



MARIBYRNONG CITY COUNCIL
Endorsed on 26 JUNE 2018 for Public Consultation



Independent
insight.

Maribyrnong Housing Strategy 2018

Maribyrnong Housing Strategy

Vision for Maribyrnong's housing to 2031

Housing growth and change will support the continued revitalisation of the City, while respecting our significant heritage legacy with contemporary, high quality and sustainable design.

The change anticipated means that a diversity of housing choices can be provided in response to community needs. Housing growth will be supported and directed to appropriate locations with access to employment, infrastructure and services.

It should be noted that:

- 'Diversity' includes a mix of dwelling types, sizes, tenures (including social housing).
- 'Appropriate locations' means areas where people can easily walk or cycle to shops and other services, and access public transport.



TABLE OF CONTENTS

01 Context and Introduction

- 01** Introduction
- 03** Why have a housing strategy?
- 04** Context
- 07 Housing Strategy**
- 08** Settlement
- 19** Supply
- 22** Design
- 26 Implementation plan**

LIST OF FIGURES

- 03** Figure 1: Forecast population by age
- 03** Figure 2: Dwelling forecast scenarios
- 03** Figure 3: Dwelling forecast development rates
- 04** Figure 4: Context map
- 05** Figure 5: Local policy history
- 05** Figure 6: Population change by suburb

CONTEXT AND INTRODUCTION

INTRODUCTION

Context

The Maribyrnong Housing Strategy 2018 provides guidance regarding planning and development of housing in the City out to 2031. It is based on detailed and robust analysis that builds on the existing 2011 Strategy. It considers recent housing development and demographic trends; Council's adopted planning framework; and recent State government policy changes.

The analysis confirms that Council's existing zoning framework combined with rezoning opportunities on strategic redevelopment sites will enable the delivery of new housing projected for 2031. The analysis identifies the need for more specific and targeted guidance on housing development, particularly in areas undergoing substantial change.

Significant additional rezonings, such as the potential use of VicTrack-owned land adjacent to West Footscray train station, are not required for new housing in the short to medium term.

A range of factors influence the City of Maribyrnong's housing dynamics:

- Broad metropolitan development patterns see a greater proportion of Melbourne's growth accommodated in the west and north
- The City's diverse land use profile includes remnants of historic manufacturing and industry uses that now provide land for significant housing growth
- The City includes several diverse and locally significant activity centres
- The transport network serves parts of the City well while other parts are less connected
- Adjoining the Melbourne CBD and the middle-ring suburbs of the west means some areas have accommodated significant high density development over the past decade, while other parts retain a lower density profile and can still accommodate significant growth.

The key issues considered in planning for new housing in the City are:

- Housing growth and change
- Infrastructure
- Housing diversity
- Housing affordability
- Housing design

The revised Maribyrnong Housing Strategy responds to these issues and a detailed housing capacity assessment.

What is a housing strategy?

A housing strategy guides residential development in the City of Maribyrnong for the next 15 years.

It identifies the preferred **location** and **type of development** that is required to meet the changing needs of our growing community.

The Final Housing Strategy consists of two documents:

- The **Maribyrnong Housing Strategy** sets out the objectives and strategies to deliver the Vision
- **Maribyrnong Housing Strategy: Technical Report** details the key issues, opportunities and evidence base which underpin the final Strategy.

The Maribyrnong Planning Scheme will be updated to reflect these policies. There are also a number of other actions that Council will undertake to implement the Strategy.

Council's role in housing

There are a number of ways Council can influence housing. Many of these are reflected in the Implementation Plan (Refer Implementation Plan in Chapter 7 of the Technical Report for more information).

A key component of the implementation of the Strategy is the preparation of an amendment to update the Municipal Strategic Statement to reflect the Housing Strategy. The MSS provides key strategic planning, land use and development objectives for local government.

LANGUAGE USED IN STRATEGY

The following language has been used in the Strategy to assist with the interpretation of policy priorities.

Make it happen	Apply discretion	Control what happens
Facilitate (developer does)	Support	Avoid
Provide (Council does)	Limit	Require
Apply	Maintain	Prepare (a plan)
Direct		

PASSIVE

ACTIVE

Research and advocacy – providing research and data around key issues and representing community needs and interests to Commonwealth and State Governments and the private sector.

Education – provide information and best-practice advice to housing suppliers, residents and interest groups.

Policy direction – providing clear, evidence based policy direction.

Regulator – ensuring that housing meets town planning, building and public health regulations and expectations.

Planner – in relation to its urban, social, economic and environmental planning responsibilities, within the existing legislative framework and through the Victorian Planning Provisions.

Promoter – by providing grants, incentives or bonuses schemes to encourage positive development outcomes

Enabler – providing supportive infrastructure and services, such as transport, community facilities and local amenity.

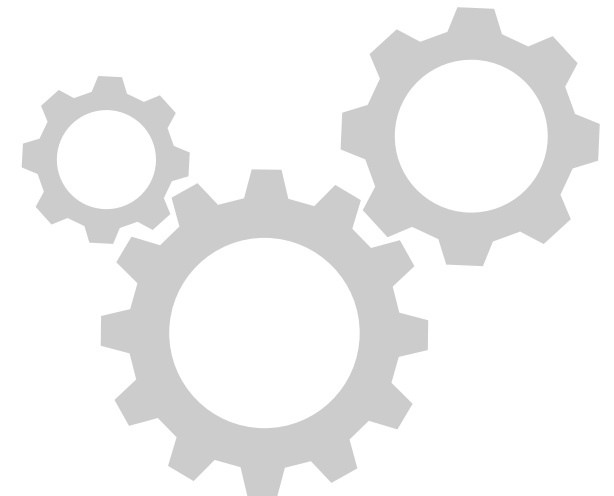
Partner – where council works closely with developers, housing providers, residents and human service agencies.

Provider / Developer – where Council is actively involved as an investor, developer or landlord.

Purpose of the Housing Strategy

The purpose of the revised Strategy is to:

- support and manage the City's growing and changing population to 2031
- ensure that new dwellings are appropriately located and distributed throughout the City, and that housing built today meets the housing needs of future generations
- refine residential development policy to support housing growth and change, and address current and emerging planning issues
- provide direction for decision making about housing development in the City
- implement policy changes and objectives and strategies to the Maribyrnong Planning Scheme.



WHY HAVE A HOUSING STRATEGY?

Housing plays a major role in supporting a liveable and sustainable community. It shapes the urban fabric and extends far beyond just the provision of shelter. Each dwelling contributes to an overall environment which has major impacts on the social, economic and environmental outcomes of the community.

Our City is undergoing rapid change: parts of the City are linked to the inner city economy while western areas support significant residential growth linked to Melbourne's growth corridors. The City is projected to see population increase from 87,300 in 2016 to 134,000 by 2031. These additional 47,000 people will require 20,500 new dwellings.

As demand for housing growth continues, Council must set a **clear strategic direction aligning policy and planning tools** will be critical. This will ensure residents, businesses, developers and investors alike have a common understanding of how the city will change, and where. It will ensure broader issues such as affordability, design, transport, employment and the environment considered holistically. Ultimately the Strategy will help facilitate positive housing outcomes for existing and future residents of Maribyrnong to 2031.

