



Housing Strategy Review Discussion Paper

Consultation and Engagement Report

May 2022



**Yarra
Ranges
Council**

Acknowledgement of Country

We respectfully acknowledge the Traditional Owners, the Wurundjeri People as the custodians of this land.

We also pay respect to all Aboriginal community elders, past and present, who have resided in the area and have been an integral part of the history of this Region.

This report has been prepared by Yarra Ranges Council is available on the Yarra Ranges Council website www.yarraranges.vic.gov.au. To request a copy, email or phone our Customer Service Centre as follows: Email: mail@yarraranges.vic.gov.au, Phone: 1300 368 333



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Executive Summary

This report provides a summary of the consultation and engagement on the Housing Strategy Review Discussion Paper and draft Neighbourhood Character Study, 2021, and associated documents – which are the first step in the development of a new housing strategy for Yarra Ranges.

The Discussion Paper posed questions to encourage debate with the community about the key housing issues for Yarra Ranges. These issues are:



Housing Diversity



Housing Location



Housing Density



Housing Sustainability



Housing Design & Accessibility



Housing Affordability / Social Housing

The comments and submissions received will inform the preparation of a new Housing Strategy that will guide residential development in Yarra Ranges over the next 15-20 years.

Community engagement on the Discussion Paper occurred from 1 March 2022 to 5 April 2022. Council received over 90 comments via written submissions and/or survey responses. Direct feedback was also received from the members of five of Council's advisory groups.

Findings

In summary the key feedback received from the community included:

- A variety of new housing is needed to support all members of the community.
- New housing should be designed to be environmentally sustainable to lower costs and improve liveability for residents.
- Higher density housing needs to be provided in all residential suburbs but not create overdevelopment of any area.



- Council should address the significant lack of social housing in Yarra Ranges.
 - Housing is unaffordable and ways to increase affordability need to be pursued.
 - The location of new housing should consider:
 - convenience for residents of all ages and abilities to access shops and services.
 - whether sufficient infrastructure is present to accommodate new development.
 - New development should fit into the current neighbourhood character and should not destroy the character of an area.
- A summary of the key findings under each key housing issue are discussed in the ‘What We Heard’ section.



Introduction

This report provides a summary of community engagement on the Housing Strategy Review Discussion Paper, the draft Neighbourhood Character Study and associated supporting documents. The Discussion Paper is the first step in the development of a new Housing Strategy to guide residential development in Yarra Ranges over the next 10-15 years. As its name implies, the Discussion Paper's purpose is to start a conversation with the community about the housing issues facing Yarra Ranges.

Comments received from the community on the Discussion Paper are a vital part of the process and will be used to inform the preparation of a draft Housing Strategy.

Project Background

Council needs an up-to-date housing strategy to meet the needs of the community for the next 10-15 years. The previous Housing Strategy was adopted in 2009 and it's time to assess and reset Council's housing policy for the next fifteen years.

The role of the Housing Strategy is to:

- Ensure that Council's residential planning policies are relevant and effective.
- Clearly define Council's role in addressing local housing needs.
- Articulate Council's policies and Identify actions Council can take to encourage housing diversity, affordability and improvements to built form.

- Inform planning controls for the location and development of new housing in the Yarra Ranges Planning Scheme.
- Meet the objectives of Plan Melbourne 2017-2050 (the State Government metropolitan strategy) for residential development.

The Housing Strategy Review Discussion Paper presented an analysis of all the background research. It assessed all relevant factors affecting residential supply including demographic trends, capacity of existing residential areas, current planning controls, diversity of existing housing stock, changes to neighbourhood character over the last 10 years and the need to provide for increased affordable and social housing. The aim was to start a conversation with the community about the housing issues facing Yarra Ranges. The Discussion Paper was accompanied by a draft Neighbourhood Character Study.

A draft Neighbourhood Character Study (NCS) was prepared to assess Yarra Ranges' residential areas and identify valued attributes and the preferred future character for each residential neighbourhood. The study also included proposed development controls. The NCS will form a complementary part of the final Housing Strategy and inform any future changes to the Planning Scheme.

The key housing issues presented in the Discussion Paper provided the focus for consultation with the community in this stage of engagement.

Limitations:

The information in this report is not purported to reflect the views of the whole community as people who participated in the engagement self-selected to take part.





Who we spoke to

This section outlines the engagement methods used by Council including communication and promotion channels, and engagement activities.

The purpose of the engagement was to start a conversation with Yarra Ranges residents about their current and future housing needs to inform the preparation of the new Housing Strategy.

Activities

Consultation occurred between 1 March 2022 and 5 April 2022. Council used various communication and activities to promote the project and capture feedback from the community.



During the engagement period the [Housing Strategy Review](#) page on Shaping Yarra Ranges website had **3,189 page views**



[Emails](#) were sent from different areas of Council to announce the project and direct people to the webpage



Facebook posts reached a total of **9,887 people**



[Council briefing sessions](#) were carried out with **5 community advisory groups** where verbal submissions were accepted.



26 people were nominated to be part of the [Housing Strategy Community Reference Group](#), that will help guide the drafting of the final Housing Strategy.



80 community members responded to and completed the [online survey](#)



A total of **9 written submissions** were received from community members, developers, and planning consultants



45 community members attended a live webinar discussing the main housing issues.

*Figure 1. Overview of communication and engagement participation



Communication and promotion

Project webpage

1 March - 5 April
2022

An engagement webpage Housing Strategy Review on Council's Shaping Yarra Ranges website provided project information including the Discussion Paper, draft Neighbourhood Character Study, summary document, Frequently Asked Questions, and an interactive GIS map to provide residents with information about their neighbourhood and proposed planning scheme provisions.

The webpage gathered feedback via an online survey and details of how to make a written submission or seek further information. People could subscribe to the website / keep informed list.

Housing Strategy Webinar

16 March 2022

A live webinar was presented on the project. The recording was included on the project webpage for the remainder of the engagement period. An overview of the project was given, and the main housing issues explained in more detail.

Direct notification (emails)

1 March 2022

Correspondence to announce the project and direct people to the project webpage was sent to:

- Housing agencies and providers
- Developers and planning, building and design consultants
- State/Federal MPs
- External government agencies
- Community organisations

Emails were also distributed to mailing lists held by other Council departments including Community Wellbeing (Indigenous Development) and Community Development.

Newspaper ad

1 March 2022

Local newspaper advertisements appeared in the six Leader Mail Newspapers to announce the project and direct people to the project webpage.

Facebook posts

1 March - 31 March
2022

Facebook was used to promote the project and direct people to the project webpage. The posts resulted in reaching 9,887 individuals.

Hard copies

Throughout the
engagement period

Hard copies of the Discussion Paper, draft Neighbourhood Character Study, summary document and FAQs were available at all Council community links and libraries and mailed on request.

