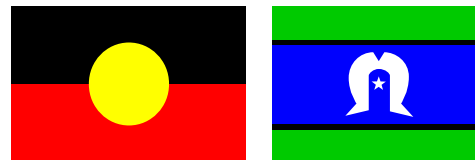




Yarra Ranges Council

Draft Housing Strategy 2023

Yarra Ranges Council acknowledges the Wurundjeri and other Kulin Nations as the Traditional Owners and Custodians of these lands. We pay our respects to all Elders, past, present, and emerging, who have been, and always will be, integral to the story of our region. We proudly share custodianship to care for Country together.



Executive Summary

The Housing Strategy provides a policy framework for managing housing in Yarra Ranges for the next 15 years. The Housing Strategy will guide future residential development to facilitate getting the right houses in the right locations.

Yarra Ranges Council recognises housing as a fundamental human right and that is essential to individuals achieving an adequate standard of living. Having access to housing choices that are well located, affordable, secure and safe, enables people to live with dignity, provides access to education and employment choices, and encourages participation in community life.

This Housing Strategy will seek to provide a framework to guide the quantity and type of new housing over the next 15 years to support Yarra Ranges' growing and changing population.

Yarra Ranges is home to 163,298 residents and this is expected to grow to 185,902 by 2041,¹ representing an average annual growth rate of 0.7%.

This represents less than half the annual growth rate over this period than for Greater Melbourne, at 1.7%.² Nevertheless, the projections for an additional 22,604 people by 2041 are a significant net increase.

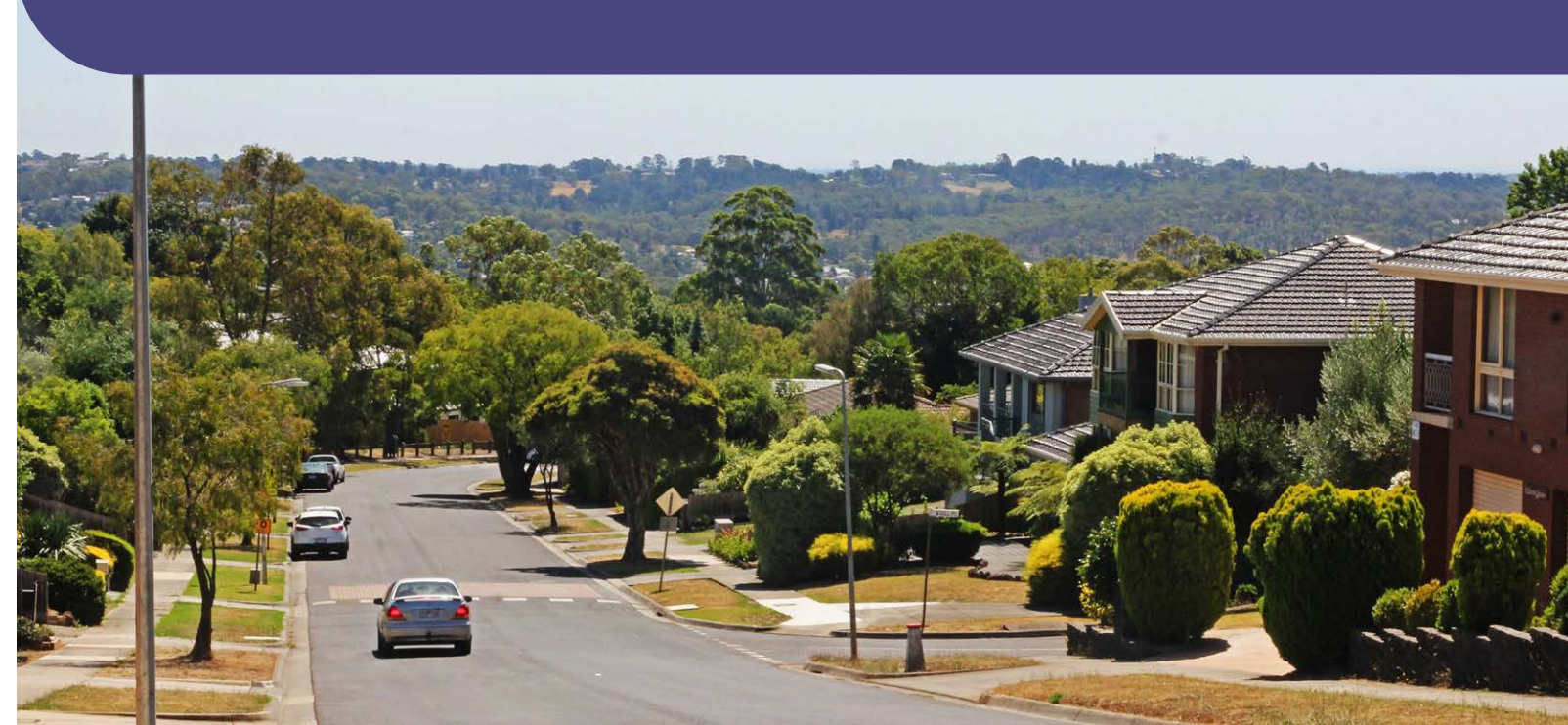
Consistent with State Government directions, the Housing Strategy is planning for 10,700 new dwellings over the next 15 years, or approximately 700 homes per year. This is higher than the current development rate of 528 dwellings per year.³ Therefore, Council needs to think strategically about the type and location of new dwelling developments.