Figure 2: Dwelling forecast scenarios

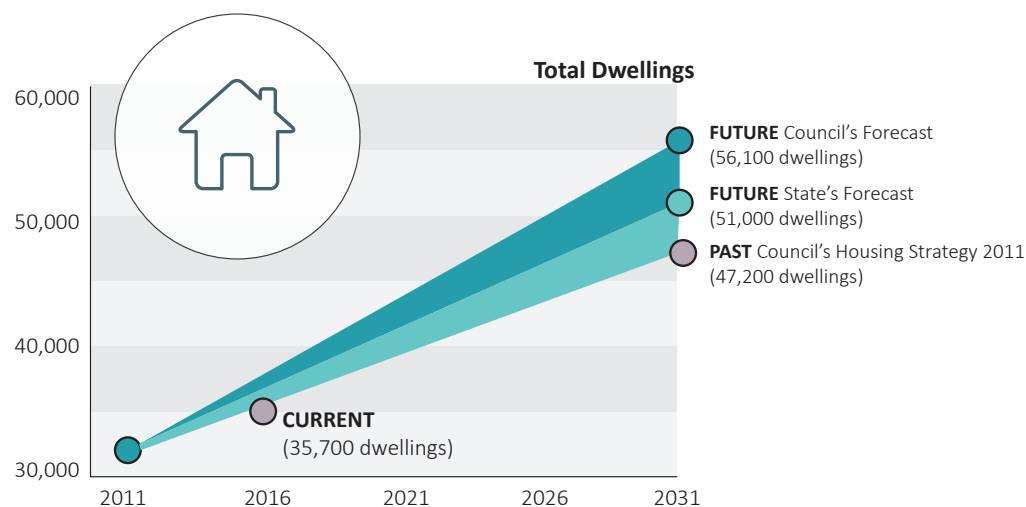


Figure 1: Forecast population by age

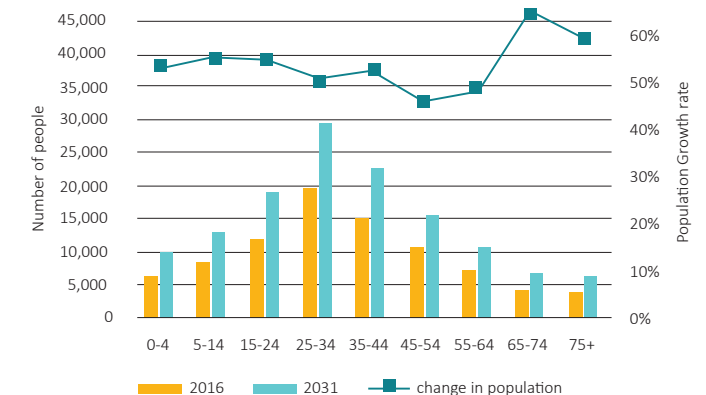
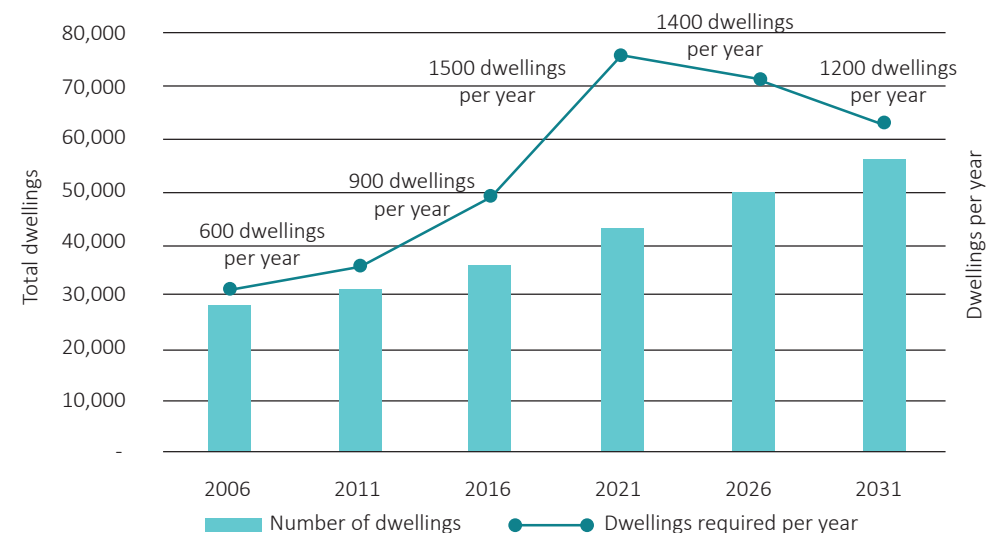


Figure 3: Dwelling forecast development rates



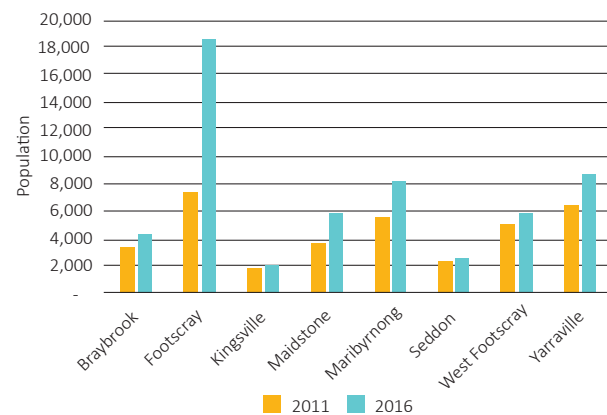
LOCAL CONTEXT

Gateway to the Western Growth Corridor and the CBD

The City of Maribyrnong is in the western region of Melbourne, close to Melbourne CBD. It adjoins the municipalities of Melbourne, Hobsons Bay, Brimbank and Moonee Valley. It acts as a gateway between the western growth corridor and the central city.

Approximately 87,300 residents (Forecast id, 2017) live in the City of Maribyrnong, across the suburbs of Braybrook, Footscray, Kingsville, Maidstone, Maribyrnong, Seddon, West Footscray and Yarraville. Tottenham is an industrial suburb with no residents.

Figure 4: Population change by suburb



Each suburb varies in terms of the size, built form, population and socio-economic characteristics. Overall, there is little vacant land for development – this means that any new development, whether residential, industrial, commercial, institutional or public open space, will require recycling of existing ‘brownfield’ sites and, potentially, involve a change from an established use.

The City contains a mix of residential, commercial, industrial and educational land uses. The predominant land use is residential; Residential Zones apply to 44% of total land and a further 14% facilitates residential activity in some form. Significant tracts of land zoned for employment include industrial land in Tottenham, Maidstone and Yarraville. The City of Maribyrnong has substantial cluster of industrial land to the south west and south east, while to the north land use is predominantly residential.