What We Heard

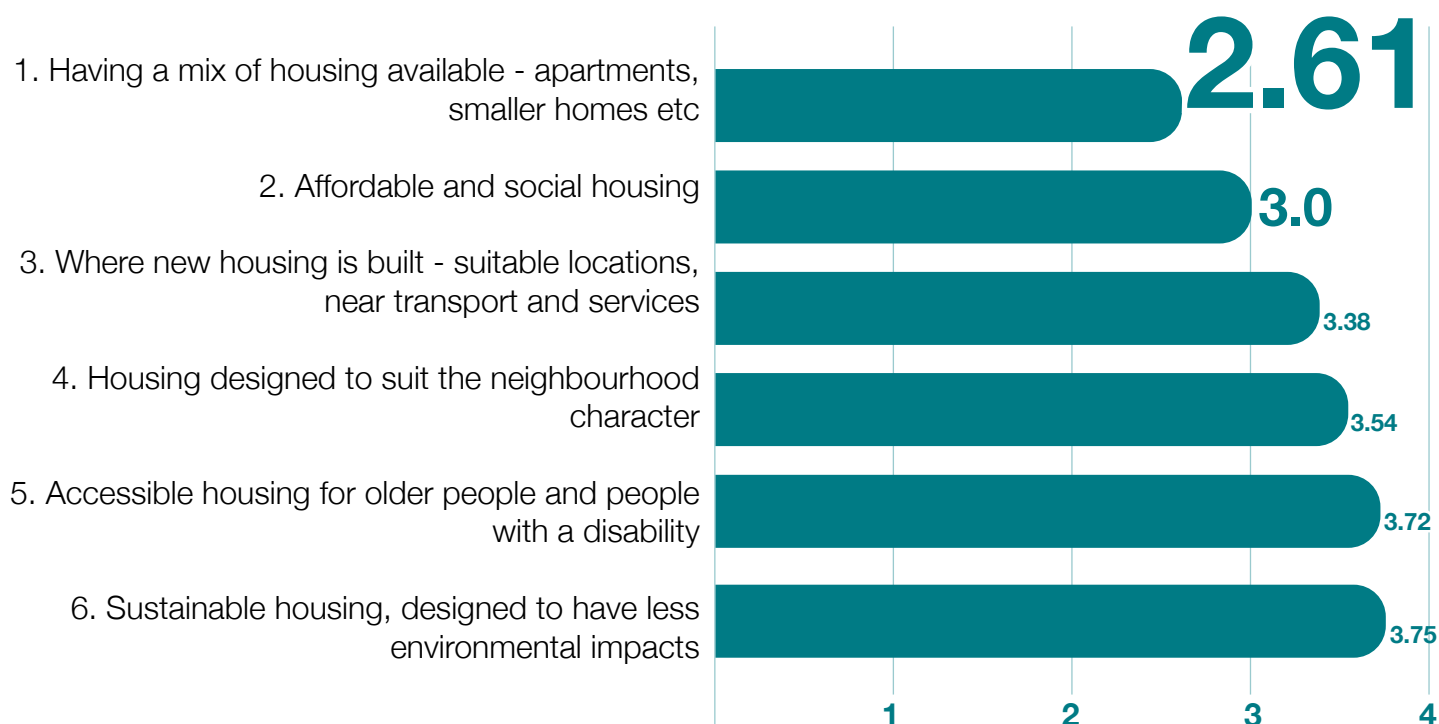
This section outlines the feedback we received on the key housing issues for Yarra Ranges. This has been derived from the survey results and written submissions.

On-line Survey

The survey was aimed at obtaining feedback on the main housing issues and opportunities. A summary of the survey questions is provided in Appendix A.

Contributors were asked to rank the key issues in order of importance (**1 being most important to 6 least important**). Results are shown below in Figure 2.

According to survey respondents, **Having a mix of housing available - apartments, smaller homes etc** was the most important issue. This was followed closely by Affordable and social housing.



*Figure 2. Survey respondent's ranking (1 being most important to 6 least important) of the main housing issues and opportunities for the Housing Strategy (n=80 responses)



Submission Summary

The second part of the survey form asked respondents to tell us more about the issues ranked in the first part. Not all respondents who ranked the issues made additional comments. The content of all written

submissions (including those to the survey) are summarised in the next section. A full summary of the comments to the Survey are provided in Appendix B Table 2.

The following section provides a summary of all written and on-line submissions, grouped in each of the six key issue areas.

Housing Diversity



The Discussion Paper explored whether there is enough diversity in our housing stock. Demographic projections indicate that Yarra Ranges needs more smaller houses with fewer bedrooms to accommodate smaller households. Yarra Ranges lacks diversity of housing such

as smaller dwellings and apartments and ‘shop top’ housing over commercial developments. Recent demographic trends show there may be increased demand for the existing stock of larger homes that can accommodate multi-generational families.

FEEDBACK	
Housing Diversity	A mix of housing types is generally supported although there was concern expressed that it can be problematic if neighbours have different needs e.g. older persons may want a quieter neighbourhood while younger people may be more inclined to have more visitors later in the night with more noise.
	While there is a trend toward smaller dwellings, some communities have different housing needs including indigenous communities that may prefer larger dwellings to accommodate multiple generations.
	Older residents often don't downsize as it is costly and difficult to sell.
	'Tiny Homes' are seen by some as an affordable and adaptable form of housing that would add to the diversity of stock. Submissions propose greater Council support and policy guidance on this form of housing.
	Secondary dwellings / granny flats would allow older people to stay on their properties and in their neighbourhoods and for families to be together.



Housing Location



Planning for housing development uses categories to indicate the level of change in the Planning Scheme: substantial, incremental, minimal and low density. Areas where the most change is expected are those close to shops, public transport, employment, education, and other services. Council's research indicates there is

plenty of land available in the existing residential zoned areas to accommodate future population growth. The Discussion Paper asked whether there should be changes to these areas or if they should be rezoned for a different type of housing.

FEEDBACK

Housing Location

New housing should be located in areas where infrastructure is able to accommodate the growth – but not overdeveloped. It appears there is insufficient infrastructure to support the amount of new development in Yarra Ranges now, particularly inadequate public transportation and congested streets.

Short term tourist accommodation should be capped as it is leading to a loss of rental properties in rural towns. There is a need to create policy that limits the number of holiday rentals and helps increase the supply of permanent housing.

There was strong support in submissions for further subdivision of some larger lots in rural towns and other areas zoned for low density residential development. Localities mentioned are Mt Evelyn, Healesville, Montrose, Monbulk and Mooroolbark.

Reasons put forward are to allow people to age in place, support rural towns, provide affordable housing for younger people to remain where they grew up and provide housing choice as not everyone wants to live in units or on small blocks of land. Additionally, upkeep on large lots is high as people age – rather than sell and relocate, which is costly, enabling subdivision to say 2000 square metres. Submissions note it should only be allowed where bush fire risk is low, and properties are connected to sewer.

Rural townships are under significant housing pressure especially due to short- term tourist accommodation taking up housing with submissions proposing more subdivision in some rural towns to address this.

State Planning policy to restrict residential development in rural areas to protect farmland in some areas is inconsistent with the development of new residential estates in other peri-urban farm areas.

Housing strategies will continue to exacerbate this issue if they focus on more intensive urban development. Infill development is a short-term solution.

People in the rural towns like Healesville, Warburton and Yarra Junction should have the ability to downsize in their town.

Being able to age in place is important and is achievable in some towns as there is good walkability to shops.

Concern is expressed about the loss of population from rural areas to metropolitan Melbourne which has been accompanied by a loss of productive farmland in peri-urban areas and food being grown further away with all the associated costs.

Submissions propose greater support for rural residential and rural community models of housing such as eco-villages and multiple occupancy models.

The Shire has insufficient housing and commercial sites are putting pressure on existing rates and making it unaffordable.

Fire and environment issues should not impede the community's ability to grow and have a more inclusive group of residents and business owners.



Housing Density



The areas of Yarra Ranges proposed to experience the most change are the ‘consolidation areas’, which are locations where housing growth and diversity is encouraged at increased densities. In Yarra Ranges housing consolidation

areas include parts of Lilydale, Chirnside Park, Mooroolbark, and Kilsyth as well as locations in the major rural centres of Healesville and Yarra Junction where multi-unit development is encouraged.

FEEDBACK	
Housing Density	There is some support for high / higher density housing but there are concerns that infrastructure is not able to cope (such as drainage and roads) and that there is not enough on-site car parking required. This is a particular concern in Lilydale.
	Some feel there are too many units being built in some areas while it would be useful to have units in other areas such as Belgrave, Tecoma and Upwey so long as they don't become too dominant.
	Higher density housing should not be allowed in areas like the Dandenong Ranges due to risks and environmental heritage.
	Areas for higher density housing should be targeted to ensure there is good access to services and build on existing busy hubs.
	Higher density should not be allowed to spread into rural areas and there should be nothing over 3 stories.
	Car parking for higher density units should not be on the street. There is a lack of car-parking for higher density.
	All new estates should have some areas for higher density.



Housing Sustainability



Future housing will need to be more environmentally sustainable and economically efficient. This can be addressed by the location and design of new housing. Planning controls for sustainability will complement building permit processes. Initiatives for environmentally sus-

tainable design were presented in the Discussion Paper along with discussion on a range of improvements to the planning scheme to address climate challenges.

