

Shire *of* Yarra Ranges

Housing Strategy

May 2009

Mayor's message

It is my pleasure to present the Shire of Yarra Ranges Housing Strategy.

This is a significant strategic document which sets future directions for housing in the Shire. The Strategy supports the Yarra Ranges community's vision for the future, as outlined in Vision 2020. This vision seeks to enhance the built environment, foster strong, healthy and connected communities, protect our precious environment and provide a safe and accessible Shire.

Considerable resources have gone into the development of this Strategy, including extensive consultation with the community. In the preparation stage, focus groups and workshops were conducted and a survey was taken which received over 6000 responses. During the formal submission period seven community meetings were held, a Shire wide survey received 1258 responses and 242 written submissions were considered.

One of the main outcomes of the Housing Strategy will be the preparation of an amendment to the Yarra Ranges Planning Scheme. The amendment process will provide further opportunity for consultation with the community.

On behalf of the Shire of Yarra Ranges I thank the many people and organisations who contributed to the development of this Strategy.

We look forward to working with the community in delivering the actions identified.

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Introduction

The Housing Strategy is the Shire's long term plan to manage future housing growth so that it best meets the needs of the community.

It identifies a vision for housing in the Shire and a program of actions aimed at achieving the vision.

Why prepare a Housing Strategy?

Good quality housing that meets people's needs is fundamental to all aspects of enjoying a healthy life.

Housing affects an individual's health, opportunities, access to education, employment and how people live and communicate with each other.

The way housing is designed and located within the landscape defines the characteristics of our neighbourhoods.

Well designed housing also benefits the environment by

reducing heating and cooling costs.

The location of homes affects the way people live and interact with their community. The diversity of the housing stock influences the cultural composition of that community.

Housing location also influences people's reliance on private motor vehicles and whether there are alternative modes of transport that are more environmentally sustainable.

To build a strong local community, it is vital that adequate housing opportunities are provided for the diversity of people within it.

In Yarra Ranges

The Shire of Yarra Ranges has a population of around 145,000 and encompasses both suburban and rural areas.

Like broader Melbourne, the Shire is experiencing

population and demographic changes.

The Shire snapshot and the following chapter provide a summary of the key demographic issues and trends relevant to the Housing Strategy.

More detailed information is available in the publication *Shire of Yarra Ranges: Analysis of Housing Consumption and Opportunities (2008)* and on the Shire web page.

Shire response

There is a need to respond to population and demographic changes in a way that is appropriate to the municipality and for Council to:

- recognise the Federal and State context in which the Strategy must be formulated
- carefully consider community aspirations and concerns
- recognise that there are diverse views about the

best way to address housing issues

- consider current trends and, where possible, anticipate future trends
- provide leadership and direction for the future.

The Housing Strategy addresses these considerations and sets a course for the future.

Policy context

Vision 2020

The Housing Strategy will play an important role in implementing the Shire's long term vision as outlined in its community plan, *Vision 2020*.

In relation to the built environment, *Vision 2020* seeks:

- an increase in dwellings within existing urban areas without loss of character, heritage values, environment or quality of living
- good housing design and energy efficiency
- a diverse range of affordable housing types
- improved pedestrian and cycling access.

Other Council strategies and plans contain actions that are relevant to the provision of housing in the Shire. These include:

§ *Environment Strategy*

- *Built Environment Framework: Vision 2020 By Design*
- *Township strategies for activity centres*
- *Neighbourhood Character Study and Residential Tree Study*
- *Community Safety Policy and Strategy Statement*
- *Positive Ageing Strategy*
- *Disability Action Plan*

Land Use Planning

The State Government oversees land use planning in Victoria through the *Planning and Environment Act 1987*.

The Act allows for each municipality in Victoria to regulate its land use through a local planning scheme. These schemes are based on a set of model controls known as the *Victoria Planning Provisions*.

Local planning scheme content must be consistent with State policy, particularly *Melbourne 2030*.

Melbourne 2030 is a thirty year plan to manage growth and change across metropolitan Melbourne and the surrounding region.

A key direction of *Melbourne 2030* is 'A More Compact City'. This policy encourages concentration of new development, including housing, into activity centres.

This more sustainable urban form reduces the need to travel for employment and daily needs and encourages more opportunities for people to use public transport.

Following an audit of *Melbourne 2030*, the State Government has released *Melbourne @ 5 million* which reaffirms the need for Melbourne to be a more compact city.

The *Victoria Planning Provisions* provide Councils with very limited powers to require the adoption of ecologically sustainable design principles in new housing development.

The *Eastern Regional Housing Statement* seeks to implement *Melbourne 2030* and provides a coordinating role in the eastern region.

The *Upper Yarra Valley & Dandenong Ranges Regional Strategy Plan* (Regional Strategy Plan) also influences land use in the Shire. It was introduced in 1982 to protect the special features and character of the region.

The Regional Strategy Plan policy of urban containment has been reinforced through the designation of an Urban Growth Boundary under *Melbourne 2030*.

The *Yarra Ranges Planning Scheme* controls land use in the Shire. It is based on the state planning model but also contains local provisions

which provide further direction on the preferred location and built form of new housing.

