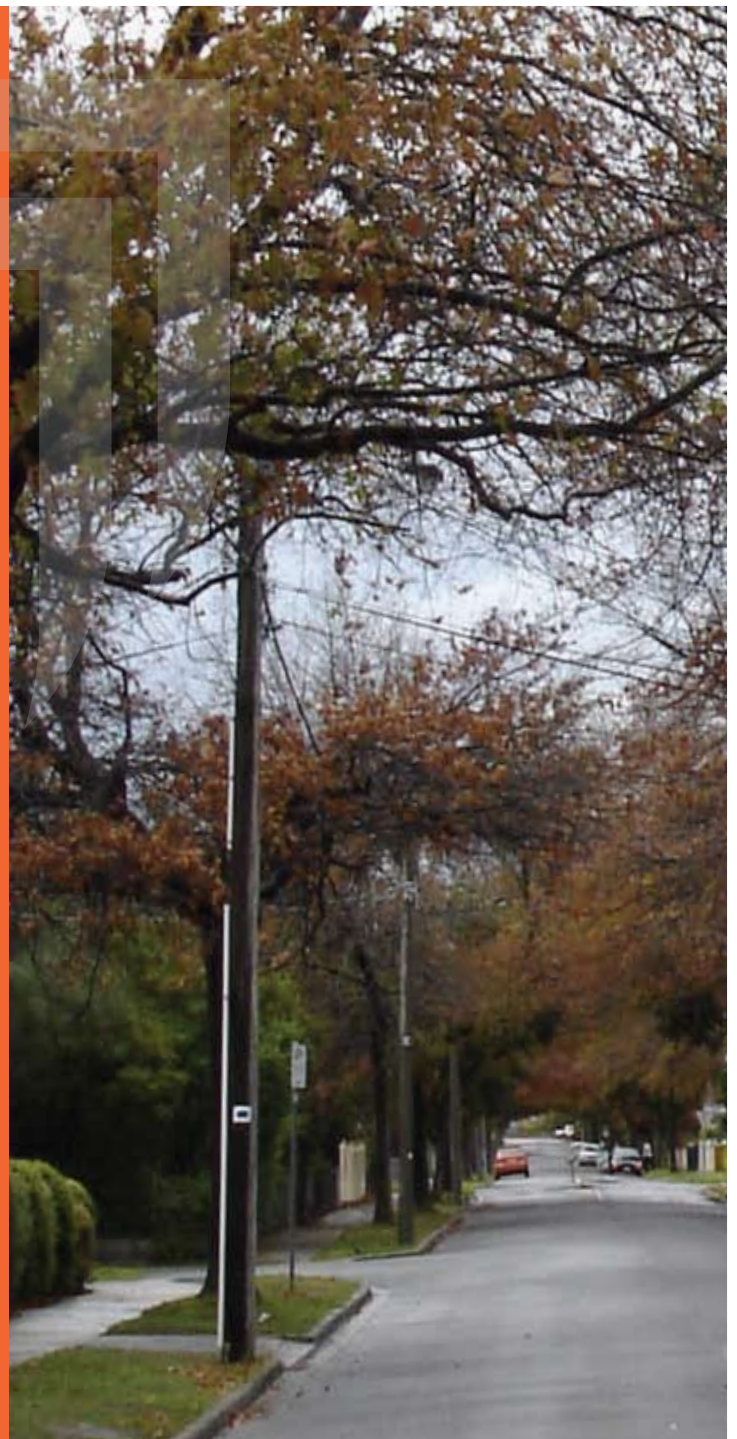
Residents of Banyule are highly car-dependent. There is an opportunity for Council to promote alternative modes of transport and develop policies that establish and support a hierarchy of preferred modes in certain areas, such as *Activity Centres*, other community hubs and residential areas.

In areas with poor public transport and high car dependency, the concept of car pooling should be further examined and encouraged until public transport services are improved.

ALTERNATIVES TO CAR USE

Cycling and walking are currently underestimated as viable modes of transport and are often perceived as unsafe. There is an opportunity for cycling and walking to be promoted further, while ensuring that bicycle and pedestrian networks are safe, accessible and continuous. Promotion should illustrate the community health and wellbeing benefits of using these more sustainable modes of movement. This promotion would also highlight the health and wellbeing benefits of walking and cycling in Banyule's hilly local environment.





Housing Strategy Action Plan

4

The Housing Strategy Action Plan is structured under the five housing themes of Sustainability, Affordability, Diversity, Character, and Infrastructure, Services and Transport.

4.1 Aspirational Goals

For each theme, the following aspirational goals apply:

- ▶ **Sustainability:**
To encourage housing located with good access to public transport, shops and services. Housing that is designed, constructed and used to substantially reduce environmental impacts, particularly for energy consumption, carbon emissions, water conservation and motor vehicle dependency.
- ▶ **Affordability:**
To have new State and Federal Government policy initiatives and local projects researched and implemented to improve the affordability of homes in Banyule.
- ▶ **Diversity:**
To encourage high quality housing stock that complements the existing and preferred neighbourhood character whilst satisfying the needs of a diverse range of residents from all ages, family types, ethnicities, incomes and aspirations.
- ▶ **Character:**
To protect, enhance and achieve a sustainable neighbourhood character that reflects the aspirations of the local community.
- ▶ **Infrastructure, Services and Transport:**
To encourage housing that is well supported by infrastructure, services and transport, takes advantage of public transport networks and helps to reduce motor vehicle dependency.

4.2 Objectives, Strategies and Actions

Objectives have been developed for each of the aspirational goals. Each objective is accompanied by a set of strategies and actions that aim to achieve the objective.

4.3 Monitoring and Performance

For each action, the Plan indicates the Council's role, for implementation, and the priority of the action. For each strategy, a performance parameter is given.

ROLE / PRIMARY RESPONSIBILITY

The Council will play different roles in the implementation of the Housing Strategy. These vary between the roles of planner, provider, partner and advocate. These roles and the various activities associated with them are outlined below.

PLANNER

As a planner, it is the Council's responsibility to plan for the housing needs of the City within the existing legislative framework and through the *Victoria Planning Provisions*. The Council is able to plan for local community needs by developing plans, strategies and policies, which may sit within or outside the statutory framework.

This Strategy gives opportunities for Council to further develop its planning policies, and implement existing strategies, plans and policies. It is primarily through statutory implementation that Council's role as a planner is realised. This role is also fulfilled through the enforcement of existing and new statutory controls.

PROVIDER

In the implementation of the Housing Strategy, the Council may act as a provider, either directly or indirectly for housing. In a direct sense, Council may choose to investigate opportunities for affordable housing on land it develops for changing community needs. In an indirect sense, it may provide access to education in relation to housing issues and solutions, and services or programs for individuals or households within the municipality.

PARTNER

Partnerships between the Council and other parties will play a large role in the non-statutory implementation of this Strategy. In many cases, local government is unable to do projects or initiatives alone and must rely on partnerships with both the public and private sector. Some of these partnerships may include those with:

- State Government departments and agencies for the provision of affordable housing, sustainable housing demonstration projects and improvements to infrastructure. Opportunities are available for the Council to seek funding to work in partnership with various State projects such as Meeting our Transport Challenges
- *housing associations* for the provision of affordable or social housing
- socially and environmentally responsible developers for the promotion and support of housing that contributes to the objectives of the Housing Strategy.

ADVOCATE

The Council's role as an advocate filters strongly through this strategy, and will play a pivotal role in its non-statutory implementation. For housing, there are many factors that are out of the control of local government. In particular, those that relate to State and Federal Government policy.

One of Council's roles will be to act as an advocate to these levels of government, in the best interests of the local community.

It will be important for Council to develop strong advocacy plans, whether alone or in partnership with other local councils or the Municipal Association of Victoria (MAV), to ensure that the Council's views are well communicated.

Council's advocacy role could include making representations to State or Federal Government departments and agencies in relation to:

- developing planning tools to ensure the provision of affordable housing
- increasing provision of public housing in the municipality
- improving public transport and transport policy.
- changes to economic policies that increase the housing cost.



PRIORITIES

Actions will be prioritised into **H**igh, **M**edium and **L**ow priority to be done over the life of the strategy. Council has started some actions, these include but are not limited to:

- planning for *Activity Centres*, such as Greensborough, Heidelberg, the Mall and Ivanhoe
- reviewing local housing capacity
- reviewing the Neighbourhood Character Study
- investigating a policy for 'Ecologically Sustainable Development in the Built Environment'
- advocating the State Government for improved ESD planning controls for new developments, as well as improved public transport services.

Priorities will be periodically reviewed and reassessed in line with available budgets, resources and funding opportunities.

PERFORMANCE INDICATORS

Performance Indicators for each strategy have been provided to measure the success of each strategy. The indicators are quantifiable characteristics or timelines that could be turned into Performance Targets.

4.4 Triple Bottom Line Outcomes

At the end of each theme, the Action Plan gives triple bottom line outcomes. Environmental, Social and Economic Sustainability outcomes are listed for each theme to ensure that the triple bottom line approach is carried through the Strategy.



I. Sustainability

Objective I.1: Reduce car-dependency, pollution, greenhouse gas emissions and encourage sustainable transport modes including walking, cycling and public transport.

Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy I.1.1: Locate new housing close to the Principal Public Transport Network (PPTN) and identified Activity Centres .	Use a Housing Capacity Analysis for <i>Activity Centres</i> to identify locations for additional housing with good access to services and modal transport hubs.	Planner	The proportion of trips made each year by residents on public transport.	H
	Use a Housing Capacity Analysis for residential areas outside <i>Activity Centres</i> to identify any locations able to accommodate additional housing along main roads with good access to the PPTN, or on Strategic Redevelopment Sites with good access to the PPTN.	Planner	The proportion of housing approvals in proximity to <i>Activity Centres</i> and in Housing Diversity Areas.	H
	Develop and implement Activity Centre Structure Plans that identify areas for additional housing within <i>Activity Centres</i> .	Planner		H
	Develop and implement a local policy to direct medium density housing to <i>Activity Centres</i> and key Strategic Redevelopment Sites with good access to the PPTN, shops and services.	Planner		H
Strategy I.1.2: Encourage residents to work from home and increase the viability of telecommuting to promote a small business economy in the local area, with reduced car dependency.	Review Council's Economic Development Strategy to explore the needs of home-based businesses.	Planner	The number of home-based businesses in residential areas as a proportion of all businesses across the municipality.	M
	Encourage and support non-vehicle-dependent home-based businesses, through the timely provision of supporting economic development services and local infrastructure.	Planner; Provider		M
	Support the development of housing that is responsive to the needs of non-vehicle dependent home-based businesses.	Planner		M

Objective 1.2: Make household use of water and non-renewable resources more sustainable.

Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy 1.2.1: <i>Encourage well-designed residential buildings that incorporate strong ESD aspects.</i>	Investigate an Ecologically Sustainable Development (ESD) in the Built Environment Policy' and supporting strategy which aims to: • advocate for improved State-wide policy, regulations and codes for better ESD outcomes • encourage developers to incorporate 'beyond compliance' ESD features • encourage owners and occupiers of existing houses to apply 'beyond compliance' ESD features and practices • provide information and advice to applicants, residents and building owners to promote inclusion of 'beyond compliance' ESD features and practices • investigate and support an incentives program for those developers who demonstrate a clear commitment to 'beyond compliance' ESD outcomes in well-designed proposals • seek 'beyond compliance' ESD outcomes for future development and refurbishment of Council buildings and assets.	Planner; Provider; Advocate	Timeline for the adoption of an 'ESD in the Built Environment Policy'. Number of planning permit applications fast-tracked due to strong ESD commitment.	H
	In the preparation of any final policy consider implications of the report entitled 'Local Government: Accelerating the uptake of sustainable building' released by the International Council for Local Environmental Initiatives (ICLEI) in May 2007. Also consider aspects for policy vegetation protection to protect and enhance Banyule's environmental qualities in residential areas.	Planner		M



Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy 1.2.2: <i>Develop education and incentive programs that aim to reduce household energy and water use and encourage use of low emitting energy sources in place of high emitting sources.</i>	Train and resource Council staff to proactively give ESD information and meaningful advice to home-owners, occupiers and developers on: • how to apply ESD measures into proposals • cost savings achieved in energy and water over time through responsible design • sustainable design and use of materials, products and fittings, available online or over the counter • use of an ESD assessment tool to guide consistent decision making.	Planner; Provider	Number of recommendations made by Planning staff to planning/ building permit applicants and existing home owners regarding ESD measures.	M
	Encourage the State Government to enhance its programs and funding to inform and educate residents and raise awareness on ESD in residential houses and in-home behavioural change. Also maintain partnerships with others to deliver specific programs tailored to local community needs, including the Sustainable Homes Program.	Advocate, Partner	Number of participants involved in Banyule's Sustainable Homes Program.	M
	Encourage the State Government to enhance its programs and funding to inform and educate households on water conservation, including use of mains water supply and alternative sources such as rainwater and grey water. Also seek partnerships with Melbourne Water and Yarra Valley Water to deliver specific programs tailored to local community needs.	Advocate, Partner	Timeline for the development of an Education Program. Amount of domestic water saved through a reduction in household use.	M

Strategies	Actions	Council Role	Performance Indicators	Priority
	Encourage the State Government to enhance its programs and funding to inform and educate households on switching to green power, using solar energy and other forms of renewable energy. Also seek partnerships to deliver specific programs tailored to the needs of local residents.	Advocate, Partner	Timeline for the development of an Education Program. Amount of domestic electricity saved through a reduction in household use.	M
	Encourage the State Government and Infrastructure Authorities to develop household incentive and support programs to encourage residents to install ESD features such as water re-use systems and solar panels, and switch to green power. Also seek partnerships to deliver specific programs tailored to the needs of local residents.	Advocate, Partner	Timeline for the development of an Incentive Program. Number of households with solar panel installations / green power connections.	M
	Raise awareness of the possible impacts on the likelihood of more frequent and severe weather events due to climate change. Encourage residents, particularly those in flood or bushfire-prone areas to put in place measures to reduce the impacts of potential weather events.	Provider		L
Strategy 1.2.3: Prioritise ESD principles in the retrofitting of existing residential heritage buildings, while ensuring that their heritage aspects are managed.	In consultation with Heritage Victoria and other councils investigate a policy approach for 'ESD in the Built Environment' that considers aspects for refurbishing heritage buildings to enable effective ESD outcomes.	Planner, Partner	Timeline for research and the development of a policy to address ESD issues in residential heritage buildings.	L



Triple Bottom Line Outcomes: Sustainability

Environmental Sustainability Outcomes	Economic Sustainability Outcomes	Social Sustainability Outcomes
Location of new housing around <i>Activity Centres</i> and within Housing Diversity Areas to enable reduction in car dependence, greenhouse gas emissions and impacts on depleting resources. Improved ESD standards in new and existing households. Reduction in household energy and water use through encouragement of more efficient use of resources.	Greater incentives and take-up of ESD measures in new and existing houses. Reduction in household running costs through implementation of ESD measures. Support non-vehicle-dependent home-based businesses to reduce the need to: • commute to and from work • use motor vehicles to access their customers and suppliers • have customers and suppliers use motor vehicles to access them. To create a more sustainable small business economy that is less dependent on cars.	Residents who are well-informed of the benefits of ESD, switching to green power, and reduction in household energy and water use.

2. Affordability

For examples of what other councils and governments worldwide are doing to tackle the issue of affordability, see Appendix 2.

Strategies	Actions	Council Role	Performance Indicators	Priority
Objective 2.1: Increase the affordability of housing for all households.				
Strategy 2.1.1: <i>Develop an Affordable Housing Action Plan that addresses specific affordability issues across Banyule.</i>	Advocate on behalf of the local community to State and Federal Governments the need for policy initiatives directed towards increasing the affordability of homes especially for first home buyers on all income levels.	Advocate	Completion of advocacy actions.	H
	Investigate the need for an <i>Affordable Housing Action Plan</i> , which may include actions to: • create a Marketing and Communication plan to advocate State and Federal Governments on <i>affordable housing</i> issues. The plan shall include, but not be limited to, effective communication on <i>affordable housing</i> needs and the impact of taxes and charges on the local community, home ownership and relocation • create a Marketing and Consultation Plan to encourage developers and landlords to consider building and leasing <i>affordable housing</i> • advocate the State Government to improve proportional supply of <i>affordable housing</i> in new residential developments. This includes introduction of Inclusionary Zoning provisions into the <i>Victoria Planning Provisions</i> • seek partnerships with other Councils and through the MAV to deliver advocacy actions • advocate for a support program to assist local residents experiencing housing stress • identify funding, land, buildings or any other resources that may be available to help create well located and well designed <i>affordable housing</i> in Banyule.	Advocate, Partner, Planner	Timeline for development of an <i>Affordable Housing Action Plan</i> .	M



Strategies	Actions	Council Role	Performance Indicators	Priority
Objective 2.2: Increase the supply of affordable housing for low income earning households.				
Strategy 2.2.1: Encourage more affordable housing for Banyule’s low income households.	Investigate opportunities to work with housing providers and developers on projects to enable well-located and well-designed affordable housing.	Partner; Planner	Number of houses required by Council to be affordable over a period of time.	M
	Provide incentives for developers to include a proportion of well-located and well-designed affordable housing in new residential developments. These may include consideration for smaller houses that do not compromise any preferred neighbourhood character standards.	Planner	Timeline for the development of a policy to provide incentives for developers to provide affordable housing.	L
Objective 2.3: Increase the supply of public housing.				
Strategy 2.3.1: Identify Banyule’s demand for social housing.	Encourage the State Government to research local area demand for social housing across Melbourne. Supply an overview analysis to illustrate local need and opportunity.	Advocate	Timeline for the development of a research program.	M
Strategy 2.3.2: Increase the supply of public housing in Banyule, in local suburbs with an identified deficiency.	Encourage the State Government to increase the supply of well-located public housing across Melbourne. Supply an overview analysis to illustrate local need and opportunity.	Advocate	Supply of public housing located within Banyule, as a proportion of the amount of public housing in demand.	M
Objective 2.4: Distribute the supply of affordable housing for middle and low income households more equitably across Banyule.				
Strategy 2.4.1: Do research to identify locations in Banyule that are lacking in affordable housing options.	Encourage the State Government to provide more high quality, well located affordable housing that integrates with the preferred character of the area and across all sections of the community.	Advocate	Number or proportion of affordable houses for middle and low income households in each suburb of Banyule.	M

Triple Bottom Line Outcomes: Affordability

Environmental Sustainability Outcomes	Economic Sustainability Outcomes	Social Sustainability Outcomes
Encouragement of high quality, well-designed affordable housing that incorporates ESD measures.	Increase in the affordability of housing for all residents by pressuring State and Federal Governments, to address the needs of lower and middle income earners. Increase in the number of affordable houses for low-income households through the establishment of local developer incentives. Development and implementation of an Affordable Housing Action Plan.	An increase in the supply of public housing. Greater equality in the geographical distribution of affordable housing for low-income households.



3. Diversity

Objective 3.1: Increase the range of housing types across the municipality.

Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy 3.1.1: <i>Facilitate the development of housing that provides for a wide range of local household types.</i>	Investigate an incentives program and a policy for new housing developments to create houses of various sizes.	Planner	Numbers of different house types (including units, apartments, dual occupancies, cooperative housing developments and older person's units within nursing homes and hostels).	L
Strategy 3.1.2: <i>Encourage the development of medium and higher density housing around Banyule's Activity Centres and in other appropriate locations with access to the PPTN.</i>	Identify locations within Activity Centres that are suitable for medium and higher density housing through definition of minimal, limited, limited-incremental and Diversity Areas.	Planner	Proportion of housing approvals in proximity to Activity Centres and in Housing Diversity Areas.	H
	Identify accessible locations outside Activity Centres that are suitable for medium density and higher density housing through the identification of minimal, limited, limited-incremental and Diversity Areas.	Planner		H
Strategy 3.1.3: <i>Explore opportunities for the adaptation of existing larger format homes to accommodate multiple households and separate houses.</i>	Encourage the State Government to investigate opportunities for cooperative housing. Assist any emerging local cooperative housing projects that aim to deliver leading edge sustainability (ecological, social and economic) outcomes.	Advocate, Planner	The number of sustainable cooperative housing projects in Banyule.	M

Objective 3.2: Facilitate the development of housing and associated support services that meet needs not readily provided by the market.