Figure 5: Context map



LOCAL POLICY CONTEXT

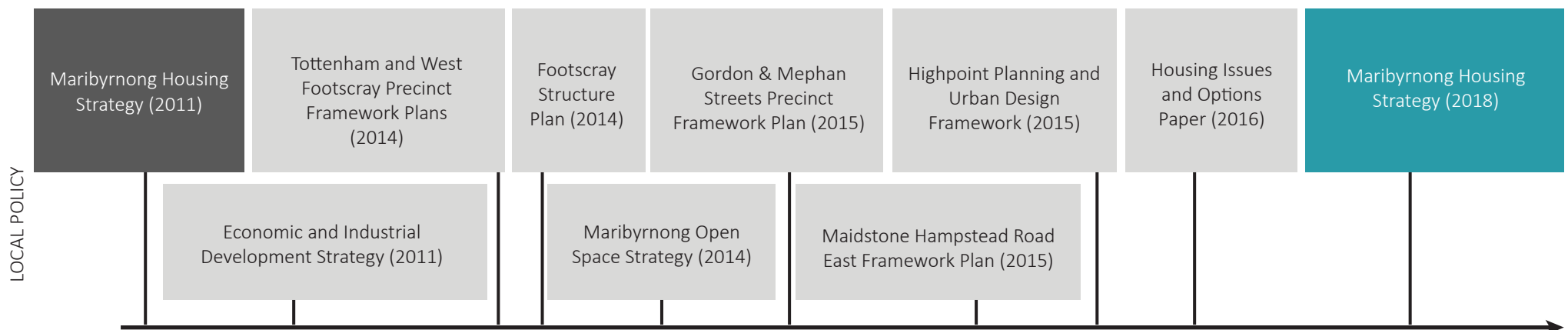
Maribyrong Council Plan (2017-2021)

Our Council Plan 2017-21 guides the planning, development, allocation of resources and provision of services to our community. The Plan incorporates the Municipal Health and Wellbeing Plan, and focuses on improving the physical, social, natural, cultural and economic environments that impact community health. The key objectives of the Plan include:

- **strong leadership**- Council will lead the changing city using strategic foresight, innovation, transparent decision making and well-planned, effective collaboration
- **healthy and inclusive communities**- Council will provide and advocate for services and facilities that support people’s wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning
- **quality places and spaces**- Council will lead the development of integrated built and natural environments that are well maintained, accessible and respectful of the community and neighbourhoods
- **growth and prosperity** - Council will support diverse, well-planned neighbourhoods and a strong local economy
- **mobile and connected city**- Council will plan and advocate for a safe, sustainable and effective transport network and a smart and innovative city
- **clean and green**- Council will strive for a clean, healthy city for people to access open spaces, cleaner air and water and respond to climate change challenges.

The strategic objectives relating to the provision of housing are growth and prosperity, and quality places and spaces.

Figure 6: Local policy history



STATE POLICY CONTEXT

Plan Melbourne (2017 – 2050)

Plan Melbourne is the State Government’s metropolitan strategy to guide Melbourne’s housing, commercial and industrial development to 2050. It seeks to integrate long-term land-use, infrastructure and transport planning to meet the population, housing and employment needs of the future.

In terms of housing policy, it addresses:

- overall housing supply
- planning for new housing close to jobs and public transport
- affordable housing
- streamlined decision-making
- housing diversity.

The West of Melbourne will need an additional 152,000 dwellings to support growth over the next 15 years.



Infrastructure Victoria Report (2016)

Infrastructure Victoria’s 30-year Infrastructure Strategy, an advisory report delivered to Parliament, includes major objectives to prepare for population change and foster healthy, safe and inclusive communities. It recognises a need to address infrastructure demands and increasing pressures with regards to population growth, health care (particularly ageing and aged care), ensuring physical activity and participation, community spaces and accessibility.

The need for greater investment in social and affordable housing is one of the Strategy’s top priorities. Key recommendations in this area involve better supporting low-income households in accessing and remaining in the private rental market while still continuing to invest in public housing; fast-tracking approvals for affordable housing; and investigating inclusionary zoning mechanisms.

The Strategy also recommends the integration of social services and the infrastructure that supports them. It further recommends making better use of existing infrastructure, such as using public infrastructure (such as school facilities) for a range of purposes, or rationalising or refurbishing community infrastructure that is no longer fit-for-purpose.

The Strategy further recognises the contribution of physical activity to wellbeing, recommending the promotion of walking and cycling for transport, as well as incidental and recreational physical activities through the provision of “active lifestyle facilities” (for example, bicycle and equipment lockers at train stations) and an increase in the amount and quality of green infrastructure such as parks.

Better Apartment Design Standards

The apartment design standards cover: building setback; functional layout; room depth; windows; storage; noise impacts; energy efficiency; natural ventilation; private open space; communal open space; solar access to communal outdoor open space; landscaping; accessibility; building entry and circulation; waste and recycling; integrated water and stormwater management. It applies to apartment developments 5 storeys and above.

The implementation of the Standards to the Victorian Planning Provisions was an action in Housing for Victorians, and Plan Melbourne, (Amendment VC136).

THE HOUSING STRATEGY

STRUCTURE OF HOUSING STRATEGY

The conclusions of the housing capacity analysis, as well as the policy context and key housing issues have informed this strategy.

This strategy sets out a vision and several objectives, strategies and actions identified to deliver the vision. In some cases a brief discussion of key issues is also included for context.

- The **vision** provides an overarching statement regarding the desired future of housing in Maribyrnong.
- The **objectives** outline what is to be achieved.
- The **strategies** identify how to meet the objectives.
- The **actions** are the specific steps that need to be taken, including:
 - changes to the Planning Scheme
 - other actions for the strategic planning team
 - other council actions.

Actions are outlined in Chapter 7 of the Technical Report. The objectives, strategies and actions are organised under three themes:

- settlement (where housing change will occur)
- supply (the type of housing that will be delivered)
- design (how the housing should look and function).

Each theme addresses a number of topics:

SETTLEMENT

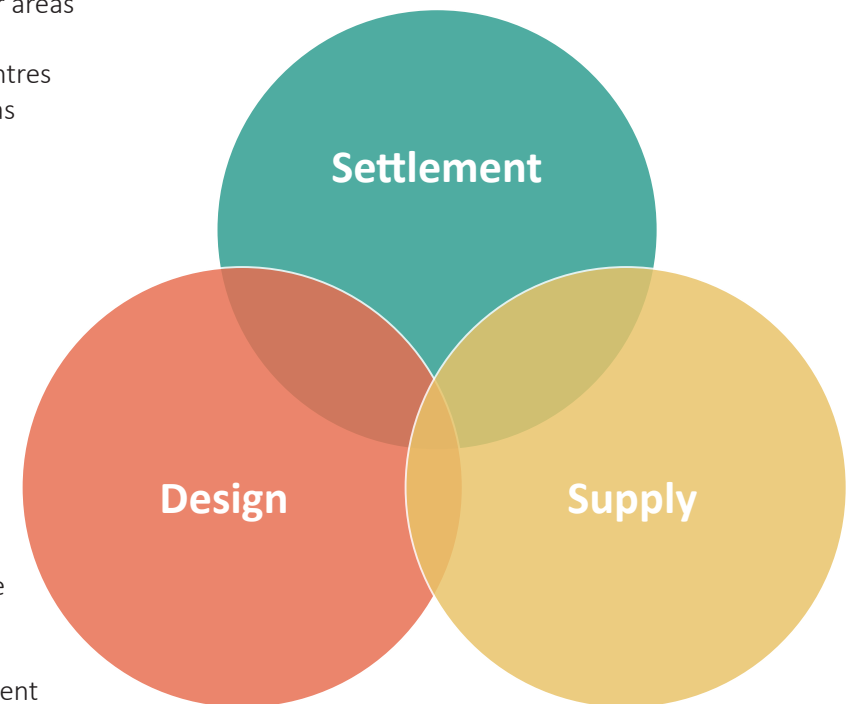
- Housing framework plan
- Housing classification table
- Heritage and neighbourhood character areas
- Established residential areas
- Local centres and small destination centres
- Urban corridors and development areas
- Neighbourhood activity centres
- Strategic redevelopment sites
- Activity centres
- Infrastructure to support growth