Federal & State Policy

Under Australia's federal system each level of government has different housing roles and responsibilities.

While there is no national population policy, successive federal governments have seen immigration as a means of achieving population growth and economic development in Australia. Increased immigration, both from overseas and interstate, is a significant factor in Victoria's current booming population growth.

The Federal Government's monetary and taxation policies and financial incentive programs have a significant influence over housing outcomes.

Incentive programs include the *Commonwealth State Housing Agreement*, the *Housing Affordability Fund*, the *National Rental Affordability Scheme* and *First Home Saver Accounts*.

Adopted May 2009

State taxation policies, such as those relating to stamp duty, payroll and land tax also affect housing market demand and affordability.

Two key State Government social policies are *Growing Victoria Together* and *A Fairer Victoria*.

Growing Victoria Together provides a framework for all state government policies and aims to balance social, environmental and economic goals and actions.

A Fairer Victoria focuses on social sustainability and becoming a better place for disadvantaged community members.

The State Government also operates a number of housing programs including emergency and transitional accommodation, long term rental housing, private rental and home ownership assistance.

Shire snapshot

The Shire contains a mix of urban and rural communities. Around 70% of the Shire's population lives in the urban areas of the Shire that occupy approximately 3% of its landmass. The remaining population is distributed throughout the rural areas.

Population

Between 1996 and 2006 the Shire's population increased by over 7,000 and is now estimated to be 145,000.

While relatively young compared to the metropolitan average, in the future, Yarra Ranges' population is expected to age in line with broader population trends.

Consistent with this trend, the median age of Shire residents increased from 32.8 years in 1996 to 36.6 years in 2006.

According to 2006 Census figures, the mini 'baby boom' being experienced nationally

is not yet occurring in the Shire.

Between 1996 and 2006 the number of children aged 0-9 years declined from 21,506 (16.2%) to 19,017 (13.6%). This figure remains above the Victorian average of 12.6%.

Households

There were a total of 47,983 households counted in the 2006 Census.

Similar to the 1996 Census figures, 93.9% of the Shire's households live in separate houses. This is considerably higher than the Victorian average of 77.5%.

Households living in semi-detached houses have increased marginally from 824 households (1.9%) in 1996 to 1,369 (2.8%) in 2006.

One in five households (19.3% or 9,251) are lone person households. This increased from 17.1% of households in 1996, but is

still considerably lower than the state average of 24.5%.

Of the Shire's households, 37,733 or 78.6% were family households. Of the family households, 14.8% were one parent families. The proportion of one parent families has increased marginally from 13.0% in 1996.

Housing

In 2006 there were 53,500 dwellings in the Shire.

Most dwellings are low-rise residential buildings of two storeys or less.

Three-quarters of the Shire's dwellings are located within one of the 19 major residential localities (those residential towns and suburbs within the Urban Growth Boundary).

About half of the residents live within the urban suburbs located on the south-west edge of the Shire.

In 2006, 80% of the Shire's dwellings were owned or were being purchased, which is a marginal decline from the 1996 figure of 81.5%.

The majority of dwelling approvals from 2004 to 2008 occurred in the suburbs of Lilydale and Mooroolbark, followed by Healesville and Yarra Junction.

Although there has been some housing development in activity centres between 2004 and 2008 (8.4%), the majority of approvals were outside (91.4%).

Labour force and journey to work

Around 67% of the Shire's adult population is in the labour force and almost three-quarters is aged between 25 and 55. This age group accounts for 75% of all people working full-time, and 64% of all people working part-time.

There are more than twice as many people in the local labour force as there are

local jobs. This means that many people need to seek employment outside of the Shire. In fact, a majority of the employed labour force leaves the Shire each day, around 63.5% or 40,323 people.

About 80% of workers travel each day in an east–west direction to work places in eastern region municipalities or central Melbourne.

Residents of the Shire have a rate of car ownership that is 15% higher than the metropolitan average (1.9 cars per household as compared to 1.63). Yarra Ranges' residents are highly car dependent in their daily lives.

Current & emerging issues

Housing affordability

Housing has become less affordable in Australia in recent years. In Melbourne house prices have risen substantially.

For many households, the amount of household income left after paying for housing costs has significantly decreased.

Rental properties are scarce resulting in an increasing demand for supported housing, including emergency accommodation. There is also some evidence that homelessness is increasing in the Shire.

Ageing population

The significant numbers of people born in Australia in the post Second World War years (the age group commonly referred to as the baby boomers) are now approaching or have reached retirement.

To support an ageing population, options need to be available in the Shire to

allow local older people, who currently own a large single detached house or property, to relocate within their own communities.

There is also a need to provide a greater range of housing options, including small residences, co-housing, retirement villages and nursing homes. There is an under-supply of alternative housing in the Shire.

The ageing of the population is likely to result in a substantial increase in the number of people with a disability and an associated demand for suitable accommodation. All housing should be adaptable to changing needs and circumstances.

Social change

Social change also affects the size and form of households. Changing attitudes to partnering and marriage, lower fertility rates and increasing levels of divorce and separation have all contributed.