Strategy 3.2.1: <i>Encourage medium density housing in a format that suits the needs of older persons and people with mobility limitations in Banyule.</i>	Through planning policy, continue to encourage housing that is appropriate for older persons in accessible locations close to public transport and services.	Planner	Number of age-friendly houses located close to Activity Centres, Housing Diversity Areas and the Principle Public Transport Network.	M
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Strategies	Actions	Council Role	Performance Indicators	Priority
<i>Strategy 3.2.2: Provide support for local residents who choose to 'age in place'.</i>	Link older residents with access to services that provide assistive technology.	Planner, Provider	Supply of services for older residents, as a proportion of local demand.	M
	Through planning policy, continue to encourage mixed-use developments that integrate medium density housing and services such as medical centres.	Planner		M
	Encourage the State Government to provide information for older residents and developers regarding home design and remodelling measures that might enable them to age in place, through the dissemination of leaflets or brochures that outline age-friendly principles. Progress creation of information tailored to local community needs.	Advocate		L
	Encourage the State Government and transport agencies to provide better access to local medical infrastructure. Investigate opportunities for Council to assist in providing access.	Advocate, Provider		M
<i>Strategy 3.2.3: Determine locations in Banyule for additional retirement villages, hostels and nursing homes to meet local demand.</i>	Encourage the State Government to investigate the future demand and appropriate locations for retirement villages, hostels and nursing homes across Melbourne. Supply an overview analysis to illustrate local need and opportunity.	Advocate	Number of new retirement villages, hostels and nursing homes over a period of time.	M
<i>Strategy 3.2.4: Support aged care services and housing providers for older persons in meeting the needs of local residents.</i>	Support the establishment of an Aged Services Network between Council, older residents and service providers.	Planner, Provider	Timeline for the establishment of an Aged Services Network.	L



Strategies	Actions	Council Role	Performance Indicators	Priority
<i>Strategy 3.2.5: Develop programs to support local Indigenous communities in meeting their housing needs.</i>	Encourage the State Government to do research into local-area housing issues facing the Indigenous community.	Advocate		M
	Encourage an adequate supply of mainstream public housing.	Advocate		M
	Encourage the Office of Housing to reduce the barriers that inhibit Indigenous access to mainstream public housing.	Advocate		M
<i>Strategy 3.2.6: Increase the supply of crisis and transitional housing and associated services to meet local demand.</i>	Advocate for the funding of additional crisis and transitional housing.	Advocate	Supply of crisis and transitional housing as a proportion of local demand.	M
	Encourage the State Government to improve timely access to services that assist people with complex needs in finding appropriate housing. Provide support to these services.	Advocate, Provider		M
<i>Strategy 3.2.7: Improve the actual and perceived safety of local tenants in public housing.</i>	Encourage the Office of Housing to develop a program that will ensure that all public housing tenants feel safe within their housing environment.	Advocate	Number of reported incidents of crime in public housing areas.	M
	Encourage the Office of Housing to work with Council and the local community to improve perceived safety by raising awareness and through the use of education programs.	Advocate, Partner		L
	Encourage the State Government to work with Council and the local community, including CALD groups to research and address problems related to reported violence and actioned discrimination due to housing arrangements.	Advocate, Partner		M

Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy 3.2.8: <i>Respond to existing and future demand for affordable student housing in appropriate locations in Banyule with good access to public transport and services.</i>	Encourage education providers to work with Council to investigate options for supply and demand of affordable student housing in accessible locations.	Advocate, Planner	Supply of student housing units as a proportion of local demand.	M
	Investigate planning policy that: - encourages well-located new housing that responds to the needs of the student population - explores methods to ensure student housing is retained for students only.	Planner		M
Objective 3.3 Increase the accessibility of houses for residents with diverse needs and reduce the need for residents to locate at different stages of their life.				
Strategy 3.3.1: <i>Increase the proportion of housing stock in Banyule that incorporates barrier free design.</i>	With other councils and the MAV, advocate the State Government to improve state-wide <i>barrier-free design</i> requirements and include mandatory requirements in the Building Regulations.	Advocate	Number of actions taken to advocate the State Government to introduce mandatory <i>barrier-free design</i> requirements. Timeline for research and development of policy options for barrier free housing.	M
	Develop local guidelines to encourage <i>barrier free design</i> in new houses.	Planner		L
Strategy 3.3.2: <i>Educate residents and developers on the benefits of incorporating barrier free design measures into new and existing houses.</i>	Encourage the State Government to fund an Education Program to inform residents and developers about the need and benefits of <i>barrier free design</i> . Give support to facilitating the program for local residents.	Advocate	Timeline for an Education Program for <i>barrier free design</i> . Number of housing approvals that integrate <i>barrier free</i> concepts in their design.	L
Objective 3.4: Improve the sense of community in new multi-dwelling residential and mixed use developments.				
Strategy 3.4.1: <i>Provide local residents with communal living areas to enable social activity.</i>	Continue to require, through refined local policy, a certain proportion of indoor or outdoor spaces to be allocated to communal or social areas with facilities to encourage social activities.	Planner	Timeline for the introduction of a local policy that requires communal living areas in new medium density housing.	M

Triple Bottom Line Outcomes: Diversity

Environmental Sustainability Outcomes	Economic Sustainability Outcomes	Social Sustainability Outcomes
Location of varied house sizes and types around <i>Activity Centres</i> and within Housing Diversity Areas, enabling access to public transport and services within walking distance. Research into cooperative housing that could potentially reduce individual household ecological footprint.	An increase in barrier-free housing development that serves the needs of residents of all abilities and across all stages of their lifestyle, thus reducing the need for costly relocation. Research into cooperative housing that could provide an affordable housing option for households on low incomes. Greater provision of housing options, reducing the need for residents to live in more costly and undesirable dwelling formats.	Increase in barrier free housing development that serves the needs of residents of all abilities and across all stages of their lifestyle, enabling residents to 'age in place'. Increase in the supply of retirement villages, hostels and nursing homes through access to Council land and encouragement of the use of private land. Increase in the number of developments that provide communal living spaces and access to vital services. Improvement of actual and perceived safety of public housing tenants. Increase in the supply of crisis and transitional housing. Support for aged care services. Programs to support the local Indigenous community in meeting their housing needs. More options for affordable student housing. Residents and developers who are well-informed of the benefits of <i>barrier-free design</i>.

4. Character

Objective 4.1: Protect and enhance the valued character of Banyule.

Strategies	Actions	Council Role	Performance Indicators	Priority
<i>Strategy 4.1.1: Direct new medium and higher density housing to areas in Banyule able to accommodate greater densities and increased housing diversity.</i>	Use a Housing Capacity Analysis for residential areas within and outside <i>Activity Centres</i> to identify locations that may support additional housing along roads with good access to the PPTN and on Strategic Redevelopment Sites with good access to the PPTN.	Planner	Timeline for the adoption of a planning scheme policy that encourages medium density housing in suitable locations.	H
	Identify locations within and outside <i>Activity Centres</i> that may be suitable for medium density and <i>higher density housing</i> through the identification of minimal, limited, limited-incremental and Diversity Areas.	Planner		H
<i>Strategy 4.1.2: Provide greater protection for the valued neighbourhood character of established residential areas in Banyule.</i>	Review Council's Neighbourhood Character Study and recommend appropriate statutory implementation options. This includes exploring aspects for improved vegetation protection.	Planner	Timeline for the completion of the Neighbourhood Character Review.	H
	Identify areas that warrant additional neighbourhood character controls to either protect the existing character or to guide future development. This includes exploring aspects for improved vegetation protection.	Planner		H
	Develop strengthened neighbourhood character policies for established residential areas, in parallel with initiatives to direct medium density housing at defined locations.	Planner		H



Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy 4.1.3: Ensure a high quality of design in all new residential development.	Through structure planning and Council's Neighbourhood Character Study, develop, implement and administer built form guidelines to improve the quality of residential development.	Planner	Timeline for the implementation of a Community Awareness Program. Number of workshops / lectures / awards.	L
	Develop and implement a community awareness program to promote the benefits of improved design in new development through guidelines brochures, workshops or lectures and awards or competitions.	Planner, Provider		M
Objective 4.2: Improve the character of, and public perceptions related to, public housing areas.				
Strategy 4.2.1: In the review of Banyule's Neighbourhood Character Study, establish a preferred character for public housing areas.	Establish partnerships with the DPCD and the Office of Housing to develop an approach to better integrate new and existing public housing into surrounding residential areas.	Advocate, Partner	Timeline for the introduction of amended preferred character statements for public housing areas.	M
	Advocate for funding for public housing in need of refurbishment. Also encourage the Office of Housing to include strong ESD measures into the refurbishment or construction of public housing.	Advocate		M
	Continue to work with the State Government on the Neighbourhood Renewal Program for Heidelberg West to improve housing and the physical environment.	Partner		H

Triple Bottom Line Outcomes: Character

Environmental Sustainability Outcomes	Economic Sustainability Outcomes	Social Sustainability Outcomes
Direction of new medium and <i>higher density housing</i> to areas around <i>Activity Centres</i> and in Housing Diversity Areas, enabling access to transport and services within walking distance.	Sustained or improved housing values due to the protection and enhancement of local neighbourhood character.	Review of Council's Neighbourhood Character Study to provide greater protection of Banyule's established residential areas. Improvement in the character of public housing areas.



5. Infrastructure, Services and Transport

Objective 5.1: Provide adequate infrastructure that meets the needs of local households.

Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy 5.1.1: <i>Identify and plan for local social and community infrastructure needs.</i>	Do a Social Infrastructure Needs Analysis to identify municipal-wide opportunities, needs and costs for social infrastructure in accessible places.	Planner	Timeline for a Social Infrastructure Needs Analysis. Timeline for development of Activity Centre Structure Plans.	M
	Through Banyule's Activity Centre Structure Plans, identify and provide for social infrastructure needs in accessible places.	Planner, Provider		M
	Implement Banyule's Open Space Strategy to support community access to good quality and sustainable open space in accessible places.	Planner, Provider		M
Strategy 5.1.2: <i>Determine the city's capacity for further develop and identity preferred funding models for infrastructure.</i>	Investigate the city's capacity for residential, commercial, retail floorspace growth and explore feasibility of Developer Contribution Plans through the Planning Scheme.	Planner	Timeline for the completion of floorspace capacity change across the city.	M
Strategy 5.1.3: <i>Seek developer contributions for the provision of local social, community and housing support infrastructure in areas away from Activity Centres with poor access to the PPTN for developments or additions that will place a burden on existing infrastructure.</i>	Investigate for a <i>Development Contributions Plan</i> , which considers infrastructure implications for: - new or modified houses in locations away from Activity Centres and PPTN with poor access to public transport and services - additions to existing houses that generate an impact on local infrastructure, such as car parking and increased impervious surfaces.	Planner	Timeline for the preparation of a <i>Development Contributions Plan</i> .	M
Strategy 5.1.4: <i>Ensure local infrastructure for residential areas is responsive to emerging issues for climate change, resource depletion, drought and other environmental factors.</i>	Work with other Councils to consider infrastructure implications for emerging issues and facilitate the development of a 2020 Infrastructure Strategy.	Partner, Planner	Timeline for the preparation of a 2020 Infrastructure Strategy.	M

Objective 5.2: Use transport policy to reduce the car-dependency of Banyule residents.