FEEDBACK

Housing Sustainability	Surveys ranked sustainability of housing as a high priority. Comments on the issue support:
	<ul style="list-style-type: none"> • Housing located close to shops, transport, services, education etc to reduce driving and CO2 emissions • Passive and solar measures for heating and cooling, • Reduction in bureaucracy that hinders construction of sustainable housing • Incentives for off-grid housing • Greater emphasis on best practice modern design that incorporates low maintenance materials, green rooves or heat reflective rooves, less resources, more eaves over windows and less concrete paths and driveways • Better orientation and more natural greenery • Insulation that reduces costs in the long run • Smaller homes such as tiny homes.
	Provision for cycle parking should be part of new developments. Provision of electric charging stations should be included in garages.
	Multiple-occupancy of rural land is proposed by several submissions as a form of socially and environmentally responsive housing.

Housing Design & Accessibility



Yarra Ranges contains unique housing settings across the urban, township and foothill areas. In areas designated for change, development is affecting neighbourhood character. To assist with the Housing Strategy Review, Council prepared a draft Neighbourhood Character Study to identify the preferred character for different neighbourhoods and set out proposed

controls designed to protect key attributes such as vegetation, topography, garden settings and long-distance views. The Discussion Paper also considered whether new dwellings are being designed to be suitable for people of all abilities and ages.

FEEDBACK

Housing Design & Accessibility	For housing to be accessible it needs to be single level with no or few stairs (external entry ramps) and internal design features (bathroom fixtures, internal intercoms etc) to aid self-help skills. Unit complexes can be too noisy.
	Housing for an ageing population also needs to have no maintenance and be close to shops and other services.
	New housing should maintain balance in the context of the neighbourhood. New development should include space for canopy trees.
	Submissions' support protecting neighbourhood character in the hills with higher density housing noted as a type of housing that can destroy character. Attention needs to be given to housing that compliments existing neighbourhood character.
	There seems to be too much focus in Australia on traditional forms of 'retirement homes'. These are still needed but different models should be considered as well to allow for intergenerational housing with a range of age groups.
	The planning permit process and some rules make it difficult to add extra space to a dwelling or an extra dwelling to provide extra opportunities for people who need accessible housing.
	For indigenous people site and dwelling design should consider groups of dwellings that allow shared common spaces and intergenerational transfer of knowledge.



Housing Affordability / Social Housing



Council has limited tools to require new housing to be affordable and is not a provider of social housing; however, Council partners with social housing providers in the area and is an advocate to the State government about this issue. The Discussion Paper

outlined how Council can work with developers to secure more affordable housing as part of new developments and investigated incentives and concessions to facilitate affordable housing.

FEEDBACK

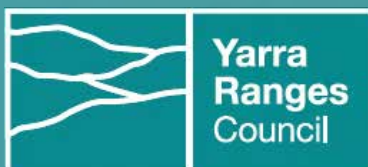
Housing Affordability / Social Housing

- There is an urgent need for more social housing for those experiencing homelessness. Providing affordable housing is not seen as the solution as a high number of people who become homeless need a range of support services to help address complex mental health and substance abuse issues. If this doesn't occur simply providing a home won't be sustainable.
- There are good social housing models that can provide housing and support services.
- High rents are a major concern for young people and means they often stay living with parents / family for longer than they would like.
- More social housing is needed for pensioners and others on low incomes who are most affected by the housing affordability crises. For sole parents it has become too costly to rent near schools and in some areas the transport to schools is not adequate.
- Tiny homes and allowing more 'granny flats' or Dependant Persons Units are seen as potential solutions to providing more affordable housing as well as potentially social housing.
- A key concern about the lack of affordable housing is that it will push 'locals' out of the areas where they have strong family connections for generations. It also makes it very hard for those who want to live close to family to provide support.
- Support Council advocacy for inclusionary housing.
- There is support for surplus public land to be identified for social or affordable housing in partnership with a housing provider but there is also concern that the Ron Noble Reserve could be developed for social housing, and this is not supported.
- The high number of dwellings being used for tourist accommodation has an impact on affordability not just supply. Need to ensure new affordable housing just doesn't become an opportunity for more short-term tourist accommodation.
- A suggestion has been made to purchase the Sanitarium building (in Warburton) and create a 'rent-to-buy' scheme for low-income earners.
- Also consider the Cerini centre in Warburton
- Planning approvals – Faster approvals/ reduced red tape will reduce building cost
- Council needs more affordable housing for low income earners, single parents and people with disabilities.



Other Feedback

FEEDBACK	
Climate Change & Miscellaneous	Several submissions raised concerns about various issues including the survey design, zone changes, restrictions in overlays and the view that Council staff need to work with homeowners in their applications to improved knowledge.
	The recent Intergovernmental Panel On Climate Change (IPCC) report (28/2/22) was used as the basis for a detailed submission on the need to urgently reconsider all housing issues and Council's response to the issues. It is suggested that there should be more growth in rural areas with village style models adopted that utilise farm land more intensively, substantially increase plantings that will improve biodiversity and carbon sequestration, use sustainable house design and construction and increase self-sufficiency and community connectedness.
	<p>Concern that the lack of population growth in Yarra Ranges will lead to less access to State infrastructure spending and Council services to be under increased pressure.</p> <p>Yarra Ranges is ideally suited to accommodate Eco Villages and other Multiple occupancy scenarios on rural land, which would minimise the amount of farm land taken out of production.</p>



APPENDIX A: Survey Questions

1. Drag and drop the issues to the other side in order of what is most important to you.

- a. Accessible housing for older people and people with a disability
- b. Affordable and social housing
- c. Having a mix of housing available - apartments, smaller homes etc
- d. Where new housing is built - suitable locations, near transport and services
- e. Sustainable housing, designed to have less environmental impacts
- f. Housing designed to suit the neighbourhood character

2. Let us know what your feedback is related to.

- a. Accessible housing - for older people and people with a disability
- b. Affordable and social housing
- c. Having a mix of housing available - apartments, smaller homes
- d. Where new housing is built- suitable locations, near transport and services in-fill development
- e. Sustainable housing, designed with less environmental impact
- f. Housing designed to suit the neighbourhood character
- g. Other

3. Please share your comments and feedback related to the themes above.

4. Let us know which neighbourhood your feedback is related to.

- a. Belgrave, Tecoma, Upwey
- b. Chirnside Park
- c. Coldstream
- d. Healesville
- e. Kilsyth
- f. Lilydale
- g. Mooroolbark
- h. Monbulk
- i. Montrose
- j. Mount Evelyn
- k. Seville East / Seville
- l. Silvan
- m. Wandin North
- n. Warbuton
- o. Woori Yallock
- p. Yarra Glen
- q. Yarra Junction
- r. Other

5. Please share your comments and feedback related to the themes above.

DEMOGRAPHICS

6. What suburb do you live in?

7. What is your age?

- a. Under 18
- b. 18 – 24
- c. 25 – 34
- d. 35 – 44
- e. 45 – 54
- f. 55 – 64
- g. 65 – 74
- h. 75 – 84
- i. 85 and above