These factors along with an ageing population have resulted in the continuing decline in the average household size.

The decline contributes to housing demand increasing at a faster rate than the increase in population.

Housing Projections

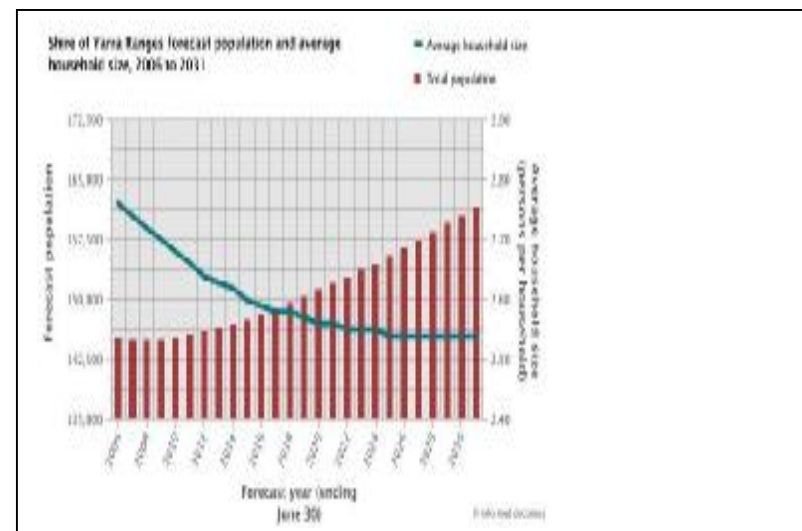
Most of the future demand for additional housing in the Shire will come from changing demographic trends rather than from the

demand generated by the release of large tracts of broadacre land (see Fig. 1).

On this basis it is estimated that by 2031 there will be 162,000 people living in the Shire with an annual growth rate of 0.43%. This represents a significant slowing of population growth from the peak of 1.2% in 1999-00.

Over the next 20 years between 400-500 new dwellings are expected to be built each year.

Figure 1



Limits on housing supply

The availability of land for housing in the Shire is significantly limited by the Urban Growth Boundary which prevents the expansion of the suburban area into adjacent green wedge areas.

Greenfield land inside the Urban Growth Boundary is now quite limited. This is reflected in the 561 houses built in the Shire in 2006-07 period as compared to a peak of 1119 in 1999-00. If the Shire is to meet some of the demand for new housing it will need to be accommodated in the existing residential areas.

Lack of housing diversity

Single detached houses with 3+ bedrooms are the dominant form of housing in the Shire and there is a very limited supply of smaller homes.

The only noticeable increase in stock from 1996 to 2006 was of 4+ bedroom single detached houses, with a decline in smaller separate dwellings.

With a very high percentage of housing in the form of single dwellings consideration must be given to its adequacy for current and emerging needs.

The ageing population, social trends and the population lifecycle are all relevant considerations.

Given that key emerging household types in Yarra Ranges are *lone person* and *couples without children*, there is a need to encourage a greater diversity of housing so that people are able to access housing that is suitable to their individual needs.

Accessible housing

In addition to providing more diverse housing, there is also a need to provide housing that is accessible and adaptable so that older people and people with mobility issues can live independently in their own homes.

Neighbourhood character

A number of residential areas in Yarra Ranges are located in environmentally sensitive locations or contain

areas of extensive tree canopy coverage. The Shire also includes many small rural townships and other communities on the outlying fringes of the metropolitan urban area.

Current planning controls allow medium density housing to be built on all land in the Shire zoned Residential 1.

This has resulted in an erosion of valued neighbourhood character in some areas and additional development being introduced in areas with few facilities and services.

Directing further growth to particular locations and protecting sensitive and more remote areas from inappropriate development could address this issue and provide greater certainty for the community and developers.

In addition, planning controls need to be in place to ensure new housing respects the treed character of the Shire and allows for new vegetation to be planted.

Sustainability

There is now world wide recognition of the need to halt the progress of human induced climate change.

The energy efficiency of Australian homes is well below comparative international standards.

The recent drought conditions have also highlighted the need for development to be water efficient.

In Yarra Ranges, public transport provision is poor and residents are very reliant on the private motor vehicle.

Measures that would reduce the Shire's green house gas emissions include:

- encouraging residents to make their homes energy efficient
- Requiring better energy efficient measures in new housing
- Directing more new housing to locations with good access to alternative modes of transport, including public transport

- Protecting significant vegetation in the Shire's residential areas by introducing tree controls.

Our Vision

Our vision for housing in the Shire is to meet the range of individual needs and contribute to attractive, vibrant and safe neighbourhoods while minimising environmental impacts.

Four themes have been identified to focus the work of implementing this vision based on the following principles.

1. Sustainable local communities

Future housing growth will be accommodated within existing residential areas.

A significant proportion of new housing will be located within identified key activity centres.

Accessible community services and infrastructure will be provided to meet community needs.

Reliance on private transport will be reduced.

Certainty will be provided about the scale and preferred locations for future residential development.

2. Sustainable housing design

Well-designed housing will be encouraged that provides a healthy living environment for its occupants and is adaptable to different and changing needs.