Strategies	Actions	Council Role	Performance Indicators	Priority
Strategy 5.2.1: Improve the provision of public transport services to link residential areas and Activity Centres throughout the municipality.	Continue to advocate to the State Government for improved public transport services and linkages.	Advocate	Number of actions taken to advocate the State Government for improved public transport.	H
	Advocate to the State Government to speed up the implementation of the North Eastern Integrated Transport Study.	Advocate	Timeline for the implementation of the North Eastern Integrated Transport Strategy.	H
	Continue to implement actions related to public transport services and linkages included in the Banyule Integrated Transport Strategy (2003).	Planner; Provider; Advocate	Timeline for the implementation of Banyule's Integrated Transport Strategy. Maintenance of involvement in the Metropolitan Transport Forum.	M
	Maintain Council's involvement in the Metropolitan Transport Forum and partner in the development of a Regional Transport Forum.	Partner		H
Strategy 5.2.2: Establish Pedestrian Priority Precincts for Banyule's Activity Centres and provide appropriate pedestrian and cyclist linkages across the municipality.	Establish a policy approach that prioritises sustainable transport needs for the local community.	Planner	Timeline for establishing an Activity Centres Policy	H
	Initiate the review of the Banyule Bicycle Strategy.	Planner	Timeline for the development of the Banyule Bicycle Strategy.	M
	Continue development and implementation of Activity Centre Structure Plans that address the walkability of pedestrian routes in Activity Centres, as well as prioritising pedestrian needs.	Planner	Timeline for the development and implementation of Activity Centre Structure Plans.	H
Strategy 5.2.3: Improve the actual and perceived safety of pedestrian and cyclist routes in Banyule.	Support and engage in programs related to pedestrian and cyclist safety, including Walking School Bus and Travel Smart.	Partner; Provider	The number of pedestrian and cyclist safety programs supported by Council.	M



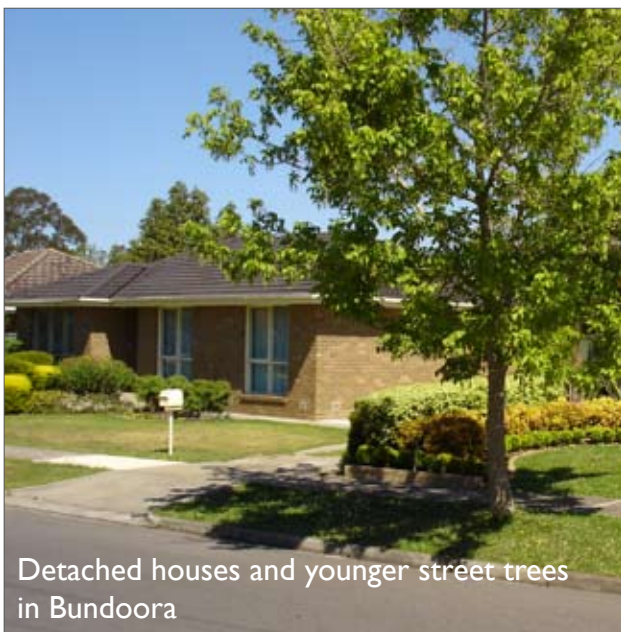
Triple Bottom Line Outcomes: Infrastructure, Services and Transport

Environmental Sustainability Outcomes	Economic Sustainability Outcomes	Social Sustainability Outcomes
Continued pressure on State Government to improve public transport services in the area in order to reduce car dependence. Provision of improved pedestrian and cyclist linkages to improve walkability and enable cycling as an alternative mode of transport. Obtain developer contributions to support social and community infrastructure in new developments.	Obtain developer contributions for sustainable infrastructure that supports housing in accessible places.	Equitable provision of infrastructure. Improvement of actual and perceived safety of pedestrian and cyclist routes throughout the municipality.

Examples of local housing



Mature street trees in Rosanna



Detached houses and younger street trees in Bundoora



Detached house in Diamond Village

Appendices





Appendix 1

Implementation

STATUTORY IMPLEMENTATION

Statutory implementation is one component to achieving outcomes for this strategy. It is the most important as it legally binds Council, developers, the Victorian Civil Administrative Tribunal (VCAT) and the community to consider the strategy.

There are various options that may be suitable for statutory implementation. These can be used in conjunction with each other; however each requires careful consideration. The different options include:

- inclusion of the Housing Strategy as a Reference Document in the *Planning Scheme*
- incorporation of the entire Housing Strategy document into the *Planning Scheme* as an Incorporated Document
- amendment of the *Municipal Strategic Statement* (MSS) to include elements from the strategy
- extractions of part of the Strategy to form a Local Policy in the *Planning Scheme*
- use of overlays and changes to the zones in the *Planning Scheme*.

These options are discussed in greater detail in the following pages.

REFERENCE DOCUMENT

The advantage of including this strategy as a Reference Document in the *Planning Scheme* is that it gives the strategy some statutory weight.

The Department of Planning & Community Development (DPCD) advises, however, that Reference Documents are to be considered as 'background' only, and should not contain policies or guidelines that assist in determining planning applications. Therefore, it could not be used to determine individual applications.

INCORPORATED DOCUMENT

All or part of the Housing Strategy could be incorporated into the *Planning Scheme*, making it a statutory document. The main disadvantage to incorporating the entire document would be the need for a *planning scheme* amendment to change any part of the Strategy in the future. This option is generally not supported by the DPCD for documents such as Housing Strategies.

INCLUSION OF ELEMENTS OF THE HOUSING STRATEGY IN THE MSS

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", and 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.

LOCAL POLICY

A revised Local Policy within the Local Planning Policy Framework would enable up-to-date advice for the assessment of planning applications. Inclusion of the Policy in the *Planning Scheme* would provide the highest level of strategic direction next to the MSS itself, ensuring that the Council's objectives are clear and all applications are assessed using these objectives.

The revised policy may still be entitled 'Housing Policy' and could reflect the issues, objectives, strategies and actions identified in the Housing Strategy.

NON-STATUTORY IMPLEMENTATION

There are various non-statutory options available to supplement statutory implementation of the Housing Strategy. The Council will play an important role in educating and informing the local community on housing issues, strategies and programs. Council has an opportunity to explore various overseas models that are prevalent in Europe and the US, such as cooperative housing. Council will also act as an advocate on behalf of the community over a range of issues that may be outside the realm of local government. Another important non-statutory implementation mechanism will be the formation of partnerships as outlined in Chapter 4.1.

MONITORING AND REVIEW

The strategy should be reviewed every five years, and scheduled to provide the opportunity to give input to any review of the Northern Regional Housing Statement.

The performance indicators provided for each strategy will help Council review the strategy's overall success. In the implementation of the strategy, it is recommended that the Council allocate funding for the conversion of performance indicators to performance targets. For example, the first indicator in the Housing Strategy, which relates to the reduction of car-dependency, is:

The proportion of trips made each year by residents on public transport.

This performance indicator could be turned into a performance target that might read something along the lines of:

By 2020, 20 per cent of trips made each year by residents will be made on public transport.

Over time, it will be necessary to identify new housing issues facing the municipality to refine this strategy and its objectives, strategies and actions. In the foreseeable future, this may be done by preparing for a Community Plan that includes drafting of Discussion Papers to prompt community input on emerging issues.

CURRENT ACTIONS

Council is progressing work on various priority actions described in this strategy. These include:

- investigating a Policy for Ecologically Sustainable Development in the Built Environment
- using a Housing Capacity Analysis to determine where new housing should be
- recommended approach for an Affordable Housing Action Plan

A summary of this work is given below.

POLICY FOR ECOLOGICALLY SUSTAINABLE DEVELOPMENT (ESD) IN THE BUILT ENVIRONMENT

In January 2007, Council engaged an ESD specialist to do research into a Policy for ESD in the Built Environment. Council officers expressed a preference for improved ESD standards set out by the State Government, through the Building Regulations and the Five Star Standard. At present only a few councils have done research and developed policies to enforce or encourage ESD measures in new buildings and renovations.

Unfortunately these improved ESD policies have not been well supported by the DPCD or at VCAT, thereby illustrating the need to advocate for improved State policy and regulations.

One of the key recommendations emerging from work done is to advocate to the State Government for improved state-wide building standards and planning policy.

In the absence of action from the State Government, it is reasonable to take action and explore other initiatives that can be implemented locally and in the short-term. A suite of initiatives is given in Chapter 4.1. Several councils are taking this approach, with coordination being done by the Cities of Port Phillip and Moreland.

HOUSING CAPACITY ANALYSIS

A Housing Capacity Analysis supports the Housing Strategy. This analysis is in two stages:

Stage 1 - Opportunities and Constraints Analysis Report.

Stage 2 - Capacity Analysis, with an estimate of future housing numbers.

The Opportunities and Constraints Analysis Report outlines the function of each Specialised, Major and Neighbourhood Activity Centre, as well as several local centres. For each Activity Centre, various factors were considered to help determine housing opportunities and constraints. These include shops and community services, transport and walkability, lot size, building era, neighbourhood character, building condition, building materials, building height, the Heritage Overlay and other *planning scheme* overlays. Within each Activity Centre different levels of housing change have been identified based on these factors. Areas within and around *Activity Centres* are identified as being one of the following:

- Diversity Areas
- Incremental Change Areas
- Limited Incremental Change Areas
- Minimal Change Areas

DELINEATION OF DIVERSITY, INCREMENTAL, LIMITED INCREMENTAL AND MINIMAL CHANGE AREAS

The following diagram illustrates in a conceptual way how Diversity, Incremental, Limited Incremental, East of the Plenty River Limited Incremental and Minimal Change Areas will be applied. The diagram is indicative only and does not refer to any particular location. The following paragraphs explain the parameters that will be used to delineate the boundaries of these areas.

► Diversity Areas

Diversity Areas occur in the core of *Activity Centres*, on Major Redevelopment Sites throughout the municipality and in local shopping centres (zoned Business 1). Major Redevelopment Sites are located either within or outside *Activity Centres* in areas that have good access to public transport and services and have the potential to accommodate medium or *higher density housing*.

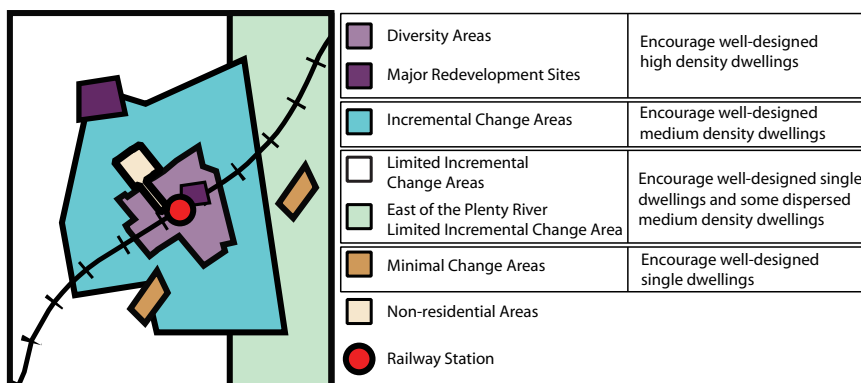
In Diversity Areas, a wide variety of different housing types will be encouraged, including medium and *higher density housing*. This will enable a greater proportion of new housing in Diversity Areas to allow more residents to have convenient access to the public transport, shops and services that exist in these locations.

► Incremental Change Areas

Incremental Change Areas occur in residential areas immediately surrounding the core of *Activity Centres* and along sections of the PPTN. In *Activity Centres* the extent of these areas will be generally delineated at a walking distance of 400 metres from the railway station and the edge of the Business 1 Zone.