SUPPLY

- Housing diversity
- Housing for specific groups
- Housing affordability

DESIGN

- Neighbourhood character and heritage
- Resident amenity
- Housing adaptability
- Environmentally sustainable development



SETTLEMENT

This section sets out the spatial strategy for where the municipality will accommodate projected growth.

Challenges and Opportunities

Over the last 10 years housing growth has not occurred evenly across the City. The City is experiencing significant household growth and change and the projected rate of housing growth is greater than what has been happening so far.

Short term future development is spatially concentrated in Footscray and Maribyrnong. Housing change areas identified in 2011 were effective in managing growth, although anomalies existed between change areas and zoning.

It is important to have an adequate supply of land and capacity to support an efficient and diverse housing market, housing affordability and the local economy.

OBJECTIVES

- To provide a clear framework for how and where the City's housing growth and change will occur
- To identify the anticipated level of change, height and density of housing development throughout the City

STRATEGIES

- Apply the Housing Framework Plan and Classification Table to identify where different forms and densities of housing should be located
- Maintain the primary function of activity centres as employment nodes, and provision of goods and services
- Direct most (60%) of the City's housing growth to substantial change areas
- Facilitate a range of medium and higher density housing types, layouts and sizes, including adaptable and affordable housing
- Facilitate development that complements and reinforces the economic function of abutting employment precincts identified in Maribyrnong Economic and Industrial Development Strategy



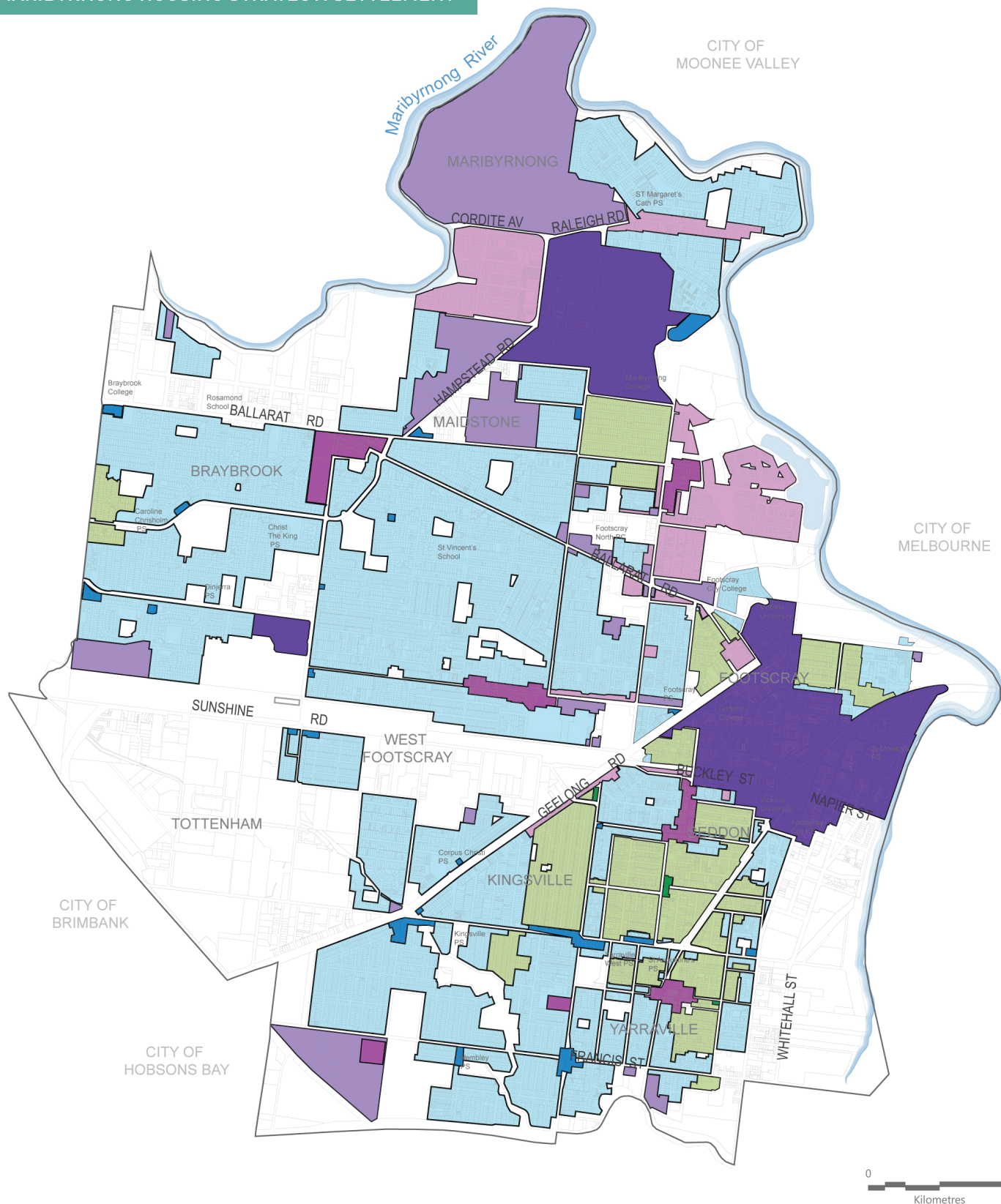
A HOUSING FRAMEWORK PLAN

The Housing Framework Plan indicates the locations where future housing development is supported. Land not included in the housing framework plan will not be supported for housing growth unless further strategic planning work is undertaken in collaboration with Council.

The Housing Framework Plan should be read in conjunction with the Housing Classification Table which outlines, for each of the categories: what they are, how they have been identified, what we want to see in them as well as the Scale/ height and Density of development that is anticipated, and the Change Area Type.

Objectives, strategies and actions for each of the categories then follow.