Housing will be based on ecologically sustainable design principles to minimise energy and resource consumption.

Housing will be well integrated with existing neighbourhoods and will protect heritage and environmental values.

3. Diversity and choice

A greater range of housing types will be encouraged to suit different households, age groups and abilities.

Townhouses and apartments, including those

with one or two bedrooms, will be encouraged.

A range of accommodation will be suitable for the Shire's older residents providing them with options to remain in their local communities.

4. Affordable housing

Accessible and well-located affordable housing will be encouraged.

Suitable accommodation for people who are unable to access the private housing market will be provided.

Additional community and social housing will be facilitated.

Opportunities to provide diverse and affordable housing on public land will be identified.

Residential Planning Framework

The Yarra Ranges Planning Scheme provides a mechanism to guide the future location and form of new housing in the Shire.

In order to make appropriate changes to the Planning Scheme, a new Residential Planning Framework has been developed. It provides the basis for the introduction of new planning controls in the Shire's residential areas.

The Framework applies to all land in the Residential 1, Low Density Residential, Mixed Use and Business zones inside the Urban Growth Boundary.

The main purpose of the Framework is to:

- Provide for additional housing across the Shire that will meet the needs of the community for the next 20 years.
- Increase the proportion of residential growth in areas that have been identified as having the best capability for additional housing.

- Encourage a diversity of housing types, including good quality higher density development in specific centres.
- Enhance the Shire's residential areas by protecting neighbourhood character and its treed landscapes and ensuring excellence in housing design.

The areas identified as offering the best capability for additional housing are the following key activity centres:

Chirnsdale Park
Lilydale
Healesville
Kilsyth
Mooroolbark
Mt Evelyn
Yarra Glen
Yarra Junction

Figure 2 on page 11 shows the location of these eight centres in the Shire context.

Residential 1 Zone

As part of the Framework, all land currently located within

the Residential 1 Zone has been placed in one of three categories according to its ability to accommodate additional housing and implement the Housing Strategy principles.

These three categories are *Consolidation Precinct*, *Restricted Change Precinct* and *Least Change Precinct*.

The boundaries of these Precincts are based on a range of factors including:

- proximity to established town centres containing concentrations of employment, public transport options, community facilities and services
- topography and other physical and environmental constraints
- existing neighbourhood character and tree canopy
- environmental significance, including flora and fauna
- provision of infrastructure, and

- opportunities available for new housing such as age of housing stock and lot sizes.

The *Consolidation Precincts*, which are located in the Shire's eight key activity centres, are illustrated on Maps 1 – 17 (pages 14 -32).

These maps also show the balance of land in the Residential 1 zone and whether it has been placed in a *Restricted Change* or *Least Change Precinct*. The land in Warburton which has a Residential 1 zoning is not shown but has been placed in a *Least Change Precinct*.

The preferred housing densities and planning controls in the *Consolidation Precincts* have been tailored to suit the capacity of each activity centre to accommodate change as shown in Table 1 (see next page).

Residential development proposals will be assessed against the preferred housing density targets for

each activity centre. Higher densities will only be encouraged on larger lots where there is greater potential to incorporate better urban design outcomes.

Table 1: Preferred housing densities within Consolidation areas

Activity centre	*Preferred no. of houses per hectare
Lilydale	25 - 100
Chirnside Park	25 - 75
Mooroolbark	25 - 75
Healesville	25 - 75
Yarra Junction	25 - 75
Kilsyth	25 - 50
Mt Evelyn	25 - 50
Yarra Glen	25 - 50

**New housing developments proposed on lots less than 1500m² will be restricted to the lower range of the preferred housing densities.*

Adopted May 2009

**New housing developments on lots greater than 1500m² will be expected to achieve densities towards the higher range.*

The preferred housing densities will typically result in smaller lots being redeveloped to achieve new house lots of between 300 and 400m². On larger sites lots are expected to be subdivided to less than 300m² per lot.

In the *Restricted Change* and *Least Change Precincts* the minimum lot size in new subdivisions will be 500m² and 1000m² respectively.

Housing developments not proposing subdivision but comprising 2 or more houses on a lot will be expected to meet these housing density targets.

Typically, additional housing opportunities outside of the activity centres will be confined to large lots that are suitable for further subdivision, redevelopment or some other form of housing.

Over time the subdivision controls will encourage the development of more diverse

housing in and around designated activity centres which contain a range of local services and facilities and better access to public transport.

They will also provide opportunities for some limited housing development in established residential areas that is respectful of existing neighbourhood character.

By applying this Framework it is conservatively estimated that an additional 10,065 dwellings can be provided in the Shire over the next 20 years, which will accommodate the Shire's housing needs.

Low Density Residential Zone

No change to the boundaries of the Low Density Residential Zone is proposed as part of the Framework.

The potential, however, for further housing development in the Low Density area of Monbulk will be investigated (see Fig. 3).

The investigation will consider whether a consolidation area should be

established which provides opportunities for additional housing similar to those proposed for Seville, Wandin North and Woori Yallock.