► Limited Incremental Change Areas

Limited Incremental Change Areas occur in all residential locations throughout the municipality outside Diversity, Incremental, Minimal Change areas and the area east of the Plenty River. Limited Incremental Change Areas generally do not have convenient access to public transport, shops and services, and therefore only a low level of housing change will be encouraged.



► East of Plenty River Limited Incremental Change Area

The area east of the Plenty River has a unique treed character and will require a modified approach to that which may be applied to other Limited Incremental Change Areas.

► Minimal Change Areas

Minimal Change Areas exist across the municipality on sites and in precincts affected by the Heritage Overlay (HO) outside Diversity Areas. In these areas a very low level of change will be encouraged.

Next Steps

The outcome of this work will help guide the future preparation of a *planning scheme* amendment that promotes greater housing diversity across Banyule.

NEW RESIDENTIAL ZONES FOR VICTORIA

After Banyule prepared its Draft Housing Strategy in 2007, the State Government announced its future intention to introduce new residential zones into the Victoria Planning Provisions, to replace the existing residential zones.

In February 2008 the DPCD released a report called 'New Residential Zones for Victoria - A Discussion Paper'. This Discussion Paper gave a broad outline of three possible new residential zones, described as the:

- Substantial Change Zone
- Incremental Change Zone
- Limited Change Zone.

The DPCD called for submissions to the Discussion Paper. Banyule gave a written submission that responded to various questions from the State Government about the possible make-up of the new zones. It is understood that the State Government will do more consultation, when the content of draft new zones is released for public comment in 2008/09. This will give an opportunity for feedback on the extent and function of the draft new zones before the final versions are included in the Victoria Planning Provisions by the State Government.

Before preparing its Final Draft Housing Strategy, Banyule started work to understand the local capacity for housing, using the approach given in Chapter 3.4 and Appendix 1.

This work helped inform Council's response to the State's Discussion Paper and highlighted the need for any new zones to be responsive to local needs for housing change and neighbourhood character.

AFFORDABLE HOUSING ACTION PLAN

One of the actions outlined in this strategy is investigation for an Affordable Housing Action Plan. Research has been done to consider options to develop such a plan. This research has considered similar work done by other councils. Summary information is given below.

Analysis of work done by other Councils:

Knox City Council

The Knox Housing Statement and Housing Policy set the broad policy and directions for housing in Knox and detail how additional houses will be accommodated. The Knox Housing Statement indicates a more strategic approach to increasing the supply of affordable housing, through Council's roles as a planner, provider, advocate and partner. The Housing Statement also identifies the opportunity and need to create an action plan to specifically address housing affordability.

In 2004, Knox City Council produced an Affordable Housing Profile, which provided a detailed analysis of local housing affordability statistics. A review of statistical and other information in consultation with the housing sector revealed a number of issues, many of them similar to those experienced across the metropolitan area.

Affordable housing is defined by the Knox Affordable Housing Action Plan as: "Well-located, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30 per cent of that household's net income. Exceeding the mark places one under 'housing stress' particularly in the lower 40 per cent of the income distribution scale".

The Affordable Housing Action Plan intentionally places an emphasis on *social housing* to address issues of local priority.

The Action Plan was carried out in-house with input from several Council departments. A Reference Group was also established to oversee the development of the Action Plan and involved membership of interested community members, tenants of community housing, housing agencies, the Department of Human Services (DHS), aged care providers and Council staff.

The Action Plan outlines the four roles of Council and provides strategic objectives, action objectives, outputs and outcomes under each of these roles.

Surf Coast Shire

The Surf Coast Shire completed a Housing Policy Project in 2006, which recommended the development of an Affordable Housing Strategy as an action. Council has recently commenced the Affordable Housing Strategy and has engaged an affordable housing expert/consultant to do the project.

Options to progress an Affordable Housing Action Plan for Banyule

1. Engagement of an affordable housing expert to guide the development of the Action Plan.
2. Analysis of the key housing affordability issues in Banyule, including an analysis of demographic and housing data in further detail to draw direct conclusions about housing affordability statistics in the municipality.
3. Undertaking research to establish the policy context and constraints for local government in influencing housing affordability.
4. Establishment of a reference group (which could be formed by local stakeholders, government agency representatives, Council officers and community representatives) to guide the development of the Action Plan.
5. Preparation of the action plan based on the roles of Council in relation to housing affordability.



Appendix 2

Examples of Affordability Strategies

What are other local councils and governments worldwide doing to tackle the issue of affordability?

Knox City Council

In 2004, Knox City Council produced an Affordable Housing Profile, which provided a detailed analysis of local housing affordability statistics. A review of statistical and other information in consultation with the housing sector revealed a number of issues, many of them similar to those experienced across the metropolitan area. An Affordable Housing Action Plan was developed in response to the issues facing the municipality, and intentionally places an emphasis on *social housing* to address issues of local priority. A Reference Group was established to oversee the development of the Action Plan and involved membership of interested community members, tenants of community housing, housing agencies, the Department of Human Services (DHS), aged care providers and Council staff. The Action Plan outlines the four roles of the Council in relation to housing (planner, partner, provider and advocate) and provides strategic objectives, action objectives, outputs and outcomes under each of these roles.

Source: Knox City Council, Affordable Housing Action Plan 2007-2012, February 2007

Melbourne Inner Regional Housing Working Group

The Inner Regional Housing Statement, which was developed with input from Melbourne, Port Phillip, Stonnington and Yarra Councils, as well as the Office of Housing and the Department of Sustainability and Environment, includes a strong component related to housing affordability. In the housing statement, Councils expressed their objectives to reduce the high levels of housing stress across the region and to increase the supply of well-located affordable housing for low-income households. The strategies outlined to achieve these objectives included advocating to all levels of government, establishing regional benchmarks for the supply of affordable housing, working in partnership with the private sector to increase the supply of affordable housing, and maximising on opportunities to use surplus government and institutional land for the development of affordable housing. These strategies are reflected in the local housing strategies developed / being developed by these councils.

Source: Inner Regional Housing Statement, November 2005

Housing Policy in the U.S.

"In the US, the planning system is often used to partly or fully fund the subsidies required to make housing affordable to particular groups. Developers in that country may be required to replace affordable housing demolished as a result of their project by handing over new units to a 'welfare housing' agency at prices well below market, or they may be obliged to include a certain proportion of affordable housing in their projects regardless of the pre-existing stock of such housing. Such "Inclusionary Zoning" might also see developers providing housing to designated affordable housing agencies at sub market rates."

Source: SGS Economics and Planning, 'Inclusionary zoning – A New Facet to Australian Affordable Housing Policy?' In Urbecon, April 2001



Appendix 3

Background

HOUSING TRENDS AND STATISTICS

Population and Age Structure

The Victorian Population Bulletin (VPB) gives a snapshot of information on population change. Information given in the VPB uses estimates and figures from the Australian Bureau of Statistics, this includes information for Local Government Areas. The State Government released an updated VPB in 2008. Updated demographic information for Local Government Areas was also given in a first release of an updated version of Victoria In Future, in late 2008.

The estimated residential population for Banyule in 2006 was 119,347 people and was projected to increase to about 132,849 people by 2026 (Victoria in Future, DPCD, 2008). Should this trend continue beyond 2026, the DPCD's projections suggest that Banyule's population may be about 136,900 by 2031.

Banyule's population increase is expected to be below the state average. However, these figures are founded on projected growth and trends that may change, particularly if Melbourne's population growth rate continues to increase. The figures do not take into account any potential changes in housing supply that may be promoted by the Housing Strategy and other strategic work, such as structure planning, that has the potential to affect supply in various locations across the municipality.

While there are only gradual population increases expected over the next 30 years, the State Government has predicted that the age structure of the municipality will change significantly over the next 10 years. The size of the 0-50 age group is expected to decline, while the size of the 50 plus age group is expected to increase dramatically. The 60 to 74 age group is expected to increase by 21.7 per cent, while the 75 plus age group is expected to increase by 23 per cent.

Households

The average household size in Banyule is forecast to decline from 2.55 persons in 2006 to 2.41 persons by 2026 (Victoria in Future, DPCD, 2008). This decline is slower than previously forecast by the State Government.

The graph reflects the existing trend of increasing numbers of couple-without-children households (empty nesters) and older lone person households throughout the municipality.

As a result of declining household size, the number of households is forecast to increase (see graph titled 'Household Projections'). It is expected by the State Government that the number of households in Banyule will increase from 46,021 in 2006 to 54,234 by 2026 (Victoria in Future, DPCD, 2008). Should this trend continue beyond 2026, Banyule will have about 56,411 households by 2031. This reflects an increase of about 18.4% over 25 years. This increase impacts directly on the number of new homes needed to accommodate more households.

Houses

The range and proportion of the various types of homes in Banyule are fairly consistent with those across the metropolitan region. However, there is a higher share of separate houses compared with the metropolitan region, and a lower share of *higher density* homes. In recent years, growth has occurred most significantly in the numbers of medium density homes. This indicates a demand for smaller sized homes and a decrease in demand for separate houses.

	Separate house		Medium density		High density	
	2001	2006	2001	2006	2001	2006
Banyule	34,597 (77.3%)	34,831 (75.3%)	7,078 (15.8%)	8,420 (18.2%)	140 (0.3%)	243 (0.5%)
Melbourne Statistical Division	68.4%	66.1%	18%	19.6%	4.7%	5.7%

New dwelling approvals have generally been occurring at a steady rate since 1991, with a fairly even distribution of houses being built across the municipality. There has been a highly dispersed pattern of development since 1991 with no significant concentration of development in centres or other locations (i.d Consulting (informed decisions), 2004).

The most recent dwelling approvals data for Banyule at June 2007 confirms that residential building approvals are continuing at a steady rate.