8. What gender do you identify as?

- a. Woman
- b. Man
- c. Non-binary
- d. Prefer not to say
- e. Other

9. Do you, or anyone in your family, have a disability?

- a. Yes
- b. No
- c. Prefer not to say

APPENDIX B: Written Feedback

TABLE 1: SUMMARY OF WRITTEN SUBMISSIONS TO HOUSING STRATEGY REVIEW DISCUSSION PAPER

Sub. No.	Issue	Summary of submission
1	Needs of older people	<p>The obstacles to older people giving up their family homes are:</p> <ul style="list-style-type: none"> • Old people want a single story dwelling with a bit of room, no stairs, some want 2 bedrooms. They want a newish property with no maintenance and near shops for the time they give up their licence. • Some unit complexes are too noisy • Selling and buying is costly (all the fees, removal costs etc) and old people want to stay in their neighbourhood.
	Inadequate car parking	<ul style="list-style-type: none"> • Single car spaces are not enough as most families have 2 cars. Putting cars on the street is not an option especially with units. Is it time for long term parking permits? Some streets not wide enough for cars to be parked either side. • There is a lack of parking in Lilydale. Cycles could be the alternative if house design caters for their storage and parking at shops allows for secure bicycle spaces.
	High density housing	<ul style="list-style-type: none"> • Agree with smaller blocks and new estates should provide a variety of lot sizes. • All new estates should have a section for high density homes near shops for single storey units. But parks near units are vital especially for families.
	Approvals, electric vehicles, other	<ul style="list-style-type: none"> • Faster approvals and less red tape would reduce the cost of building. • New homes should be all electric with climate change. New homes should have garages fitted with charging stations for EVs. • Various comments on a range of planning issues.
2	<p>Lilydale</p> <ul style="list-style-type: none"> - Structure Plan - lack of trees - car parking - new housing not matching demographic profile 	<ul style="list-style-type: none"> • Should maintain a balance with housing development in Lilydale. Recognises the difficulties but would like to see Lilydale develop <i>within its historical context</i>. The Structure Plan could have applied to any modern city in any country. Except for conserving the historically important buildings there seemed to be a lack of the integrity of Lilydale. • New apartment developments in Lilydale lack significant canopy trees on the property and the majority only include the required minimum facing the road. • There is not enough room for car parking in the smaller streets and yet a car is needed if you live in Lilydale. • Although the projections show an ageing population it is not being reflected in the type of housing built – multi-storey homes are not suitable. Development of single storey homes / units should be encouraged in this area if we want to encourage ageing in place.
3	Need for more social housing	<p>There is a desperate need for more social housing. It is very difficult to get unless you're homeless or being abused. Can Council please do all it can to get more social housing for Yarra Ranges.</p>
4	Second dwellings / 'granny flats'	<p>Council needs to change its policy on granny flats. This would solve so many problems for families. It would mean families can stay together for much longer, older people can move into the granny flat on their own property instead of a retirement home and kids can afford to live in their own home instead of renting.</p>
5	Social housing on Ron Noble Reserve	<p>Concerns that the Ron Noble Reserve on the corner of Anderson and Chapel Streets could still be developed for social housing as page 59 under Opportunities refers to engaging with housing agencies and DHHS on the redevelopment of existing assets. The Lilydale & District Historical Society is strongly opposed if this proposal is still open as:</p> <ul style="list-style-type: none"> • This is a community park.

Sub. No.	Issue	Summary of submission
		<ul style="list-style-type: none"> The site is totally inappropriate due to location and traffic. The park was lobbied for and purchased by former Councillor Ron Noble. Any development will have an adverse impact on the heritage listed trees. Multi-house development surrounding the site means more not less parkland is needed. <p>The Lilydale & District Historical Society unanimously resolved to write to Council advising that:</p> <ol style="list-style-type: none"> <i>we oppose the continued uncertainty on the future of Ron Noble Reserve at the corner of Anderson and Chapel streets.</i> <i>we call on the council to develop in consultation with the community a development plan for the reserve as a quiet, parklet for families to sit and relax.</i> <i>this motion form part of our council submission on the site.</i> <i>we are opposed to the continued re-development of single house dwellings into multi-unit developments in the Lilydale historical precinct bounded by Main, Anderson, Clarke, Creek and Gardiner streets due to:</i> <ol style="list-style-type: none"> <i>the physical and visual impact on our heritage listed trees,</i> <i>the increasing on street parking under the street trees; and</i> <i>the lack of provision of additional services such as expanded sewerage and drainage works.</i>
6	Subdivision of 27-33 Old Hereford Road, Mount Evelyn	<p>Request that the Housing Strategy insert a new schedule into the Low Density Residential Zone (LDRZ) to allow subdivision to 2,000m² for 27-33 Old Hereford Road, Mount Evelyn. This is justified for the following reasons:</p> <ul style="list-style-type: none"> The property is surrounded by much smaller parcels of around 1,000m². It is opposite the designated Bushfire Neighbourhood Safe Place on Morrison Reserve, flat, fully accessible by sealed roads, has reticulated sewerage and within walking distance of shops, schools etc. Categorising properties like this as '<i>no change</i>' is based on out-dated assumptions and incorrect application of LDRZ. The subdivision pattern is more typical of medium density housing areas and has been connected to reticulated sewerage since 1988. <p>Submission provides detail about the subdivision & servicing history of the area. Notes that an approval to subdivide would depend on on-site analysis of constraints.</p>
	Enable subdivision to 2,000m ² in LDRZ in Mt Evelyn, Lilydale & Montrose	<p>Requests a new schedule to the LDRZ to enable subdivision to 2,000m² in the LDRZ areas of Mount Evelyn, Lilydale & Montrose. This is strategically justified as follows:</p> <ul style="list-style-type: none"> This review presents an opportunity for Council to apply a fair and equitable review of all LDRZ areas to allow subdivision down to 2,000m² by drawing on the recommendations and findings from the Advisory Committee Report on Amendment C143. It was disappointing C143 was refused by the Minister. Inserting a new schedule (LDRZ 2) to the LDRZ also aligns with Amendment VC110 – Reformed Residential Zones introduced in 2013. Discussion Paper notes there is no identified need for more detached single-family dwellings in Yarra Ranges, but this rationale should not preclude the opportunity for potential infill development in suitable LDRZ areas. The Discussion Paper also includes limited opportunities for LDRZ subdivision in Monbulk and Healesville only. It would facilitate one extra detached dwelling on each new lot.

APPENDIX B: Written Feedback

Sub. No.	Issue	Summary of submission
6		<ul style="list-style-type: none"> There is a shortage of large lot sized vacant land in Mount Evelyn and across the Yarra Ranges to build a house. Will encourage residents to remain in their local area. Building activity resulting from LDRZ subdivision will provide a much-needed economic boost. It is aligned with the new Yarra Ranges Localised Planning Statement which aims to contain urban development and allows for additional infill development on land within the Urban Growth Boundary appropriate to the role of the town or suburb. It does not contravene the Upper Yarra Valley and Dandenong Ranges Regional Strategy Plan.
	Amend LDRZ areas proposed as 'no change' to 'incremental change'.	<p>Amending LDRZ areas proposed as 'no change' to 'incremental change' would allow infill development but at a lower scale than the Consolidation areas. The benefits include:</p> <ul style="list-style-type: none"> Correcting inconsistencies and anomalies that exist for the LDRZ zone eg new infill would create consistency within existing LDRZ subdivision patterns (eg Old Hereford Rd, Mt Evelyn) Aged residents can sell their new LDRZ lot so they can afford to age in place. Further, if the new lot is for their children to live next door it will enable families to be close, helping with affordability, and to care for their aged parent next door. Provides for more diversity of choice of land, block sizes and where people may wish to live. Support Policy 2.1.1 - additional infill in existing LDRZ areas within the Urban Growth Boundary would contain residential development within its existing urban areas (inside the UGB) to protect green wedge land from urban sprawl. The social and economic benefits to local townships like Mount Evelyn will be significant and will help with the long-term sustainability and viability of our local communities
7	Homelessness and supportive housing	<ul style="list-style-type: none"> There is an urgent need for an increase in social and affordable housing. Stable One has worked with the local community to find creative ways to provide accommodation for people experiencing homelessness due to the lack of any crisis, short and long-term options in the Yarra Ranges. Stable One has intensively supported people who are homeless in the valley – 108 different people so far. The only options are caravan parks (most of which will no longer accept them) or unsafe, expensive, and poorly maintained boarding houses. Most people prefer to be homeless than take that option. People not only want, but need their own, independent living space. The provision of affordable housing is not the answer to homelessness as it doesn't consider the complexity of issues related to homelessness. Apart from mental health problems & substance abuse, there are many underlying long-term problems that need to be addressed if the move from homelessness to home is going to be sustainable. The Supportive Housing model addresses many of these issues. Supportive Housing is any program that aims to offer tenants assistance in a broad range of needs across physical and mental health, life and relational skills, employment assistance, training, and substance abuse issues. The tenancy is long term and is affordable. Financial counselling & services are part of the model.