City of Maribyrnong Housing Framework Plan 2018

LEGEND

Substantial Change Area

- Activity Centre
- Strategic Redevelopment Site
- Neighbourhood Activity Centre
- Urban Corridor & Development area

Incremental Change Area

- Local Centre & Small Destination
- Established Residential Area

Limited Change Area

- Local Centre & Small Destination
- Heritage, Neighbourhood Character & Other Areas

HOUSING CLASSIFICATION TABLE

Classification: What are they	Rationale: How they were identified	Policy: What we want to see in them	Scale		Change area type (proportion of lots/ area that will change)		
			Scale/height	Density	Substantial	Incremental	Limited
Heritage, neighbourhood character and other areas <ul style="list-style-type: none"> Neighbourhood Residential Zone Heritage Overlay (in residential areas) Neighbourhood Character Overlay (in residential areas) Design and Development Overlay-schedule 10 Mixed Use Zone (near the Mobil Terminal) 	<p>Areas of predominantly single and double-storey residential development</p> <p>Areas with identified neighbourhood character, heritage and environmentally sensitive characteristics</p>	<ul style="list-style-type: none"> Support low-scale development that respects the existing heritage values and preferred neighbourhood character Limit housing growth and preserve neighbourhood and heritage character Limit housing growth within Environmental Protection Authority buffers 	<p>Existing</p> <p>Up to 9 metres (1-2 storeys) depending on Heritage Overlay, Neighbourhood Character Overlay or Design and Development Overlay 10 control</p>	Low			
Established Residential Areas <ul style="list-style-type: none"> General Residential Zone 	<p>Areas that can accommodate moderate housing growth to support ongoing investment</p>	<ul style="list-style-type: none"> Support moderate housing growth and diverse housing typologies Support an additional storey above the prevailing building height in the environs Support gradual infill development 	<p>Low</p> <p>Up to 11 metres (Up to 3 storeys)</p>	Medium			
Local centres and small destination centres <ul style="list-style-type: none"> These are defined in the Maribyrnong Planning Scheme Local Centres with Heritage or Neighbourhood Character Overlay controls are: <ul style="list-style-type: none"> Corner of Stephen and Schild Streets, Yarraville Gamon Street, Seddon Corner of Williamstown Road and Geelong Street, Kingsville 	<p>Locations that provide daily convenience retailing and local commercial services, along with housing on the upper levels, in the Commercial 1 Zone and Mixed Use Zone</p> <p>Where there are Heritage or Neighbourhood Character Overlay provisions relating to built form, they apply</p>	<ul style="list-style-type: none"> Support mixed use development with low-scale housing on the first floor and above Support shop-top housing, including refurbishment of existing shop-top housing Avoid residential development at ground level Require active frontages at ground level, with opportunities for passive surveillance from upper levels Require development to provide an appropriate transition in height and built form to adjoining properties 	<p>Medium</p> <p>3-4 storeys depending on context and any prescription in the zone, or overlays</p>	Medium			Heritage Overlay/ Neighbourhood Character Overlay centres

HOUSING CLASSIFICATION TABLE

Classification: What are they	Rationale: How they were identified	Policy: What we want to see in them	Scale		Change area type (proportion of lots/ area that will change)		
			Scale/height	Density	Substantial	Incremental	Limited
Urban Corridors & Development Areas Selected parts of the following: <ul style="list-style-type: none"> — Ballarat Road — Barkly Street — Buckley Street — Gordon Street — Droop Street — Geelong Road — Raleigh Road — Tram corridors Land located at: <ul style="list-style-type: none"> — Footscray RGZ — Edgewater CDZ (excluding land around Jack's Magazine) — Waterford Green CDZ 	Locations on a main road, well located to fixed-line public transport and good access to facilities and services Locations identified by Council as areas for housing growth which have been appropriately zoned.	<ul style="list-style-type: none"> — Facilitate medium density residential development and diverse housing typologies — Limit commercial development other than small offices and home offices — Support flexible design outcomes on consolidated sites — Support development on consolidated sites of greater than 1,000 square metres, with a minimum property width of 15 metres — Limit vehicle access points (crossovers) along the main road frontage — Support development that utilises right-of-way access for vehicles — Require development to provide an appropriate transition in height and built form to adjoining properties, particularly in limited and incremental change areas 	Medium 3-4 storeys depending on context and any prescription in the zone and/or overlay.	Medium			
Neighbourhood Activity Centres Existing NACs: <ul style="list-style-type: none"> — Edgewater — Seddon — Barkly Village/ West Footscray — Yarraville — Yarraville Square — Braybrook Shopping Centre Proposed NACs: <ul style="list-style-type: none"> — Bradmill site as defined by C1Z – as per endorsed development plan (DPO7) — Maribyrnong Defence site (location to be identified through masterplan) 	Locations that provide daily and weekly retailing, commercial and social services, along with housing on the upper levels, in the Commercial 1 Zone and Mixed Use Zone Where there are Heritage or Neighbourhood Character Overlay built form provisions, they apply	<ul style="list-style-type: none"> — Support high density mixed use development and diverse housing typologies — Support a mix of uses that provide daily and weekly commercial and social service needs — Require development to incorporate opportunities for passive surveillance from upper levels — Support development that utilises right-of-way access for vehicles 	Medium Up to 4 storeys or as prescribed in relevant overlays and structure plans and urban design framework plans.	High	NACs, including Proposed NACs		

HOUSING CLASSIFICATION TABLE

Classification: What are they	Rationale: How they were identified	Policy: What we want to see in them	Scale		Change area type (proportion of lots/ area that will change)		
			Scale/height	Density	Substantial	Incremental	Limited
Strategic redevelopment sites <ul style="list-style-type: none"> Department of Defence Site, Cordite Avenue, Maribyrnong Rosamond Road, Maribyrnong Mephan Street, Maribyrnong Hampstead Road, Maidstone sites Mitchell Street, Maidstone Mullenger Road, Braybrook Beachley Sreet, Braybrook Ballarat Road, Footscray Barkly Street, Footscray Gordon Street, Footscray Swan Street, Footscray Barkly Street, West Footscray Cross Street, West Footscray Cnr Somerville Road and Roberts Street, West Footscray Cnr Robbs Road, Glamis Road and Highbury Street, West Footscray Bradmill Site, Francis Street, Yarraville Francis Street, Yarraville Banool Avenue, Yarraville 	Locations identified as urban renewal precincts or large parcels of former commercial or industrial land with the potential for significant growth and change. These locations provide opportunity for increased density proximate to activity centres and fixed-line transport.	Prepare detailed site plans for each location to identify an appropriate mix of uses and scale of development which: <ul style="list-style-type: none"> Identify built form outcomes proportional to the allotment size and surrounding context Identify locations within 800m of fixed line public transport for higher density Maximise development opportunities to avoid under development Require development to provide an appropriate transition in height and built form to adjoining properties Mitigate impacts at sensitive interfaces 	Dependent on site specific planning	Dependent on site specific planning			
Activity centres <ul style="list-style-type: none"> Footscray Metropolitan Activity Centre/ Victoria University Specialised Activity Centre Highpoint Major Activity Centre Central West Major Activity Centre 	Locations identified as activity centres in Plan Melbourne that provide greatest capacity for substantial higher density mixed use development and diverse housing typologies.	<ul style="list-style-type: none"> Facilitate high density mixed use development and diverse housing typologies Facilitate commercial development Support active frontages at ground level with opportunities for passive surveillance from upper levels Avoid under development Support building heights that reflect adopted structure plans, framework plans, existing zone and overlay provisions and any other relevant planning policy Support site consolidation to achieve preferred building heights 	As per structure plans	High			

LIMITED CHANGE AREAS

Limited Change Areas comprise areas with significant and established neighbourhood character and heritage values. They have little capacity to accommodate future residential growth and development.