The Housing Strategy will aim to guide development to the right locations to best meet the ongoing needs of the community, including to provide suitable housing for all stages of life.

The Housing Strategy applies to all residential areas and activity centres, and also considers the role of strategic redevelopment sites, such as the former Lilydale Quarry site (known as Kinley) and vacant sites in Chirnside Park awaiting redevelopment.

The Housing Strategy will provide a revised framework for the type, scale and location of new development in Yarra Ranges, which will support the implementation of residential zones in the Yarra Ranges Planning Scheme.

The Housing Strategy is supported by a number of key inputs, including the Yarra Ranges Affordable Housing Background Report 2019 by Affordable Development Outcomes, the Analysis of Housing Demand and Supply 2020 by .id, and the Draft Neighbourhood Character Study 2021 by Hansen Partnership.



Consultation on the Housing Strategy Discussion Paper, Yarra Ranges Council, took place in 2022, and a number of key themes were identified including a need for:

- More diverse forms of housing
- More social and affordable housing
- New housing to be directed to areas with sufficient infrastructure
- More consistency and respect for neighbourhood character of suburban areas
- New housing to incorporate more environmentally sustainable features

Building on this feedback, the Housing Strategy includes the following vision statement:

“Yarra Ranges will have a variety of housing options that are adaptable for the changing needs of its residents and provide effectively for its population.

Residential streets will retain their spacious, leafy character, with substantial landscaping in new developments.

New housing will be environmentally sustainable and responsive to its surrounding context, with higher density housing located near townships and urban centres in a way that facilitates community participation and active living.

There will be higher rates of affordable housing to support Yarra Ranges’ most vulnerable residents, reinforcing Yarra Ranges’ sense of community spirit and identity.”

Four levels of housing change have been identified where minimal, incremental, increased and substantial change can be achieved in the municipality. These areas are identified in the Housing Framework Plan in Chapter 7, that maps where new housing can be accommodated and the preferred types and densities, with higher levels of change directed to areas best suited to accommodate new housing close to services and infrastructure.

The strategy considers housing under the following themes:



1. Neighbourhood Character
To encourage housing that fits with the preferred neighbourhood character of Yarra Ranges’ suburban areas.



2. Housing Diversity
To encourage the right sizes, types, and mix of housing to meet the population’s changing needs.



3. Affordable and Social Housing
To increase the supply of social and affordable housing, including how Council can work with other levels of government in pursuit of these goals.