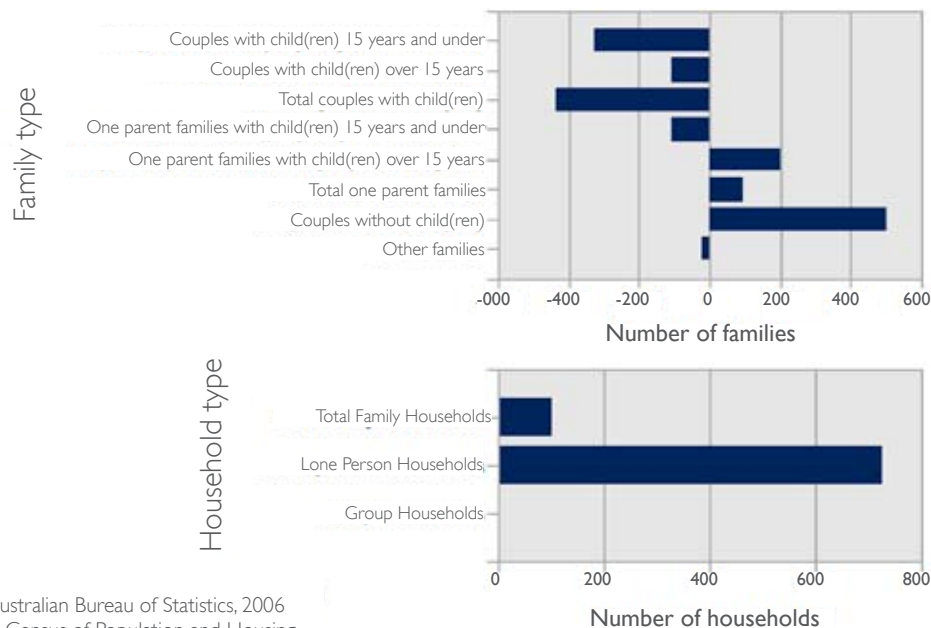
Housing role

Although Banyule performs a very diverse housing role, the municipality predominantly accommodates couples with children (47.7 per cent of total households), couples without children (34.9 per cent of total households) and lone person households (23 per cent of total households).

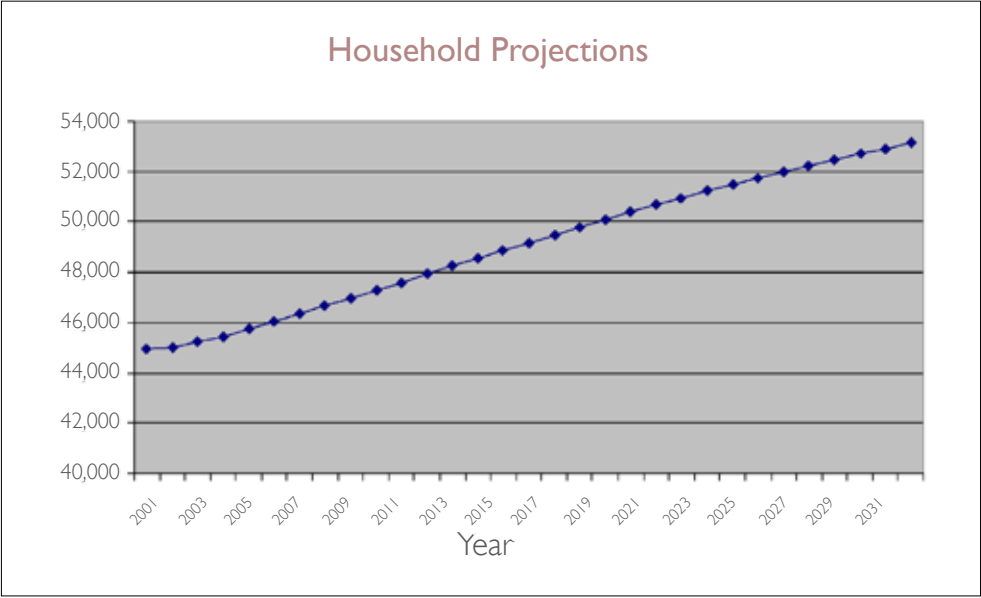
Census analysis by i.d Consulting (informed decisions) shows that over the period 2001 to 2006 the greatest growth has occurred in the smaller household types, including lone person households and couples without children. This is in line with broader metropolitan trends. Data also shows a significant decrease in the number of households that are couples with children.

Couples with children		Couples without children		Lone person households	
2001	2006	2001	2006	2001	2006
15,312 (49.3%)	14,876 (47.7%)	10,364 (33.4%)	10,867 (34.9)	9,232 (21.8%)	9,958 (23%)

Change in household and family types, City of Banyule, 2001 to 2006 (Enumerated data)



Source: Australian Bureau of Statistics, 2006 and 2001 Census of Population and Housing (Enumerated)



Land supply

Based on historical trends and realistic assumptions about growth in 2004, it was estimated by i.d Consulting (informed decisions) that Banyule has almost another 30 years of land supply from the following sources:

- the development of Banyule's designated *Activity Centres*
- the development /redevelopment of major sites in Banyule
- the redevelopment of larger lots.

This work anticipates a need for an average of approximately 450 new homes per year, based on the average number of housing approvals each year over the period 2000-2006.

Housing tenure

Based on the 2006 Census data, overall 39.4 per cent of the Banyule population owned their home; 33.2 per cent were purchasing, and 21.4 per cent were renting, compared with 33.1 per cent, 34.6 per cent and 24.5 per cent respectively for the Melbourne Statistical Division.

The number of households that own their property dramatically reduced between 2001 and 2006 as shown below. Despite this a higher percentage of people in Banyule own their own home compared to the Melbourne Statistical Division.

Housing cost

Average land value and sales data for Banyule is summarised as:

- the lowest land values and property sales occur in Heidelberg West and portions of Watsonia and Yallambie other lower land value and property sales occur in Bellfield and across the northern half of the municipality
- the highest land values and property sales occur in Eaglemont
- other high land values and property sales occur in Ivanhoe and Ivanhoe East
- there is substantial variation in land values across Banyule, similarly for Property Sales
- other than for Heidelberg West, Bellfield and portions of Heidelberg Heights, land values and property sales decline from the south towards the north of the municipality.

More detail on various housing trends and statistics is given in the Background Report that was prepared for this strategy.

State-wide Population Projections

In December 2008, the State Government gave new population forecasts. It is now projected that by 2031, Melbourne's population could reach 5.27 million and Victoria's population could reach 7.06 million. Further into the future, it is projected that by 2056, Melbourne's population could reach 6.42 million and Victoria's population could reach 8.53 million (Victorian in Future, DPCD, 2008)

POLICY INFLUENCES

Housing is affected by policies at all three levels of government. At a Commonwealth level, the government influences housing predominantly through its control over the national economy. At a State level, the government influences housing through the *Victoria Planning Provisions*, by providing a statutory framework within which local government must operate. The Victorian Government has also done a number of initiatives that influence housing. At a local level, Council has control over local plans, strategies and policies that are either integrated within the local *Planning Scheme*, or implemented in non-statutory ways.

The role of each level of government in relation to housing is explained in detail in the Housing Strategy Background Report. The Background Report also includes summaries of all existing local policies, strategies and plans that affect housing, including those that are implemented through the *Planning Scheme*.

A summary of the role of each level of government is provided here, with an outline of some of the key policies and political directions.

Commonwealth Policy

The Commonwealth Government sets monetary and fiscal policy, taxation policy, pension benefits, immigration levels and other broader economic policy, which in turn influences interest rates, income levels and employment. These factors should not be underestimated in their impact on all aspects of housing provision, demand and supply, and councils must be aware of constraints created by the broader economic and legislative context within which the states and local government can operate.

The Commonwealth Government also provides housing assistance to disadvantaged households, through funding provided to state governments for *social housing*, through the provision of rent assistance and through initiatives such as the First Home Buyers Grant.

In general the current Commonwealth Government policy position in relation to housing is that the market should operate as freely as possible, and that the Government's responsibility is to the most disadvantaged. The direct role of the Commonwealth Government in housing policy therefore relates largely to income support and housing affordability.

Funds are provided to the states, through the Commonwealth-State Housing Agreement (CSHA) for the construction of public housing stock or the delivery of housing services.

This financial arrangement between the Commonwealth and the States is subject to renegotiation every three to five years, with the current CSHA due to expire on 30 June 2008.

In August 2005, a joint meeting of Commonwealth, State and Territory Ministers for Housing, Planning and Local Government agreed to a *Framework for National Action on Affordable Housing*.

The Framework is a commitment by all Australian Governments to a set of closely related activities that have been chosen to help determine the most appropriate ways of tackling the growing shortfall of affordable housing across Australia. The activities to be pursued under the Framework will occur over the period 2005/06 to 2007/08.

The Framework includes four commitments:

- ▶ **Commitment 1:**
Create a National Sector Development Plan for not-for-profit housing providers that will enable them to participate in large scale affordable housing initiatives
- ▶ **Commitment 2:**
Adopt a national approach to defining and analysing affordable housing need at geographic levels that can be reflected in planning policy and regulations and provides comparable standards of affordability
- ▶ **Commitment 3:**
Review current subsidy streams and investigate the potential to strengthen certainty in light of the commitment to increase the role of the private sector and the development of the not-for-profit sector
- ▶ **Commitment 4:**
Identify mechanisms and policy initiatives that will deliver increased affordable home ownership and rental opportunities for low to moderate income households for consideration by Ministers.

Ministers have also decided to explore the potential benefits of a new National Affordable Housing Agreement to promote a strategic, unified and coordinated approach to the provision of affordable housing across all spheres and agencies of government.

This initiative implies that housing assistance policy in Australia is currently under significant scrutiny and it is highly likely that post June 2008 there will be a significantly different policy framework and system of provision – one which could involve not only traditional planning and local government roles, such as planning and regulatory responsibilities and the development of local housing strategies, but also housing assistance policies.

For example it is possible that the changes may result in greater emphasis on the not-for-profit sector for the provision of low-cost or *social housing*, and local government could have a role in determining the most appropriate locations for this housing through negotiation with these organisations.

State Policy

The State Government has many methods of influencing housing in Victoria. Under the CSHA, the Victorian State Government, through the Office of Housing (OoH), administers Victorian housing policy and manages the provision of *social housing* assistance to low income or special needs groups. Victoria's legislation regarding housing is largely embodied in the Victorian Housing Act (1983), however other State legislation such as the Duties Act (that applies stamp duty to property purchase), the 5 star standard applied through the Building Code of Australia, Victoria Appendix and the *First Home Owners Grant* Act also impact on housing provision and affordability. In addition the State Government directly influences the private housing market through the Planning and Environment Act and the State Planning Policy Framework (SPPF) contained within all *planning schemes* in Victoria that operate under this Act.

One of the key directions of the State Government is evident in the SPPF at Clause 12 Metropolitan Development, which seeks to implement Melbourne 2030. Clause 12.01 specifically encourages:

- higher density developments on sites that are well located in relation to *Activity Centres* and public transport
- housing stock that matches changing demand by widening housing choice, particularly in the middle and outer suburbs
- support for a wide range of income groups to choose housing in well-served locations
- the identification of strategic redevelopment sites for large residential development
- planning for growth areas to ensure a mix of housing types and higher housing densities around *Activity Centres*
- an adequate supply of redevelopment opportunities within the established urban area
- appropriately designed development that responds to its landscape, valued built form and cultural context.

There are many other policies within the SPPF that influence housing, all of which are analysed in detail in the Background Report.

Local Policy

The local strategic context for the development of the Housing Strategy includes the plans, strategies and policies that sit both within and outside of the *Banyule 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*.

It is through integrating the key parts of these strategies into the *Planning Scheme* (some of which are already included or have *Planning Scheme* Amendments in train) that these strategies are given greater strength.