Limited change areas are found in the suburbs of Footscray, Kingsville, Maribyrnong, Seddon and Yarraville. Most limited change areas are currently protected by either a Neighbourhood Character Overlay or a Heritage Overlay.

Challenges and Opportunities

There are no built form guidelines for housing developed in local centres and small destination centres; development in Yarraville and Seddon activity centres should be assessed in relation to the heritage controls.

There is some land zoned Activity Centre and Mixed Use in limited change areas which may allow for greater levels of development and impact on the heritage/ neighbourhood character trying to be preserved.



Heritage, Neighbourhood Character and Other Areas

OBJECTIVES

- To support low-scale development that respects existing heritage values and preferred neighbourhood character
- To limit growth and preserve neighbourhood and heritage character and environmentally sensitive characteristics

STRATEGIES

- Support low-scale development that respects the existing heritage values and preferred neighbourhood character
- Limit housing growth and preserve neighbourhood and heritage character
- Limit housing growth within Environmental Protection Authority buffers
- Support development of no more than nine metres (up to two storeys) depending on Heritage Overlay , Neighbourhood Character Overlay, Design and Development Overlay 10 or Neighbourhood Residential Zone control



INCREMENTAL CHANGE AREAS

Incremental change areas primarily consist of established residential areas which provide some opportunity for housing growth and change. They cover almost 70 per cent of land that allows residential development in the City. Redevelopment opportunities need to be balanced with the protection of existing neighbourhood character in incremental change areas.

Challenges and Opportunities

Between 2005 and 2014, 67% of land designated as incremental change accommodated 74% of additional dwellings. Incremental change areas can accommodate moderate housing growth to support ongoing investment. The capacity in incremental areas mean that change will be gradual.

Established Residential Areas

OBJECTIVE

- To support moderate housing growth to support ongoing investment and a diversity of dwellings

STRATEGIES

- Support moderate housing growth and diverse housing typologies
- Support an additional storey above the prevailing building height in the environs
- Support gradual infill development
- Support development of no more than 11 metres (up to 3 storeys)

Local Centres and Small Destination centres

OBJECTIVE

- To increase the density of people living in local centres and small destination centres without compromising low-scale built form in these areas

STRATEGIES

- Support mixed use development with low-scale housing on the first floor and above
- Support shop-top housing, including refurbishment of existing shop-top housing
- Avoid residential development at ground level
- Require active frontages at ground level, with opportunities for passive surveillance from upper levels
- Require development to provide an appropriate transition in height and built form to adjoining properties
- Support development of 3-4 storeys or as prescribed in Heritage Overlay or Neighbourhood Character Overlay controls



SUBSTANTIAL CHANGE AREAS

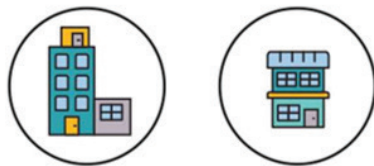
Substantial change areas provide significant opportunities for housing growth within the City in a mix of predominantly medium and higher density development types. They are relatively free of major development constraints and are typically well served by public transport and are close to activity centres and employment opportunities.

Challenges and Opportunities

18% of the City's available land is in substantial change areas, and these areas accommodate around 35% of the net capacity.

Substantial change areas offer capacity to meet much of the housing growth anticipated for the City however guidance regarding the expected or desired scale and nature of change in the following substantial change areas is limited. This needs to be addressed.

Rapid housing growth requires ongoing guidance and review by Council, and timely investment in the public realm to ensure these areas concentrate housing growth and attract well designed and predominantly higher density development.



Not all substantial change areas are located in areas with good access to public transport, activity centres or employment opportunities, in particular strategic opportunity sites. Any redevelopment of these sites will need to be considerate of these factors, and integrating planning will be essential.

Neighbourhood Activity Centres

OBJECTIVE

- To increase the density of people living in neighbourhood activity centres to create more vibrant centres and maximise use of transport, commercial and community infrastructure

STRATEGIES

- Support high density mixed use development and diverse housing typologies
- Support a mix of uses that provide daily and weekly commercial and social service needs
- Require development to incorporate opportunities for passive surveillance from upper levels
- Support development that utilises right-of-way access for vehicles
- Support development up to four storeys or as prescribed in relevant overlays and structure plans and urban design frameworks
- Support development up to four storeys or as prescribed in relevant overlays and structure plans and urban design frameworks

Urban Corridors and Development Areas

OBJECTIVE

- To encourage appropriate growth within Urban Corridors and Development areas

STRATEGIES

- Facilitate medium density residential development and diverse housing typologies
- Limit commercial development other than small offices and home offices
- Support flexible design outcomes on consolidated sites
- Support development on consolidated sites of greater than 1,000 square metres, with a minimum property width of 15 metres
- Limit vehicle access points (crossovers) along the main road frontage
- Support development that utilises right-of-way access for vehicles
- Require development to provide an appropriate transition in height and built form to adjoining properties, particularly in limited and incremental change areas
- Support development of three to four storeys depending on context and any prescription in the zone and/or overlay

SUBSTANTIAL CHANGE AREAS CONT.

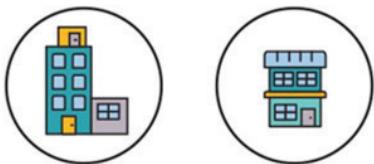
Strategic Redevelopment Sites

OBJECTIVES

- To facilitate an appropriate scale of development on strategic redevelopment sites
- To integrate strategic redevelopment sites with surrounding neighbourhood context

STRATEGIES

- Prepare detailed site plans for each location to identify an appropriate mix of uses and scale of development which:
 - Identify built form outcomes proportional to the allotment size and surrounding context
 - Identify locations within 800m of fixed line public transport for higher density
 - Maximise development opportunities to avoid under development
 - Require development to provide an appropriate transition in height and built form to adjoining properties
 - Mitigate impacts at sensitive interfaces



Activity Centres

OBJECTIVE

- To maximise densities in appropriate locations as activity centres grow

STRATEGIES

- Facilitate high density mixed use development and diverse housing typologies
- Facilitate commercial development
- Support active frontages at ground level with opportunities for passive surveillance from upper levels
- Avoid under development
- Support building heights that reflect adopted structure plans, framework plans, existing zone and overlay provisions and any other relevant planning policy
- Support site consolidation to achieve preferred building heights



INFRASTRUCTURE TO SUPPORT GROWTH

Demand for infrastructure will be influenced by the nature and scale of population and household growth. This includes social, development, transport and open space infrastructure.

While the suburbs of Maribyrnong and Footscray will experience higher rates of growth, a City-wide, network approach is an effective and efficient way to address demand. Development contribution plans can be targeted to substantial change areas.