Sub. No.	Issue	Summary of submission
7		<ul style="list-style-type: none"> Stable One is currently in the development phase of a proposal to build a small Affordable Supported Accommodation 'Village' which is single site with several stand-alone two-bedroom homes (10-12 max). The Stable One Village model would involve partnering with and supporting a church to develop their 'lazy land' into supportive, long-term affordable housing. Research has found that support services and permanency of tenancy are fundamental elements in the move out of homelessness and associated issues.
	Dependant Person Units – a form of supportive housing	<ul style="list-style-type: none"> Stable One's best successes in helping people find long-term, safe and secure accommodation has often been when someone offers a granny flat at low rent or the option to stay in a caravan on their property – both of which are not, strictly speaking, permitted by Council. However, from these places of safety and stability, we have seen people connected in their community, build social capital, find work, kick habits, and reconnect with children. The category for persons eligible to stay in such a dwelling could be enlarged to include people experiencing homelessness. Stable One is willing to work with Council and other agencies to develop policies to support such a change in the planning scheme. There are many large properties that could accommodate a Dependant Persons Unit without impacting the neighbourhood. There are also many people within the church and our wider community, who would willingly offer support and care to our most vulnerable community members. Churches also have vacant 'lazy land' that could accommodate a DPU with the church community providing connection and support. With just a small planning change a significant difference can be made. With Council agreement, Stable One would promote a DPU for this purpose, raise funds and help construct and install them. It would be like that used by 'Kids Under Cover' (https://www.kuc.org.au/what-we-do/how-we-help/studio-program/) but would need the addition of kitchen facilities.
	Advocacy and Planning	<ul style="list-style-type: none"> Support and encourage Council's advocacy to the Victorian Government for mandatory inclusionary zoning to help meet the gap in social housing and to seek changes to state planning provisions to support more affordable housing in planning schemes and requiring mandatory contributions on large development sites. We also encourage the facilitation of more diverse housing in developments, particularly suitable to single-person households.
7	Use of surplus Council or Government land	Support and encourage Council to direct resources at identifying and developing surplus public land for affordable or social housing in partnership with a housing provider who can access State funding. We do recognise there are hurdles to overcome with community, even if funding and land are available.
8	Education & community awareness	<ul style="list-style-type: none"> Council has a role to play in education and community awareness of what it is to be homeless. Stable One has begun to talk about '<i>people without stable housing</i>' to try to eliminate stereotypes. National Homelessness Week from 1-7 August is an opportunity for Council to promote its efforts in the social and affordable housing space and perhaps invest in awareness raising.
	Housing pressure in rural towns	<ul style="list-style-type: none"> The rural townships are under significant housing pressure from lack of stock, with the conversion of dwellings to Air B&B to meet tourist accommodation requirements, causing significant issues on housing and rental affordability. Tourist projects like the Warburton Mountain Bike Project, Ridge Walk, Rail Trail connectivity to Healesville, and Bike Trail from Healesville-Launching Place are great initiatives but need additional support and encouragement for major tourist accommodation to lessen the pressure on existing dwellings.

APPENDIX B: Written Feedback

Sub. No.	Issue	Summary of submission
8		<ul style="list-style-type: none"> • Had the earlier Housing Strategy been more proactive in the encouragement of greater dwelling/subdivision development in the Rural Townships, rather than just the Urban Lilydale/ Mooroolbark/Kilsyth areas, some of the housing crisis in the upper Yarra Valley areas may have been avoided or lessened. • LDRZ reform in areas of the Yarra Valley Communities could result in sufficient growth opportunities to alleviate the stress placed on existing housing availability from existing housing loss to “tourism” and should be reviewed in detail as part of this current review process. Additional permanent housing lots will support tourism opportunities and allow workers to live closer to their employment. • Housing opportunities in rural townships have been narrowed by not undertaking detailed Bushfire Assessment as part of the Housing Strategy Review. • Consolidation areas within the rural townships should be reviewed as centralising these areas doesn’t always meet the needs of all of the community. • Shop top housing and low rise apartments within the Healesville / Warburton tourist Township Commercial Area could assist in the vitality of these shopping strips. • There seems to be a history of costly planning processes associated with development of Burnham Beeches, Warburton Eco Resort, Warburton Sanitarium Factory Tourist Development, etc that makes these significant tourism projects fail. The Housing strategy should address this, so a balance of Tourist accommodation can occur, and permanent residents can live in the locality.
	Tiny homes	<ul style="list-style-type: none"> • “Tiny Homes” in rural areas surrounding rural townships should be considered as part of this Housing Strategy. Yarra Ranges and other Councils are yet to understand or implement significant policy guidance on this new and growing sector, which is a great form of “affordable accommodation”, that is easily transportable and adaptable.
8	Population growth and change	<ul style="list-style-type: none"> • Accommodating most of the projected population growth in urban areas of Lilydale / Chirnside Park / Kilsyth, which represents 3% of the Shire’s land area won’t solve housing issues in the rural townships. People in Healesville, Warburton, Yarra Junction etc should have the opportunity to downsize in their towns and their families should have the chance to buy into the community in which they grew up. • The opinions of existing residents often favour no or little change and is allowed to significantly water down policy direction. Local resident concerns should not be dismissed, but Council needs to make decisions that will genuinely meet the future housing needs of our future Yarra Ranges community and hold or increase our relevance in respect of an expanding Melbourne Population. • If our growth continues to fall significantly fall behind other Councils in Melbourne, access to State infrastructure spending in our community will continue to decline proportionally and costs of Council service provision will be under further pressure.
9	Population growth	<ul style="list-style-type: none"> • Population growth cannot be sustained indefinitely. Basing a housing strategy on an assumption of sustainable population growth will create more long-term problems. Infill and higher density development are short-term solutions and building up rather than out will require even more resources for buildings, maintenance, and provision of services. • Melbourne’s growth will have to stop at some time in the future sooner the better. It’s immoral to leave the problem for future generations to solve. • Two major problems facing humanity - too many people and overconsumption. A housing strategy needs to plan for a future level of population stability that is in equilibrium with the resources available. That would ideally be accompanied by a reversal of population flow from rural to metropolitan areas.

Sub. No.	Issue	Summary of submission
9	Population growth	<ul style="list-style-type: none"> Planning regulations that restrict residential development in rural areas to “preserve productive farmland” have worked while peri-urban farmland has been available for new greenfield suburbs. There was no logic in allowing that farmland to be converted to housing estates on Melbourne’s fringe while disallowing more intensive residential development in rural areas to “preserve farmland”. The south-eastern suburbs of Melbourne were once the city’s market gardens. Melbourne’s fresh food is now grown and transported from agricultural areas increasingly further from consumers with all its associated costs. Housing strategies will continue to exacerbate this situation if they continue to focus on more intensive urban development and acceptance that commuting to work is a given.
9	Housing models in rural areas	<ul style="list-style-type: none"> For some time, there has been a growing back-to-the land movement in western societies as more people realise the futility of this continued urban expansion. This movement is currently limited locally by the cost of land in the Yarra Ranges and restrictions on the number of dwellings allowed on farmland. Two emerging patterns that are a response to increased interest in rural lifestyles, both involving cooperative land-use: <ul style="list-style-type: none"> Eco-villages using variations of strata title to provide combinations of private lots, communally-managed land and shared facilities, with on-site production of fresh food Multiple-occupancy models with clustered housing and multiple enterprises on single titles. <p>The latter has great potential for more intensive use of rural land. Compatible joint enterprises can occur & clustering of buildings and services minimises the amount of land taken out of production while increasing productivity of remaining land.</p> The many social benefits of these models include: <ul style="list-style-type: none"> reduced population pressure on metropolitan areas more people in rural areas support services, shops & communities more people, especially children, in touch with the rhythms of nature less need for travel to commute or shop as larger rural populations provide more scope for employment and services healthier people enjoying more outdoors activity and eating locally-produced food. Yarra Ranges is ideally suited to capitalise on this trend due to its proximity to metropolitan Melbourne. Provision of short-stay accommodation for backpackers will benefit large-scale rural enterprises which require seasonal labour. It would be no benefit to those who wish to live permanently in rural settings and don’t have the capital to buy into fully commercial farming on their own. If Council is sincere in its promotion of sustainability, it should start advocating for a revision of planning laws to allow more permanent rural residential opportunities.