The development of a Housing Strategy must take into account the existing strategic directions that these set, as well as building upon these documents to fill gaps in the strategic framework. The Housing Strategy then sits alongside these documents, and assists in creating a strategic basis for the Local Planning Policy Framework and the application of zones, overlays and other statutory tools for implementation.

STUDY PROCESS

The chart on Appendix 4 gives an overview of the process that has enabled this Strategy to be prepared. The following gives further detail.

Stage 1: Background and Scoping

Stage 1 involved the collation of various information sources, including a review of work previously done by Council.

In 2004 i.d Consulting (informed decisions) was engaged to do a Dwelling Opportunities Analysis for the municipality. The information contained in this report, supplemented by Census data and other statistics provided by Council enabled an analysis of the current population and housing trends to be done.

Prior to starting this project, Council completed a Housing Strategy Background and Issues Paper (2001) and had adopted a Banyule Housing Statement (revised in 2001). The Housing Statement was developed through a consultative process with the local community and informed the current Housing Policy as it appears in the *Planning Scheme*.

Council also has a Neighbourhood Character Strategy that was developed through a consultative process and is (in part) included in the *Planning Scheme*.

The Northern Regional Housing Statement provides a good regional context to understand housing aspects. This statement gives an estimate of housing capacity for Banyule. This local housing strategy and the work of the housing capacity analysis will enable a more refined assessment of capacity.

The above documents, and other background research, including the Banyule Council Medium Density Housing Survey (2005) and the Housing Survey (2006), were a strong platform for the development of this strategy.

This stage of the strategy's development involved a review of all housing work and research done so far, and the gathering of any other background documents, strategies and policies that may have an influence on local housing. This step helped to ensure that the Housing Strategy project would not cover old ground, or provide directions not consistent with work previously done by Council.

Background Report

The Background Report provides a policy context for the Housing Strategy project. It identifies policy influences affecting housing in Banyule at all levels of government. It also examines a best-practice approach for the development of the Housing Strategy through the review of work done by other metropolitan councils as well as advice provided by the Department of Sustainability and Environment (DSE) in the development of local housing strategies.

Stage 2: Issues Identification

Stage 2 involved the identification of housing issues facing the City. Issues were identified from a number of different sources including:

- previous work on the Housing Statement and the Neighbourhood Character Strategy
- the Housing Survey, which was facilitated through Council's website and the Banner; and sought to gain community comment on local housing issues
- meetings with individual housing industry stakeholders and residents who gave input throughout the project
- the Medium Density housing survey, which also raised awareness to local housing issues
- the Background Report and its contents, which highlighted a number of issues that had been previously identified in work done by the Council
- the knowledge of Council staff and the project consultants of the existing housing issues facing metropolitan communities.

In Stages 1 and 2 of the project, workshops were held to identify local housing issues. The first workshop took place in August 2006 and involved the participation of stakeholders.

People representing different sectors of the housing industry were present including social planners, State Government representatives, representatives from other councils, real estate agents, housing support agencies, architects, developers and strategic planners. Participants were divided into groups and asked to discuss the following topics:

- housing issues and concerns
- possible solutions to housing issues
- the role of responsible authorities and how they should tackle the housing problems.

The second workshop was held in October 2006 and involved participation of various members of the community.

The purpose of the session was to scope Banyule's housing issues, and discuss where new housing should go in the future, and the form it should take. Participants were divided into groups and asked to discuss what they thought were the key housing issues in the municipality, and where they thought new housing should be located.

Both workshops provided useful information in the identification of housing issues, from the perspective of stakeholders and local residents.

Issues Paper

An Issues Paper was produced to detail all of the housing issues facing the City. The paper was derived from consultation with Council officers, information contained in the Background Report and issues identified through workshops.

The Issues Paper categorises all of these issues under the following key housing themes:

- Sustainability
- Affordability
- Diversity
- Character
- Infrastructure, Services and Transport

Consultation

Throughout Stage 2 a thorough consultation process ensured all relevant issues had been identified. This involved supply of the Background Report, Issues Paper and presentation on the Housing Strategy project to the following individuals or groups:

- Council in-house senior managers
- Council officers involved in the Internal Working Group
- housing industry stakeholders (as outlined above through the Housing Issues Workshop)
- local residents (as outlined above through the Housing Issues Workshop)
- Council's Active Ageing Reference Group
- Infrastructure Authorities
- other local residents in interviews.

The first meeting of the Focus Group occurred in Stage 2.

The Focus Group included local residents, representatives of community groups and stakeholders, as well as the Mayor of Banyule. At this meeting, participants discussed the content of the Background Report and Issues Paper and outlined further housing issues that they felt needed to be addressed through the Housing Strategy.

Throughout all stages of consultation updates were given in Council's newsletter The Banner, which is distributed to all households in Banyule each month.

These updates included interviews with local residents. Some of these have been included as case studies in this strategy.

Stage 3: Preliminary Draft Objectives, Strategies and Actions

In direct response to the issues identified in Stage 1, under each key housing theme, a set of Objectives was developed. Possible Strategies and Actions were then produced and presented in a table format. The drafting of Strategies and Actions generated discussion about actions to address local housing issues. Questions were posed regarding different options for strategies and actions, and different alternatives that could be taken.

Consultation

Consultation during this stage of the project involved a meeting with the Focus Group, a meeting with Council officers of the Internal Working Group and a Councillor Briefing. At each meeting, participants discussed the Preliminary Draft Objectives, Strategies and Actions and provided feedback and suggested additional objectives, strategies and actions.

Stage 4: The Draft Housing Strategy

The Draft Housing Strategy was produced following feedback from the Focus Group and Council officers.

Consultation

Consultation with Council officers and the Focus Group occurred during Stage 4 of the Project. Discussion largely revolved around the structure of the report, the Sustainability Framework, the Vision statement and the Action Plan.

Stage 5: Broad Consultation

Stage 5 involved the public release of the Draft Strategy. During this stage, stakeholders and community members had an opportunity to comment on the Draft Strategy and make submissions. These were considered in the preparation of the Final Strategy.

During Stage 5, a Stakeholder Workshop and Community Workshop took place to present the Draft Strategy to housing industry stakeholders and community members.

Stage 6: Preparation of the Final Housing Strategy

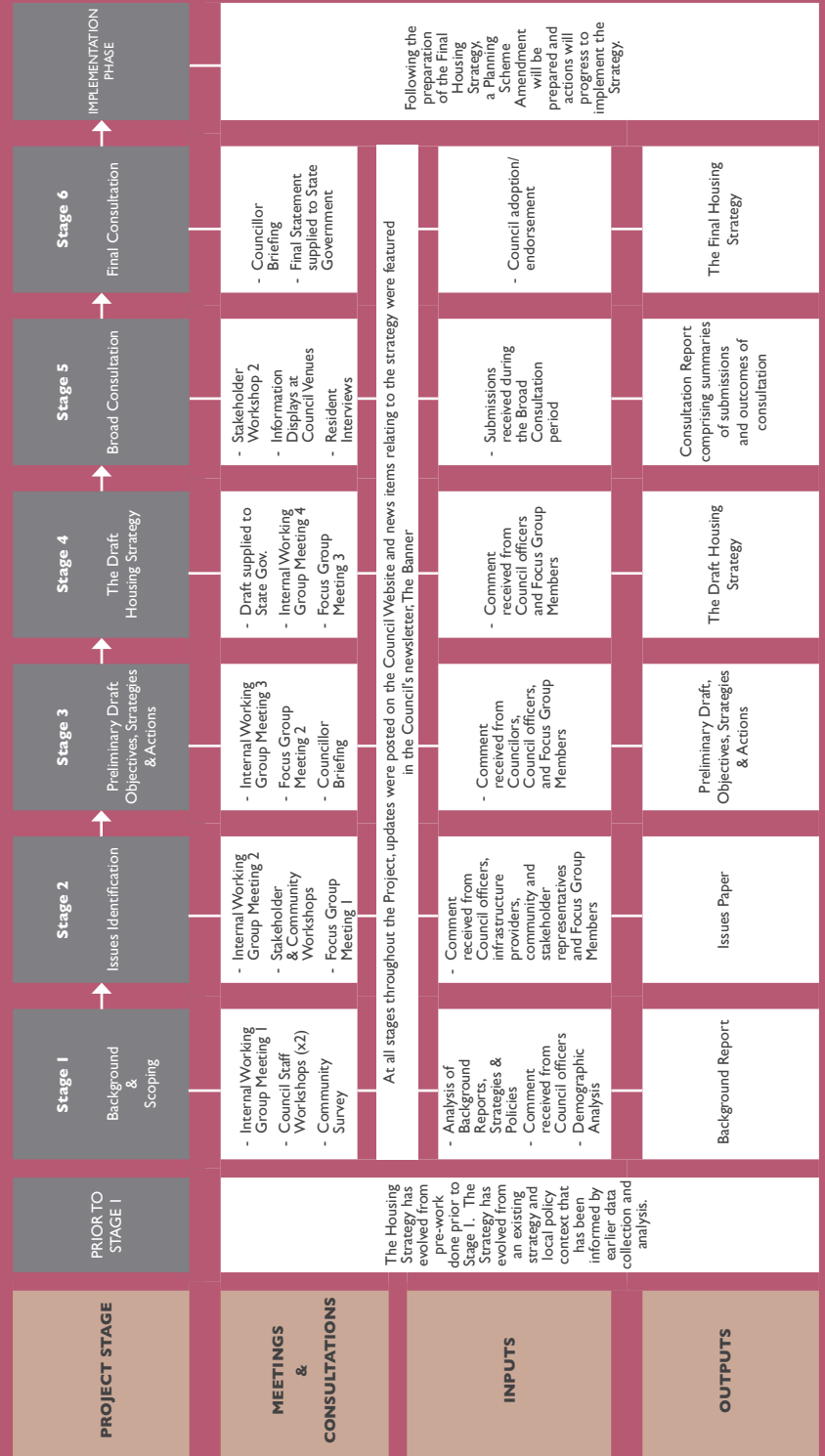
Stage 6 involved the drafting of the Final Housing Strategy (this document), taking into account submissions received in response to the Draft Housing Strategy during the broad consultation process. The community and stakeholders will be informed of the release of the Final Strategy after adoption by Council.

Priority actions to implement the Strategy will focus on changes to the Banyule *Planning Scheme* for housing policy and neighbourhood character.