Challenges and Opportunities

While Maribyrnong and Footscray will experience higher rates of growth, a City-wide, network approach is an effective and efficient way to address demand. Development contribution plans can be targeted to substantial change areas.

The most effective and efficient way of providing additional services and infrastructure is to consider requirements for the whole City, rather than for individual sites or precincts. Projected increase in population and housing will generate demand for additional services.

A study to understand demand should consider that:

- social infrastructure is heavily influenced by demographic change
- trunk infrastructure upgrades will be highest in areas of substantial change areas
- transport will need to consider the broader transport context
- existing areas of the City already have insufficient access to open space.

The analysis should also consider:

- the spatial distribution of existing facilities, including condition and capacity, to determine if existing facilities need improvements or maintenance, or can be expanded to provide additional capacity
- the demand expected to be generated by the future population, as informed by projected demographics, preferences and the spatial distribution of growth.

OBJECTIVES

- To give City of Maribyrnong residents access to the infrastructure they require
- To align infrastructure upgrades with housing growth

STRATEGIES

- Provide appropriate infrastructure to support the scale of residential development and needs of the community prior to development in substantial change areas
- Provide development infrastructure (roads, drainage, telecommunications etc.), community infrastructure and open space to support population and housing growth based on the tests of need, nexus, fair apportionment and accountability
- Plan for active transport networks, particularly in substantial change areas
- Improve public transport access within the City
- Plan and coordinate infrastructure delivery with developers, service providers and other stakeholders

HOUSING DIVERSITY

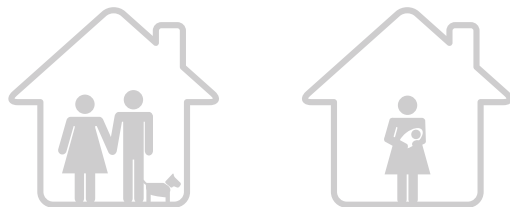
The provision of diverse housing stock provides a range of housing choices for all stages of life while also catering to the city's economically diverse populations. This contributes to broader housing affordability and accessibility for disadvantaged community members.

Challenges and Opportunities

The number of couple families with no children is expected to grow considerably and there is also significant growth in group households and other households. A more diverse range of housing types are required.

While the City's housing stock is diversifying and becoming denser, demand is increasing for larger (three or more bedrooms) dwellings. There is uneven distribution of these dwellings across the City.

There is also demand for smaller dwellings for young families and couples, and specialised housing for residents wanting to stay in the same local area as they age.



OBJECTIVE

- To facilitate a diversity of dwelling typologies, configurations and sizes

STRATEGIES

- Facilitate a range of configurations and sizes of dwellings in new development
- Facilitate development of three or more bedroom houses, townhouses, and apartments, to cater for a diversity of household structures
- Facilitate development of smaller dwellings for smaller household formations such as young people, couples without children, single person households and older people who want to stay living in their local area



HOUSING FOR SPECIFIC GROUPS

Challenges and Opportunities

Projections show that the population profile is changing with major growth in the proportion of people aged 65 and over, and the student population.

Housing for older people have complex design requirements but should be in areas with good access to public transport and local infrastructure.

Council has partnered with Victoria University on the Footscray University Town revitalisation project, which acknowledges that the more than 20,000 students studying in Footscray offer an opportunity to increase the number of students living in the City. Student housing is best located near public transport, pedestrian friendly environments and activity centres. Student (including university staff) housing can be constructed at higher densities, which often requires consideration of specific design outcomes, for example design of shared facilities.

There is currently no specific guidance on the design and provision of aged care in the Local Planning Policy Framework. There is limited policy on student housing provision in the Local Planning Policy Framework.

OBJECTIVES

- To respond to growing demand for specialised aged care housing, disability housing and student (including university staff) housing
- To facilitate development of Footscray MAC as a University Town
- To avoid use and development of caretakers' housing on industrial land

STRATEGIES

- Facilitate provision of an adequate supply of appropriately located and designed aged care housing and disability housing
- Facilitate provision of an adequate supply of appropriately designed student (including university staff) housing near tertiary education facilities and transport routes
- Avoid development of housing outside areas identified for residential development (i.e. caretakers' dwellings)



HOUSING AFFORDABILITY

Challenges and Opportunities

The City has traditionally provided a good supply of relatively affordable housing. However, house prices are increasing, and in some areas rental prices are also increasing. Access to affordable housing is important for economic, social and environmental reasons. Beyond fulfilling a need for shelter, affordable housing is likely to support better education, employment and health outcomes.

There are pockets of disadvantage in the City, including in Braybrook and Maidstone. Enabling households with low socio economic status to live close to the major economic opportunities in the CBD is important. The City's valued diversity and social sustainability will also be threatened if there is not an adequate supply of affordable housing.

Council currently utilises some mechanisms to increase the supply of affordable housing. There are additional tools available, including adopting a clear definition of affordable housing.

Council can facilitate the provision of affordable housing through the planning system, by expanding the conditions where it requires contributions when development occurs. A second approach is to capture some of the uplift that occurs when additional development rights are granted and the value of land increases (eg through rezoning). Council will need to develop and publish a policy statement to provide clear advice on Council's position on affordable housing provision, including a definition as follows:

A dwelling unit or units whose title is transferred to a not-for-profit registered housing association or provider.

HOUSING COST CHANGES 2005-2015



Median house price increasing by 8.5% per annum



Median unit price increasing by 6.3% annum



100% increase in rental price for 2 bedroom flats to \$350 per week

OBJECTIVES

- To increase the supply of affordable, public and social housing in the City
- To reduce housing stress in the City



STRATEGIES

- Investigate a contribution of a minimum of 50% of the value uplift created when land is up-zoned, to be used for affordable housing
- Require a contribution of 10% of housing units to be used for affordable housing in areas currently subject to a Development Plan Overlay
- Investigate allowing the granting of additional development rights in selected locations to increase supply of affordable housing
- Facilitate development of affordable housing across the City
- Maintain and improve the quality of the existing supply of social and public housing
- Support a more spatially even distribution of social, public and affordable housing
- Support private developers to work with registered affordable housing providers

NEIGHBOURHOOD CHARACTER AND HERITAGE

Heritage buildings and neighbourhood character precincts make the City more attractive and connects people to where they live. Planning protection for areas with low-scale development, mainly located in Seddon and Yarraville is provided through the application of the heritage overlay and neighbourhood character overlay.

Challenges and Opportunities

Preferred character guidelines have not been prepared for areas that have been recently rezoned or recently redeveloped for housing. There is limited guidance regarding the scale and nature of development expected in urban corridors and on the scale of development on consolidated sites particularly in incremental change areas. The range of tools available within the Planning Scheme to manage housing design are underutilised.

OBJECTIVES

- To ensure development is appropriate to the local built form context of the area
- To achieve high quality and attractive building form
- To avoid development that relies on poor built form outcomes as precedent
- To protect heritage assets

STRATEGY

- Provide guidance for all housing classification areas on preferred built form outcomes



RESIDENT AMENITY (LIVEABILITY)

High quality residential design has a positive impact on the lives of residents, which flows on to social and economic benefits for the broader community. Well designed buildings can maximise efficiency and reduce operating costs, leading to greater environmental benefits. Good design builds strong communities, creates spacious and flexible homes that retain their value and can reduce crime.