TABLE 2: SUMMARY OF SURVEY COMMENTS – RESPONDENTS ASKED TO SHARE COMMENTS CONNECTED TO THEMES IN THE SURVEY

Theme	Summary of survey comments related to themes
Affordable and social housing	<ul style="list-style-type: none"> • We need more housing affordability especially for low income earners, single parents, people with disabilities and older people. • Too costly to purchase, and rents near schools have become too expensive - it's impossible to afford to live here as a single mother. We need to be close to schools or there are transport issues for children. Better transport needs to be made around Mooroolbark so students can get to Mooroolbark college easier. Buses only run every hr from the station up Manchester Rd but at the wrong times. Building new estates should include plans for transport and roads too. • The shire has insufficient housing and commercial sites. This is putting pressure on existing rates making it unaffordable. • No social housing. • As a single woman renting and nearing retirement, would like to live near my only child to provide support – near Emerald. Most social housing wants to put people like me in a flat. But unit living would not be suitable. • Housing is largely unaffordable in the Yarra Valley - there are little to no smaller homes for singles, couples without children. This needs to change otherwise people will leave the area if there cannot be further development in a wider area including Woori Yallock. Not everyone wants to live in Yarra Junction. • How will council ensure affordable housing will be just that and not an opportunity for more investment in short stay accommodation? • Affordable housing is important as locals don't have generous wages and struggle. They should not be pushed out of the area they and their families have lived for generations. • Affordable and well-designed social housing with a community feel.
Accessible housing	<ul style="list-style-type: none"> • Single level, external entry ramps front and back, efficient smart lighting, internal/external intercoms in rooms to aid communication, bathroom fixtures, to aid self-help skills. • Concerned there does not seem to be any plan for accessible housing in a low density residential area like Belgrave Heights that will be suitable as I grow older. It's harder to fit more homes into a hilly area but should be possible. • Housing designs for older persons - less stairs, one level homes. Suitable locations - enabling a Tele Bus to pick up residents, at the top of their street or home driveway, and delivering to local shops, railway stations.
Mix and type of housing available	<ul style="list-style-type: none"> • We need higher density housing. The fire and environment issues should not impede the community's ability to grow and have a more inclusive group of residents and business owners. • No townhouses. Don't subdivide. The water and electricity systems are under enough strain. • Stop allowing so many units to be built that have no backyards and only allow builders and the rich to get richer. • Would be useful to have some units in the area (Belgrave, Tecoma, Upwey), but nothing too small. 100% do NOT want apartment complexes. Smaller properties on allotments of say 500m² would be nice provided there aren't too many of them as we don't want streets of houses built wall to wall.

	<ul style="list-style-type: none"> • Self-contained units and flats on existing land should be allowed so my parents are able to move in one day. • Housing mix. Is a mixed bag of problems, older persons, usually want peace and quiet, younger groups, want friends visiting all hours, loud music, more car traffic, disturbing older persons. A mix of ages, not always as great as it is portrayed. • Smaller subdivisions in Belgrave Heights area are generally thought to be a bad idea but as so many people make little use of their larger properties there could be more scope to allow it. Over the past 23 years more and more trees are removed, and land is poorly utilised. Standard of housing is overall, not high, and to maintain 'neighbourhood character' implies innovation in new housing design would be encouraged. • Need a Residential Aged Care Facility (RACF) up here (Belgrave, Tecoma, Upwey). A lot of older people will need to leave the area. A RACF in the hills would be extremely popular. • Consider forward-thinking policies regarding tiny homes, for which it is very difficult to get any surety. They are a great affordable and sustainable housing option that suits varied needs.
Location of new housing	<ul style="list-style-type: none"> • Higher density housing is done without respect for local traffic and infrastructure, and so degrades the quality of existing residences. Extra services required should be put in first, rather than over-building and letting locals deal with it. • There are very few opportunities for the new build of larger family homes. Smaller homes and apartments are totally unsuitable for growing families who enjoy living in the Yarra Valley. COVID has changed where and how people spend their time and there needs to be planned provision for family homes with generous land sizes, work-from-home facilities, and off-street parking. • There does not seem to be enough infrastructure to support all the development happening in the Yarra Ranges. Subdivisions of existing blocks of land without enough parking, parked cars clogging up local streets. Traffic flow around the area becoming more and more congested due to increased population. Train and bus services are inadequate, and not being used because of wait times for service. Is there going to be enough schools for the area? Whilst I am for the development of the Yarra Ranges, there needs to be more done to the supporting infrastructure before it's developed and the population increased. • There are many larger blocks of land/properties unable to be subdivided that would be ideal for smaller more affordable houses in the area (Montrose) allowing children that grew up in the area to remain close to their parent and friends. • There should be further sub-division in areas with good infrastructure, but it is important these areas are not overdeveloped with units and very small block sizes. Our aging population should be allowed to stay in the local vicinity. Units/apartments can be concentrated around larger towns. • Subdivision in the Monbulk area is desperately needed for senior citizens who want to stay in the community they love without the burden of large blocks they can no longer look after. Sylvan Glades is unsuitable due to its distance from the town centre and extremely minimal transport options. A small subdivision in walking distance to medical and shopping needs is necessary. • With an ageing population the need for one level housing, and apartments with lifts is important. Being close to amenities would be a plus. Aged care with a whole different approach to what exists at currently.

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	<ul style="list-style-type: none"> • Living here is a choice (Dandenong Ranges) is a choice, and one must understand risks and take on responsibility of being a custodian of the environment. A unique environmental heritage, and we risk destroying the very things that make this place unique. Concerns include: <ul style="list-style-type: none"> - Relaxation of density limits. Higher density housing will damage natural heritage, bush fire risk is high, basic infrastructure is already stretched and no town sewerage. - Losing the character of the Hills in the name of risk management ie through tree removal. Living in or visiting this place involves an implicit contract that balances the beauty and character of the area with these risks. - Building codes are sometimes impractical. No point building a house that can withstand a severity of bushfire that would still cause the occupants inside to expire due to radiant heat alone. Building codes for private residence should re-align (within reason) to the concept of 'get out early'. - Do not have a 'build it and the rest will follow' mentality to new housing estates. Near Mt Evelyn through to Seville, several mid-density housing projects do not appear to have properly thought-out access to transport options and other services. Better to restrict this sort of development, but balance with focused areas of high-density near existing infrastructure. - Need targeted areas of urban density that allow affordable housing & access to services. Areas established as bustling hubs need to be allowed to evolve. Such hubs should be in areas well serviced by public transport & less susceptible to storm damage and bushfire risk.
Sustainable housing	<ul style="list-style-type: none"> • Sustainable/Enviro friendly: <ul style="list-style-type: none"> - close to bushland, limit adverse environmental impacts new housing has on local bushland. - prioritising protection of existing, established, non-invasive vegetation coverage, especially canopy cover. - multiple dwellings on single sites should be close to public transport, shops and other key services to encourage fewer cars, to reduce congestion and help lower CO2 emissions. - passive and solar measures for heating and cooling - building materials use FSC, non-native timbers & recycled materials, subsidised water tanks and solar panels - community battery charging stations, and bioretention systems. • Sustainable housing includes a more coherent planning approach that is realistic to the area. • It is time to be smart and build sustainable housing. Planning schemes need to be clear and accessible to all. Reduce red tape that currently hinders ability to build sustainable homes. Offer incentives for off grid housing or similar. • Appears to be little emphasis on first rate modern design that could include very low maintenance materials, distinctive & imaginative character, and with provision of green rooves or heat reflective rooves that could help mitigate heat effects. • Housing construction should use less resources like electricity. • No black rooves, houses without eaves, massive amounts of concrete paths and driveways. • Consider orientation to reduce energy use. More natural greenery for shading and temperature reduction. • Less of many ugly inefficient boxes squeezed into tiny spaces. Better regulations regarding designs that are efficient should be implemented.