Appendix 4

Study Process





Appendix 5

Glossary

Accessible Housing	Houses that meet specific requirements for accessibility (AS 1428.8).
Activity Centres	Provide the focus for services, employment and social interaction in cities and towns. They are where people shop, work, meet, relax and often live. Usually well-served by public transport, they range in size and intensity of use from local neighbourhood strip shopping centres to traditional universities and major regional malls.
Adaptable housing	A house structure that has the ability to be modified or extended at a minimum cost to suit the changing needs of the occupants.
Affordable housing	Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30 per cent of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40 per cent of the income distribution scale.
Barrier-Free Design	External and internal building standards which ease access and use of buildings, especially for those with a disability.
Community Aged Care Packages	A CACP is an individually tailored package of care services which helps people with various care needs to remain living at home by co-ordinating the different services they need. To access a CACP Package, an older person must be assessed and approved as eligible for low level residential care by an Aged Care Assessment Team (ACAT). (Source: Australian Government Department of Health and Ageing http://www.health.gov.au/)
Commonwealth-State Disability Agreement	The Commonwealth-State Disability Agreement was signed by the Commonwealth and State Governments in 1991. The Agreement identified funding responsibilities for disability services for State and Federal Governments. The Commonwealth took responsibility for the funding of employment programs for people with disabilities and State Governments were responsible for accommodation services, respite care, information, and non-vocational meaningful daytime activity. Advocacy, research and development were accepted as joint responsibilities. (Source: NSW Council for Intellectual Disability http://www.nswcid.org.au/publications/fs/legislation.html)
Density Bonus	A process that allows developers to increase the number of units allowed on a property if they agree to restrict the rents or sales prices on some of the units for a specified timeframe.

Development Contributions	Payments or in-kind works or facilities provided by developers towards the supply of infrastructure required to meet the future needs of a particular community, of which the development forms part.
Enumerated population	Enumerated Population represents where people were counted on Census Night, which may not be where they usually live. This population figure includes overseas visitors but excludes Australians overseas. (Source: Banyule Community Profile, .id, 2006)
Estimated residential population	The Estimated Resident Population (ERP) is the official ABS estimate of the Australian population. The ERP is based on results of the Population Census and is compiled as at 30 June of each census year and updated quarterly between censuses. These intercensal estimates of the resident population are revised each time a population census is taken. (Source: Australian Bureau of Statistics www.abs.gov.au)
First Home Owners Grant	In Victoria, the First Home Owner Grant (FHOG) scheme was established to offset the effect of the GST on home ownership by providing a grant to first homeowners. The FHOG scheme came into effect on 1 July 2000 and is an on-going scheme with no end date yet specified. A one-off payment of up to \$7,000 is payable by the Victorian Government to eligible first home owners to help with their purchase or construction. (Source: Victorian Government State Revenue Office http://www.sro.vic.gov.au)
Food deserts	Food deserts are defined as 'areas of relative exclusion where people experience physical and economic barriers to accessing healthy food'. (Source: http://www.fooddeserts.org)
Higher density housing	Housing units on a given area of land that are more numerous than the average in the surrounding area. Higher density housing could include different housing types including apartments, townhouses, shop top homes, multiple homes on single lots. Higher density does not necessarily result in high-rise development.
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.
Home and Community Care Programs	Home and Community Care Programs include services such as: home-help, home nursing services, and home and centre-based respite care.
Low income households	Households on the lowest 40 per cent of the income distribution range (defined by the National Housing Strategy).
Municipal Strategic Statement	Part of the Local Planning Policy Framework of the Planning Scheme, this contains the strategic planning land use and development objectives of the planning authority, the strategies for achieving these objectives and the relationship to controls over the use and development of land in the planning scheme.
Negative Gearing (of rental properties)	A property is said to be negatively geared when the costs of holding it, including interest charges on the loan, exceed the income (rent). Therefore, it produces a running loss when all income and costs are taken into account. The significance of this loss is that it is tax deductible against any other assessable income. This has the effect of reducing the tax bill, especially for people who are on higher marginal tax rates. (Source: www.iproperty.com.au)

Planning scheme	Statutory planning document setting out the state wide and local policies and controls for land use and development within a municipality, containing the ordinance (text component) and maps.
Projected population	The State Government prepares detailed population projections. The projections are based on Australian Bureau of Statistics (ABS) population counts and other demographic data. They are developed using a detailed methodology for the State of Victoria and all Local Government Areas. (Source: Victoria in Future, DSE, 2004)
STEPS	STEPS, which stands for Sustainable Tool for Environmental Performance Strategy, is a tool developed and adopted by the Cities of Moreland and Port Phillip to assess the sustainability of residential developments. The online link for STEPS can be found at http://www.morelandsteps.com.au
Social housing	Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.
Victoria Planning Provisions	Policies and requirements for the use, development and protection of land in Victoria.



Appendix 6

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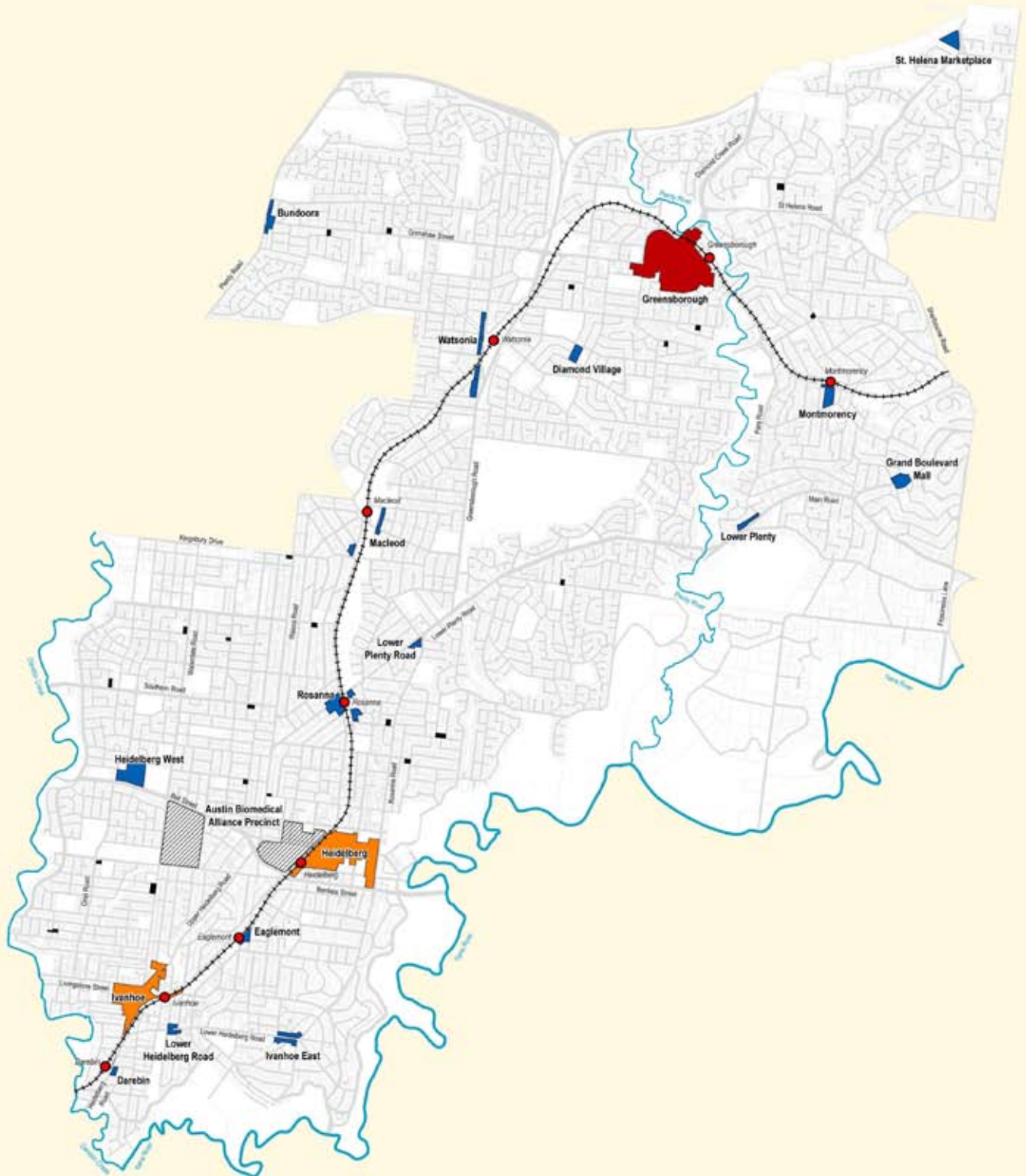
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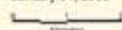
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Banyule's Activity Centres

January 31, 2008



- Principal Activity Centre
- Major Activity Centre
- Specialised Activity Centre
- Neighbourhood Centre
- Local Shops
- Railway and Station
- Waterways

The City of Banyule makes no representations or warranties as to the accuracy or completeness of the information provided on this Plan.

How to contact your Council

For all enquiries or information about any Council services:

Telephone

9490 4222

E-mail

enquiries@banyule.vic.gov.au

Website

www.banyule.vic.gov.au

Postal Address:

PO Box 51, Ivanhoe 3079

DX 97904 Ivanhoe

Fax: 9499 9475

Hearing Impaired (TTY): 9432 7211

Council Service Centres:

Ivanhoe: 275 Upper Heidelberg Road

Rosanna: 44 Turnham Avenue

Office Hours of Opening:

Monday to Friday 8.30am-5.00pm

Rosanna - Wednesday night until 7.00pm

Interpreter service:

If you need an interpreter, please contact TIS National on 131 450 and asked to be connected to Banyule Council on 9490 4222.

إذا كنتم بحاجة إلى مترجم، الرجاء الاتصال بالخط القومي لخدمة الترجمة الهاتفية TIS على الرقم 131 450، واطلبوا إيصالكم ببلدية بانيول على الرقم 9490 4222.

若你需要口譯員，請致電131 450聯絡TIS National，要求他們為你致電9490 4222接通Banyule市政廳。

Ako vam je potreban tumač, molimo vas, nazovite TIS National na broj 131 450 i zatražite da vas se spoji sa Vijećem općine Banyule na broj 9490 4222.

Αν χρειάζεστε διερμηνέα τηλεφωνήστε στην Εθνική Υπηρεσία Διερμηνέων Μεταφραστών στον αριθμό 131 450 και ζητήστε να σας συνδέσουν με τη Δημαρχία Banyule στο 9490 4222.

Se hai bisogno di un interprete chiama TIS National al numero 131 450 e chiedi di essere messo in comunicazione con il Comune di Banyule al numero 9490 4222.

Ако ви треба преведувач ве молиме јавете се на TIS National на 131 450 и замовете да ве поврзат со Banyule Council на 9490 4222.

如果你需要一名翻译，请拨打国家电话翻译服务处(TIS National) 131 450，再转接到Banyule市政府9490 4222

Haddii aad u baahan tahay mutarjum wac khadka qaranka oo ah TIS 131 450 weydiina in lagugu xiro Degmada Banyule tel: 9490 4222.

Nếu cần thông dịch, xin gọi cho TIS Toàn Quốc qua số 131 450 rồi nhờ họ gọi cho Hội Đồng Thành Phố Banyule theo số 9490 4222 giúp quý vị.



Banyule