Issues and Challenges

Good design contributes to a high quality urban environment and a sense of place and community.

The range of tools available within the Planning Scheme to manage housing design are underutilised.

Some new developments have poor internal amenity, with habitable rooms and living spaces inadequate in size and configuration.

Future development potential of adjacent sites is not well protected and there is little guidance for buildings four storeys or less or townhouse and apartment development to ensure a high quality of residential amenity.

The Victorian planning system does not include measurable standards for high density residential apartments, student accommodation and mixed use development. There are tools available to Council to improve resident amenity.

OBJECTIVES

- To support housing development that is comfortable to live in and provide residents with a high level of amenity
- To ensure site development respects the future development potential of adjacent land

STRATEGIES

- Facilitate adequate living spaces (habitable rooms) on the ground floor in larger dwellings of three or more bedrooms
- Maintain equitable development opportunities for land still to be developed adjacent to development sites
- Provide guidance on design and internal amenity for apartment and townhouse developments
- Provide direction regarding property sizes and appropriateness of 'reverse living' accommodation in certain locations or developments
- Avoid reverse living design if internal amenity to habitable rooms cannot be maintained as a result of screening or window placement requirements



HOUSING ADAPTABILITY



An adaptable home incorporates provisions that enable its alteration “without major structural works and at a much lower cost to make it accessible and useable in future”. Designing for spatial flexibility allows people to adapt and modify their homes to cater to individual needs, desires and changing circumstances (Bertram et al. 2015).

Recent adaptable housing projects demonstrate how flexible housing can accommodate a range of social arrangements within the one building envelope. For people who receive care, flexible dwellings offer “increased independence and empowerment” with “reduced costs of refurbishment and redesign” (Bertram et al. 2015).

Challenges and Opportunities

- There is an unmet need for adaptable housing
- Accessible housing will become more important over time.

Adaptable design features which can be encouraged:

- Bedrooms located at opposite ends of the dwelling
- External access at different points in the house, to enable separate entries in future
- Two bathrooms located in proximity to bedrooms
- A laundry that can be accessed externally
- Dual living spaces, or a large living space that can be divided in future
- Services (such as plumbing, gas, electricity) located to be easily accessible
- Two separate private open space areas or a private open space area that can be divided.

OBJECTIVE

- To give residents access to adaptable and accessible housing that meets their lifestyle at all stages of life

STRATEGIES

- Facilitate housing that can be adapted for different household formations and stages of life
- Facilitate housing that is accessible to people of all abilities and mobility
- Support housing that can be cost effectively adapted to different layouts
- Support a ground floor bedroom and bathroom in dwellings with more than one storey

ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT

Residential zones occupy 44% of the City's land area, requiring consideration of the environmental impacts of housing. Considering environmentally sustainable development (ESD) earlier in the development process allows solutions to be more thoroughly and cost effectively incorporated into new buildings.

Challenges and Opportunities

Additional policy guidance on how housing design should contribute to environmentally sustainable development (ESD) is required.

The State Planning Policy Framework provides only limited guidance regarding ESD and the Building Code of Australia addresses some ESD elements. In the absence of uniform statewide guidelines, the IMAP Councils prepared an ESD Policy for their respective planning schemes, along with 10 fact sheets relating to Sustainable Design Assessment in the Planning Process (SDAPP). SDAPP includes key environmental performance considerations into the planning permit approvals process.

The planning process can be used to make developers address building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management, transport and demolition and construction.

Clause 21.06-2 of the Planning Scheme relates to building design, stormwater quality and water quality. It requires a refresh to address the work undertaken by IMAP including SDAPP and to make the strategies more specific.

The inclusion of ESD policy in Schedule 1 to the Activity Centre Zone – Footscray Metropolitan Activity Centre should be applied across the City as part of a broader ESD policy.

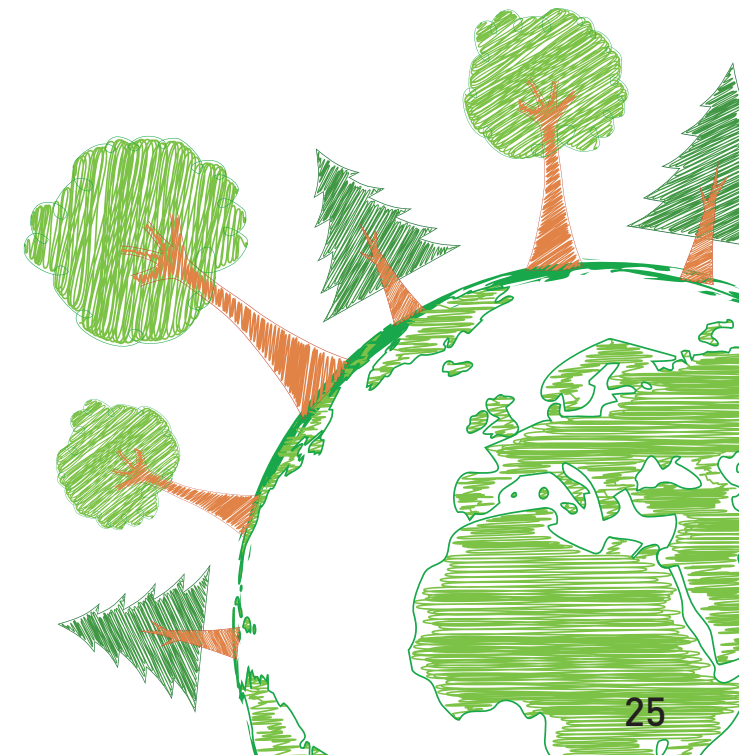
New greening policies are also required to mitigate the urban heat island effect at the subdivision and the development stage.

OBJECTIVE

- To make housing in the City more environmentally sustainable

STRATEGY

- Facilitate environmentally sustainable development



IMPLEMENTATION

IMPLEMENTATION PLAN

Council can influence the supply, distribution and design of housing through several roles:

- Planning authority: Council should amend the Planning Scheme, review several zones and overlays, undertake strategic planning studies and undertake various research, monitoring and review activities.
- Infrastructure delivery: Council should plan and manage investments.
- Advocacy: Council should engage stakeholders to support and advance its policies.

Actions identified in the previous Housing Strategy have also been included where they are still relevant. All actions are detailed in the Technical Report, chapter 7.

Actions are organised into the following core tasks:

1. Amendment to the Local Planning Policy Framework (8 actions)
2. Review of zones and overlays (2 actions)
3. Further strategic work (18 actions)
4. City Infrastructure Planning and capital works (3 actions)
5. Advocacy (13 actions)
6. Research monitoring and review (9 actions).

The actions are consistent with the National Cities Performance Framework- Performance Indicators for Housing (2017).

The prioritisation of actions for Council has used the following framework:

- Critical – Fund in year 1 (2018/2019)
- High – Fund year 2 to 4
- Medium – Fund in year 5 to 6
- Low – Fund in year 7 and onwards.

Actions are outlined in detail in the Technical Report.