	<ul style="list-style-type: none"> • Sustainable, quality built and well-designed homes and apartments, with tree lined streets is a must. Passive principles, proper insulation may be more expensive in the beginning but cheaper in the long run. • The hills are the breathing lungs of Melbourne. Too many developments will affect the environment, changing weather patterns, for Melbourne in general plus many native animals will be affected with habitat destroyed and feral cats roaming.
Neighbourhood character	<ul style="list-style-type: none"> • Higher density housing shouldn't destroy neighbourhood character. eg around the older areas of Lilydale. New development needs to compliment. Perhaps introduce gabled rooves and styles & colours that blend it rather than boxes not in keeping with local character. • Planning is not considering the slow removal of vegetation of these areas (Lilydale, Mooroolbark) for the benefit of developers. eg large reserve area of Cambridge Rd is being destroyed as not enough is done to stop vehicles parking. Development needs sufficient onsite parking and not destroy beautiful tree lined streets such as Cambridge Rd. • The most important thing is to stop allowing new home builds in the Dandenong Ranges that do not suit the character of the hills and the existing houses. For a specific example, see the corner of Hillside Grove and Mahony St Upwey. Please make it stop. • Respect the character of the Hills. Must be sustainable and environmentally friendly. Must have decent vegetation around. Must not encroach on nature sites. • Village character of the hills, which draws in many tourists from overseas, will be lost with too much development. • Neighbourhood character needs to be preserved here (Belgrave, Tecoma, Upwey). If we don't focus on this, it will cease to be the beautiful area that we love it for. • Neighbourhood character needs attention in the Hills. Seems to be cookie cutter design, brick lower, render up square boxes. Council should be more fussy on designs eg Swedish way. • Council must keep the Yarra Ranges a country wonderland. NO rural areas must be rezoned for developers to build vast tracts of condensed housing, as this will destroy the area. • Be very wary on allowing High rise of any sort in the region. Nothing above 3 stories would be acceptable. The community live here because we are surrounded by the forests and farmlands. It cannot be lost just to boost the population. • Important to keep and improve our neighbourhood feel (Kilsyth) so people feel connected to their local community. • Draft Neighbourhood Character Study is an excellent document. If the guidelines are implemented to a high standard, we will be very happy. • Houses should a certain character or style to suit a certain area, maintain values and street pride. Lakeview Drive Lilydale is a prime example, with 30-year covenants dictating building materials, single dwellings, no front fence etc. It is still a sought-after address today. • Yarra Ranges has always been a lot of open spaces, trees, wildlife and birds. With the average land size becoming smaller and smaller, we are losing a lot of the trees, which impacts the neighbourhood character and wildlife.

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Site specific / location of new housing	<ul style="list-style-type: none"> • Purchase of 150 Cambridge Rd Kilsyth provides the opportunity to be a most desirable pocket of the Yarra Ranges if there is a focus on least environmental impact as possible with any future housing builds. Essential that streetscapes maintain as much of a canopy as possible and safe. • Site 10 Lalors Lane, Healesville. Submission from September 2014 re adoption of Amendment C97 is referenced. Request to subdivide land of approximately 6000 m² into two lots, with intention to live on one new lot and sell off the other. That is, wish to “age in place” which would represent only a “minimal change” to the neighbourhood. Despite having reticulated sewerage plus sealed road access, no significant tree cover and being only 800 metres’ walk from the Healesville town centre, 10 Lalors Lane is in a Low Density Residential Zone (LDRZ) with lots a minimum 4000 m² to be created. Lack of reticulated sewerage, unmade roads, topography, environmental risk do not apply to 10 Lalors Lane, Healesville. We urge the Council to include a resolution to: <i>‘Prepare a subsequent planning scheme amendment to address the issue of whether the Low Density Residential Zone is appropriately applied having regard to the infrastructure and other characteristics of the land in question’.</i>
Low Density Residential Zone (LDRZ)	<ul style="list-style-type: none"> • With housing affordability getting worse should be looking to allow further subdivision for LDRZ where it can be done safely with consideration of and fire risk. This would be in line with the community consensus from previous consultation. • Support no change to LDRZ in areas around Warburton/ Healesville due to bushfire. However, no reason why areas around Mt Evelyn, Montrose and Mooroolbark should not be changed to allow 2000m² subdivision as per the recommended LDRZ-2 maps. There was an enormous amount of great work done by Council to consider these changes - would be a waste of time and resources if there is no change for badly needed additional housing opportunities in these areas. • Support council allowing low density blocks over 4000m² to subdivide down to 2000m². There is hardly any land of this size available in the Yarra ranges. • Hope the LDRZ is reviewed and changed to allow smaller block sizes or that some of the LDRZ zones are reviewed. My court is a small court very close to Mount Evelyn township and should be Residential rather than Low Density. It doesn’t make sense when most properties are already under 1000 m². • Allow subdivision down to 2000m² on low density residential sites connected to sewer in the Mt Evelyn area. There are very limited opportunities to purchase vacant land at this size. Not all people want to live on tiny 400m² blocks or in apartments. Allowing subdivision to 2000m² in LDRZ areas close to transport, connected to sewer and pose minimal bushfire risk will provide greater diversity and options for new development. • Healesville is willing to open up unit sized blocks and overpopulate but won’t open up half acre blocks in LDRZ. Healesville is a family town where families want a back yard to raise kids. • Currently, blocks in Mt Evelyn cannot be reduced to less than 4000m². Like to see this reduced to 2000m², as proposed several years ago. • Upkeep on land is more challenging as people age. If we were allowed to sell off or build another house on our block it will help us as we age to stay where we love and maintain our land well.

Infrastructure: - Drainage - Parking - Public transport & services	<ul style="list-style-type: none"> • Density housing increases have had and are impacting on drainage systems some of which are 30-50 years old. Were our drainage and storm water systems designed and built to withstand and carry the increases in water over time? Concerned not about the 1 in a 1000 year events, but more the cumulative impact of roof catchment increases ie start with a street with 20 houses = 20 roofs and a drainage system built to accommodate. As people subdivide over time and add more buildings more impact on drainage. What is the impact view from a council perspective? • Concerned with dangerous parking arrangements in narrow streets, multi dwellings on one property means people are using the streets to park. Support townhouse developments, but surely in the planning stages these issues need to be addressed. With so many erratic drivers on our roads this should be a mandatory. • Public transport should be increased as population density in an area increases. Better more frequent bus services covering a wider area, better links of buses with train times, later running of buses. • Impacts of growing our suburbs due to lack of infrastructure means we need to be smarter with our public transport options. More buses to connect to trains. • Improvement to public transport to existing towns is needed to allow for greater population support. Also, decentralise health and community services to reduce the requirement of travel and build more jobs in the local area. • Safe paths, sidewalks and bicycle paths are essential to keep the community safe and active.
Short stay accommodation	<ul style="list-style-type: none"> • Needs to be a ceiling on short stay accommodation. In Warburton more rental stock is being converted to Air BNB. Maybe there can be encouragement for owners to keep investment properties as rentals. As the state government has committed to creating low cost housing, maybe there can be a way to purchase the Sanitarium building from current owner, and turn it in to sustainable apartments and create a 'rent to buy' scenario for low income earners- particularly single mothers. There is also the Cerini centre that could be used for housing. • Create effective local policy to limit holiday rentals and ensure regular rental access to currently empty housing. • Investigate how many Air B & B are being approved in Yarra Ranges as this is contributing to the lack of available rental properties. • The growth in short term accommodation in Yarra Ranges – 885. In Yarra Ranges, about 250 in Healesville, around 100 in Warburton. And it's increasing. 39 new listings since November 2021 and growing in Healesville. Margaret River has an inclusion zone for airbnb type accommodation and majority of residential zones are excluded from short stay. Can Council do this?
Zone changes	<ul style="list-style-type: none"> • The zoning on our property has changed since we bought 20 years ago and looks like to change again in the future. Zoning changes makes it harder to stick with our original plans. If zoning changes, we should be compensated if it stops our plans.
Overlays	<ul style="list-style-type: none"> • Planning overlays often prohibit the landowner from construction of a new sustainable dwelling. The inclusion of green wedge overlays and then bushfire overlays are preventing sustainable growth through large areas of the ranges. Council needs to be aware of demands for more freedom when residents choose to manage their land and be more flexible in applying rules.