4. Sustainability
To increase the energy efficiency of homes and promote sustainable living.

The Strategy includes an implementation plan with actions for each theme, which sets out a framework for Council over the next 15 years to achieve a more diverse, inclusive, and environmentally sustainable housing mix. Implementation will include amending the Yarra Ranges Planning Scheme to provide a statutory framework to guide future housing change and achieve desired neighbourhood character outcomes.

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Glossary of Terms Used

Activity centres	Centres of commercial, service and employment activity. They range in size and function, as described in Section 7.1.1.
20-minute neighbourhood	Compact, walkable, places that emphasise the importance of living locally. For information, visit: https://www.planning.vic.gov.au/policy-and-strategy/planning-for-melbourne/plan-melbourne/20-minute-neighbourhood
Accessible housing	Housing suitable for varying ages and mobility levels, including for people with a disability
Adaptable housing	Housing which is designed to be easily modified to suit changing life circumstances
Dwelling	A building, or part of a building, used as a self-contained residence, and must include: <ul style="list-style-type: none">A kitchen sinkA bath or showerFood preparation facilitiesA toilet and wash basin
Emergency housing	Emergency housing for displaced households due to disasters, explained in further detail in Section 11.4
High density housing	The term generally refers to apartments in buildings of at least four levels, further explained in Section 4, Table 2.
Medium density housing	Refers to units or townhouses, further explained in Section 4, Table 2.
Overlay	A planning control that applies to specific areas to address a particular issue, such as flood risk, bushfire risk, or heritage.
Peri urban area	This refers to an outer urban area, which has an interface with rural land
Reverse living	A design approach to double-storey dwellings where living areas are provided at the upper levels with balconies for private open space.
Roof forms (hipped, gabled, pitched)	<p>This refers to various shapes and forms of roof.</p> <p>A pitched roof is a general term to describe a roof that slopes downwards from a central point. Hipped and gabled roofs are types of pitched roofs, and both are common in Yarra Ranges neighbourhoods. For more information and illustrations, visit: https://americanstandardroofing.com/homeowners-guide-to-sloping-roof-types/</p>
Setback	The distance a building, or part of a building, is separated from another point. For example, ‘front setback’ refers to the distance a building is separated from the front property boundary by.
Site cover	The proportion of a site that is covered by buildings
Shop-top housing	Housing located above commercial premises occupying the ground level.
Social housing	Secure and affordable long-term rental for eligible people on low incomes, further explained in Section 10.4.
Specialist disability accommodation	Housing for people who require specialist housing solutions to assist with support for extreme functional or very high support needs
Tandem parking	A parking configuration sometimes found in unit/townhouse development, where a particular dwelling requires two parking spaces, one is placed in front of the other, rather than side by side in a double carport/garage.
Urban growth boundary	The boundary for urban growth in Melbourne, that separates urban land from rural land.
Yarra Ranges Planning Scheme	A legal document that sets out policies and provisions for the use and development of land in Yarra Ranges.
Zone	The Yarra Ranges maps all its geographical areas as being within defined zones which specify allowable land use and development, e.g. residential, commercial and industrial zones.

List of Acronyms

ACZ	Activity Centre Zone
CASBE	Council Alliance for Sustainable Built Form
CDZ	Comprehensive Development Zone
DDO	Design and Development Overlay
DPT	Department of Transport and Planning
EPA	Environmental Protection Agency
GRZ	General Residential Zone
LGA	Local Government Area
LDRZ	Low Density Residential Zone
LSIO	Lands Subject to Inundation
MAV	Municipal Associate of Victoria
NRZ	Neighbourhood Residential Zone
PPF	Planning Policy Framework
PPN	Planning Practice Note
RGZ	Residential Growth Zone
RLZ	Rural Living Zone
SHS	Social and affordable housing
SLO	Significant Landscape Overlay
YRC	Yarra Ranges Council
VCAT	Victorian Civil and Administrative Tribunal
VHR	Victorian Housing Register