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Climate change adaptation	<ul style="list-style-type: none">• The recent Intergovernmental Panel of Climate Change (IPCC) report (28/2/22) makes it clear there is a short window of opportunity to rescue a liveable habitat due to climate change impacts and means that all the housing themes in the survey need urgent reconsideration and response. The submission includes extracts from the IPCC report to highlight the following.• Encouraging denser population, infill development, less garden space per person, with reduced biodiversity and food-growing potential, is setting parts of the community up for higher exposure to deadly heat waves, vulnerable and impoverished diets, and deprivation of the demonstrated psychological benefits of contact with diverse healthy ecosystems.• The Urban Growth Boundary may have served to protect the Green Wedge from wasteful urban sprawl, but this must be changed as soon as possible to encourage more intense management for maximum plant growth, higher diversity & productivity per area, and stronger local self-sufficiency to prepare for survival. The Planning Scheme must be amended before 2023.• Regulations must change to allow & encourage minimum-resource, comfortable housing, the most affordable housing with least impact on the land. Pole-frame and cob can meet this; be strong and beautiful, more weather resilient, and incorporate the efficient features of Permaculture design. Priorities & aesthetics must be tailored to survival and can still be elegant.• Maximum plant growth needs to happen in all urban and rural spaces. Additionally, food systems which maximise diversity and are as local as possible are needed to reduce chemical use.• Most industry & population growth should happen in rural areas to speed up carbon sequestration & increased biodiversity to rescue our habitat. Open paddocks and monocultures are not serving a liveable planet and community. Village systems that evolve and adapt to more self-sufficiency with more connectedness, also grow stronger happier communities.• Good examples should be promoted. Submitter will be advocating an efficient village demonstration in Coldstream this year with as many of these features at the centre of it. The Lilydale By-pass Reserve would be a brilliant area to demonstrate the village scale community features needed.• Council demonstrations will be valuable. Streets are valuable community sharing spaces and need to share these features.• Many of the imperatives needed for human survival on Earth will mean similar transformations everywhere: More shade trees, more food trees, more diversity, more food gardens, more diverse gardens, and restored wildlife. More village-scale everything.
Miscellaneous	<ul style="list-style-type: none">• The survey has leading questions with limited topics. Where are topics such as “maintaining high quality bushland”, “avoiding new development” or “supporting existing residences become more resilient to natural disasters”?• Council staff need to work with homeowners in applications and improve their knowledge of the modern materials available to the community.• Support seeking information from neighbours about future housing developments and planning, but importantly listening and then acting or including the concern and or ideas.

TABLE 3: ADVISORY GROUP FEEDBACK

Date	Group	Comments
24/2/22	Positive Ageing Reference Group	<ul style="list-style-type: none"> Intergenerational housing (opportunities to live in accommodation with a mix of different age groups) is highly desirable and preferable over retirement home/ village living options. Need to start thinking more broadly in Australia about housing options beyond retirement villages. Ageing in place extremely important in townships, where housing options have good walkability to services. However, downsizing not always very cheap and prohibitive for some. People on a pension have difficulty selling their house and is a main reason older people don't downsize. Future housing needs to be accessible eg wide hallways. More town houses with stairs are not seen as a good option. Apartments that have lift access and apartment complex's that can be designed for the first few floors to be fitted out with aged accessibility features is an option. Nursing homes are a need and purpose built to suit elderly needs but are not a want. Trading of development – local planning traded an extra 2 or 3 storeys to make way for alternate housing types such as social housing. Great need for retirement housing in Monbulk.
16/3/22	Disability Advisory Group	<ul style="list-style-type: none"> Possibilities beyond Australian perception of elderly living – look at what other countries are doing. Blue Zones (areas with a higher than usual number of people who live much longer than average) populations have long and healthy longevity with a complete absence of retirement villages/nursing homes.
16/3/22	Disability Advisory Group	<ul style="list-style-type: none"> The planning permit process can be difficult if someone is wanting to do something simple such as build one extra room / extend a deck to make additional space for a family member to work from home. Does Council have flexibility to vary planning rules that could result in more housing including for people who require accessible dwellings. Example related to a person with a 2,000m² lot in Yarra Glen with a plan to subdivide into 4 and build houses that address all universal design principles to sell or rent to people who require accessible housing. However, subdivision rules didn't allow the proposal, so the person only subdivided the lot into 2. 'Granny flats' are a good idea. Will social housing, inter-generational housing and sharing housing as we age be considered in the housing strategy? Comment about an example from another Australian state (maybe South Australia) where people were allowed to build a small dwelling in their back yard for a homeless person / someone needing temporary accommodation with financial support from the state government.
23/3/22	Youth Advisory Group	<ul style="list-style-type: none"> The group discussed their current living arrangement before considering their ideal living situation. Preference for moving out of home and being independent but it's not affordable especially if people are trying to study and work. Difficulties encountered getting housing relate to cost (someone with more money can get the housing ahead of those with little money), unsafe situations are chosen over being homeless, houses that are affordable will not be appealing or safe (mould, water damaged, no deadlocks, hot water system broken), not having a rental history. If young people also have a disability, it becomes another barrier. Issues for ideal housing are need for green spaces close by – even a backyard. Additionally safe, stable living conditions and affordable without having to sacrifice rights (especially if receiving a disability supplement).

APPENDIX B: Written Feedback

		<ul style="list-style-type: none"> • When asked why young people move away from Yarra Ranges, key reasons are cost of renting, transport difficulties (need a car to live in YR), social life, access to programs, limited job opportunities in YR, not a lot of education opportunities after school and expands social horizons. • Suggestions for how to help young people: information for parents about how to help their children move out would be useful eg putting them on a lease they get rental history, dedicated student accommodation close to train station, incentivising renting to young people (like employment incentives during COVID) • When asked what the ideal living situation would be in 5 years, outer suburbs / townships were favoured – between Seville & Warburton, Healesville, Mooroolbark, Bayswater, Belgrave, Ferntree Gully, Lilydale, Kinglake as well as places like Box Hill and Ringwood that are close to shops etc and a lot of public transport. Safety, proximity to shops & public transport, good community, access to nature and places to be social were mentioned as things needed nearby, internet. • How to consult with young people on the Housing Strategy – in an open forum for youth, via social media, sending questionnaires to schools, quick surveys, in planning and during and after the strategy preparation, stating youth input is wanted, provide food, make a values board & follow values.
7/4/22	Sustainable Environment Committee	<p>The following issues were raised:</p> <ul style="list-style-type: none"> • There is a shortage of properties for sale and long-term rental. • Airbnb is reducing the availability of long-term rentals • Potential could be explored to allow affordable housing in a communal model
19/4/22	Indigenous Advisory Group	<p>The following issues were raised:</p> <ul style="list-style-type: none"> • Important to remember the environment of Yarra Valley / Ranges and to protect it while accommodating housing. A balance is needed. • Medium density housing close to train lines and the living building movement are important. • It is difficult to find housing that allows ageing in place which is very important for indigenous communities. Smaller dwellings won't necessarily answer this need – contrary to other housing needs, indigenous communities may prefer larger dwellings. • Need housing that offers prospect as well as refuge – this may be more of a governance issue – but is about helping the community / individuals respond to changing circumstances in family circumstances. • Consider the potential for social housing to offer opportunities for Aboriginal procurement. • Need safer housing for Elders in social housing – appropriate mix of residents. Intergenerational connections are very important as well. • Think about housing for women pre-sentencing. • Suggested that consideration needs to be given in dwelling design (as well as aged care homes) to types of access that may be needed for palliative care especially in light of the federal government's push to provide more 'in-home' care as people age. Ageing in place may extend to end of life care. • Different design of dwellings / groups of dwellings that provide common spaces for intergenerational transfer of knowledge, fire pits, indigenous planting. • Reference made to a document prepared by NSW government architect on designing with country. Provides a framework for developing connections with country. https://www.governmentarchitect.nsw.gov.au/projects/designing-with-country