Further measures

Additional planning provisions will be introduced on the land currently in a Residential 1 or Low Density Residential Zone to protect neighbourhood character such as vegetation protection, limits on height and/or site coverage.

This will be achieved by implementing, through the Planning Scheme, Council's adopted Neighbourhood Character Study for the Restricted and Least Change Precincts.

Other types of residential accommodation, including co-housing, community housing, retirement villages and residential aged care facilities will be encouraged.

These specialised forms of housing will need to be on suitable land currently located in a residential or Mixed Use Zone, including the Low Density Residential Zone. Additional planning controls will be developed to

provide guidance on these types of residential developments.

Mixed use developments, which include housing, will be encouraged in commercial zones within activity centres.

To ensure delivery of well designed buildings and improved activity centres, a structure planning process will subsequently be undertaken for each consolidation area. This will refine the planning controls for each centre over time.

Structure plans have already been prepared for Lilydale and Chirnside Park major activity centres.

Figure 2 – Location of key activity centres

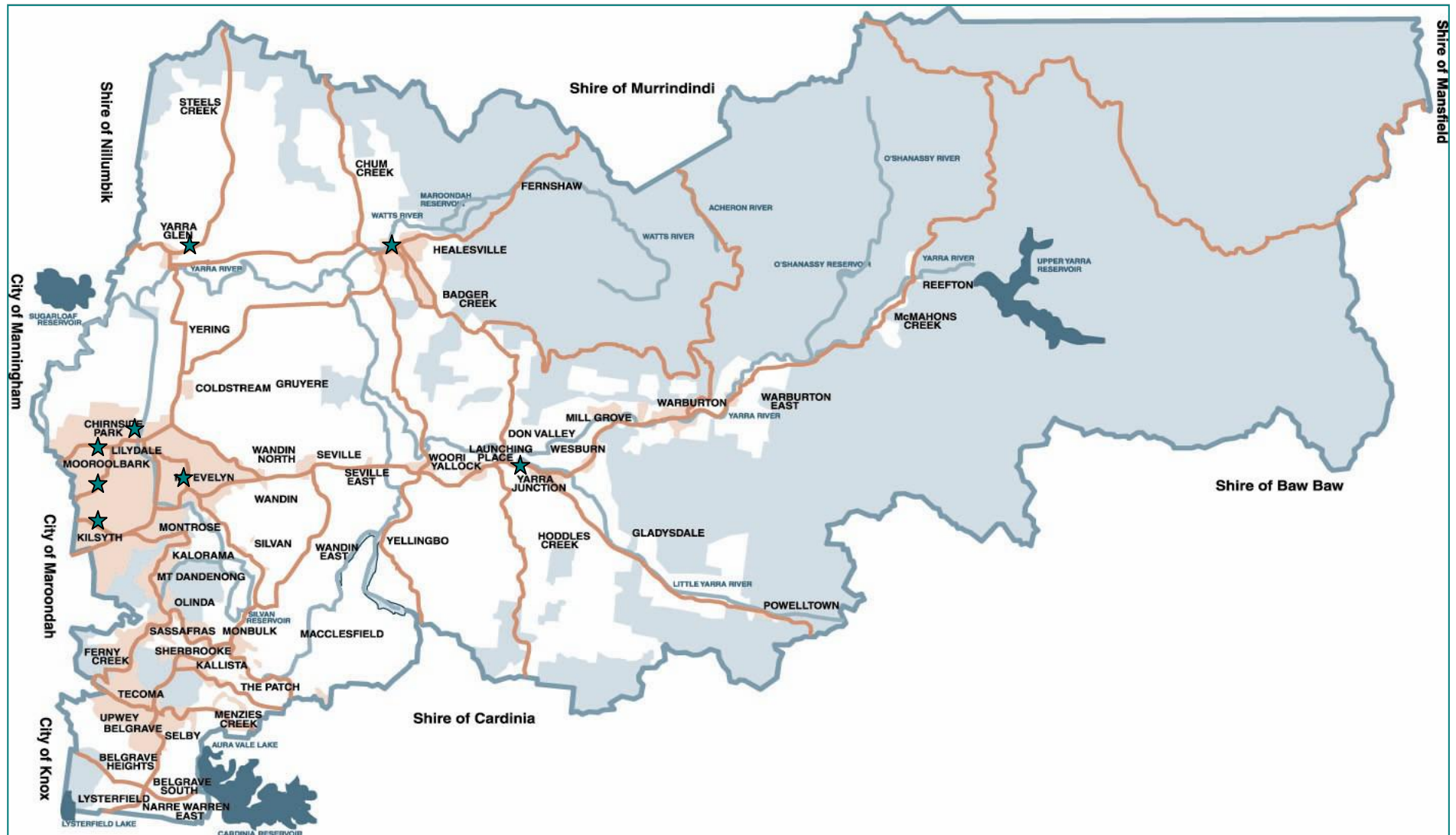
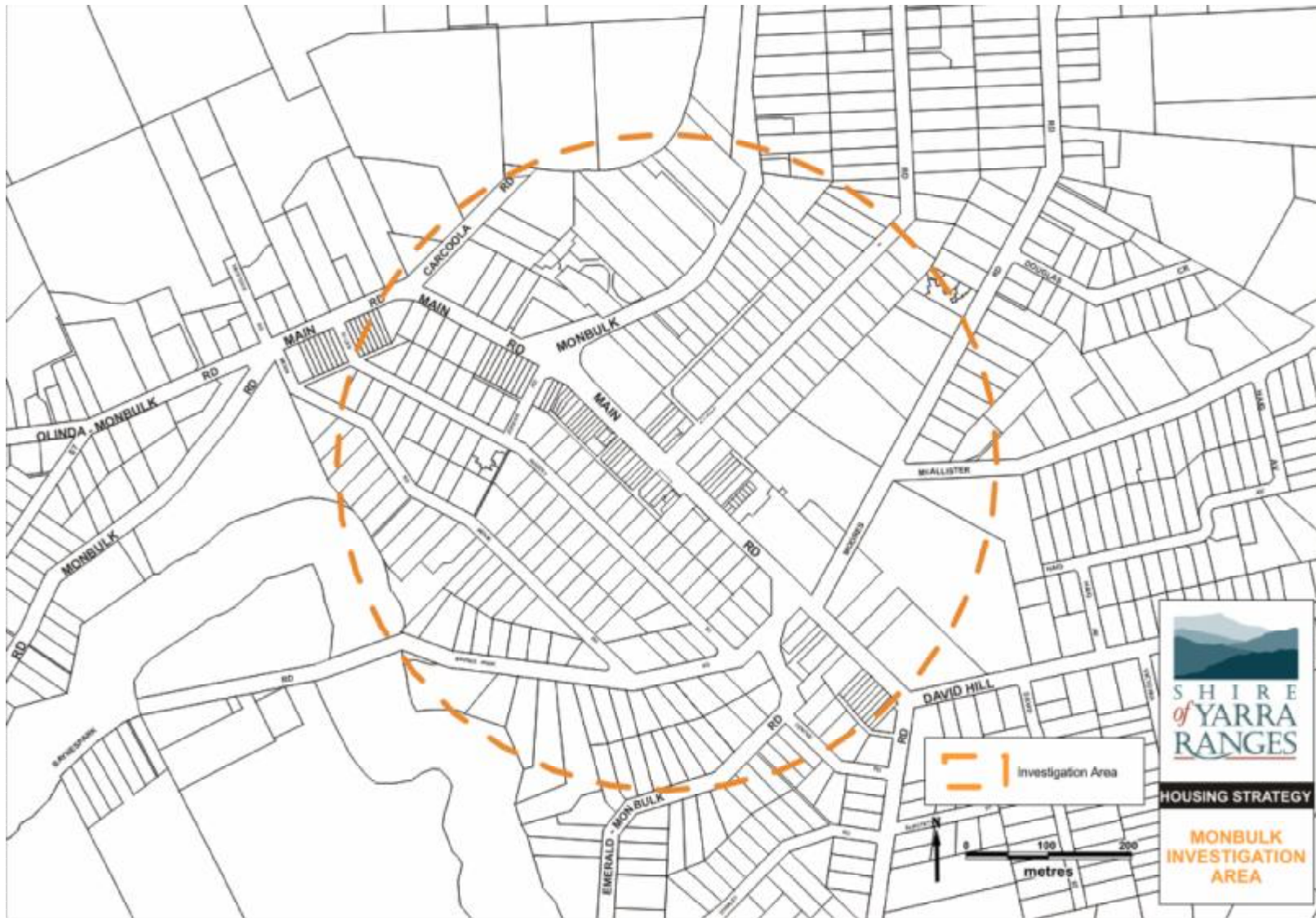
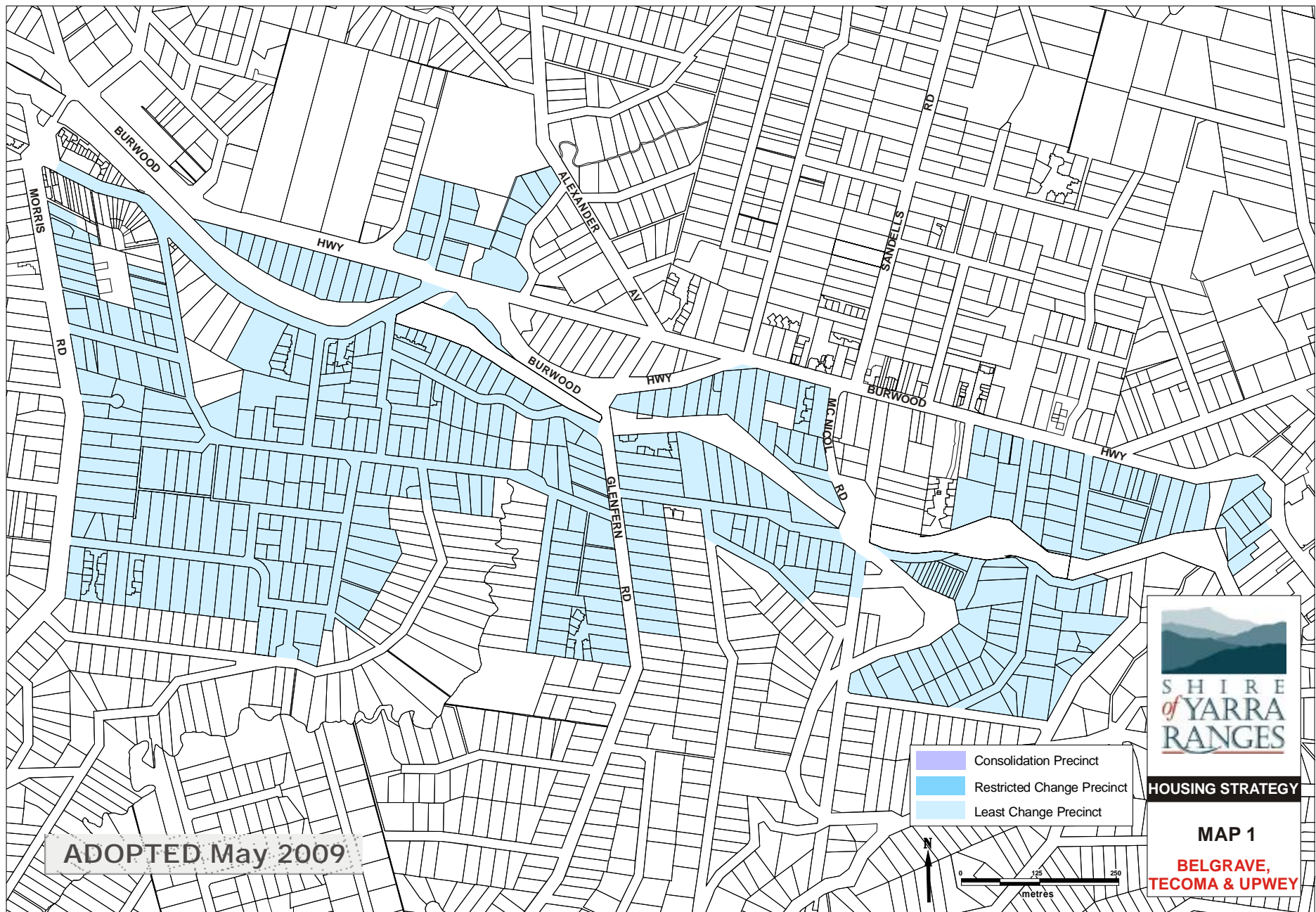
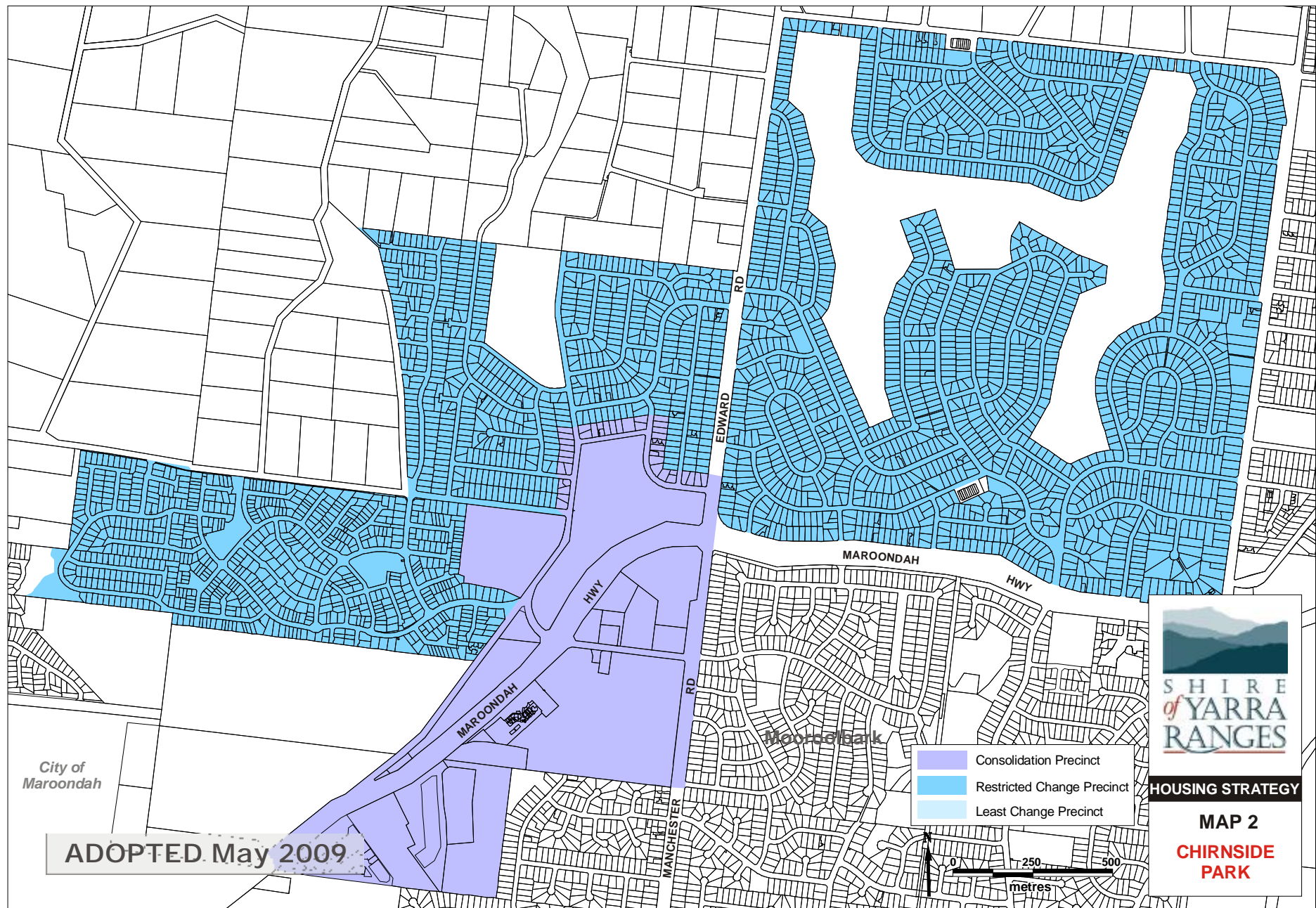
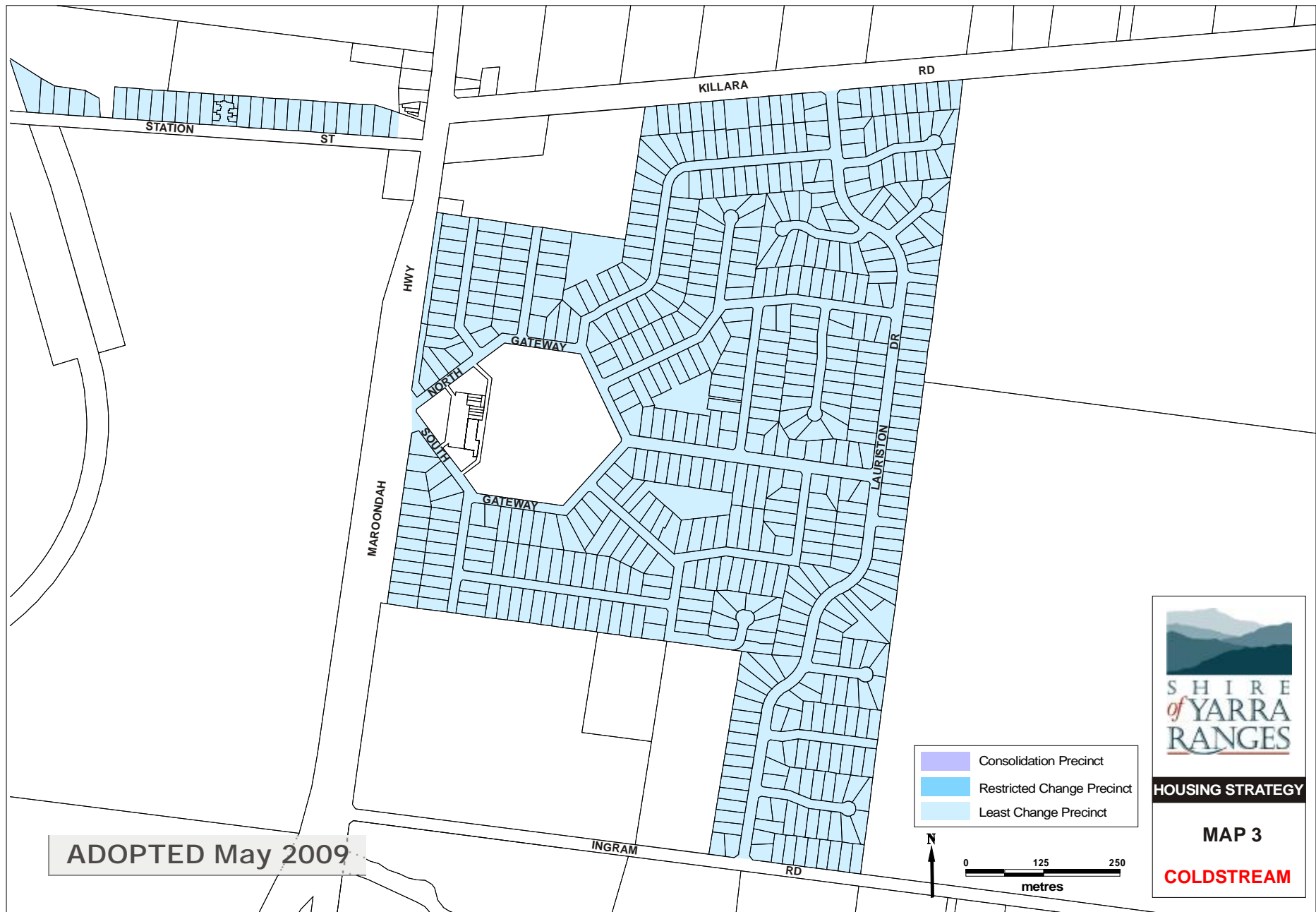


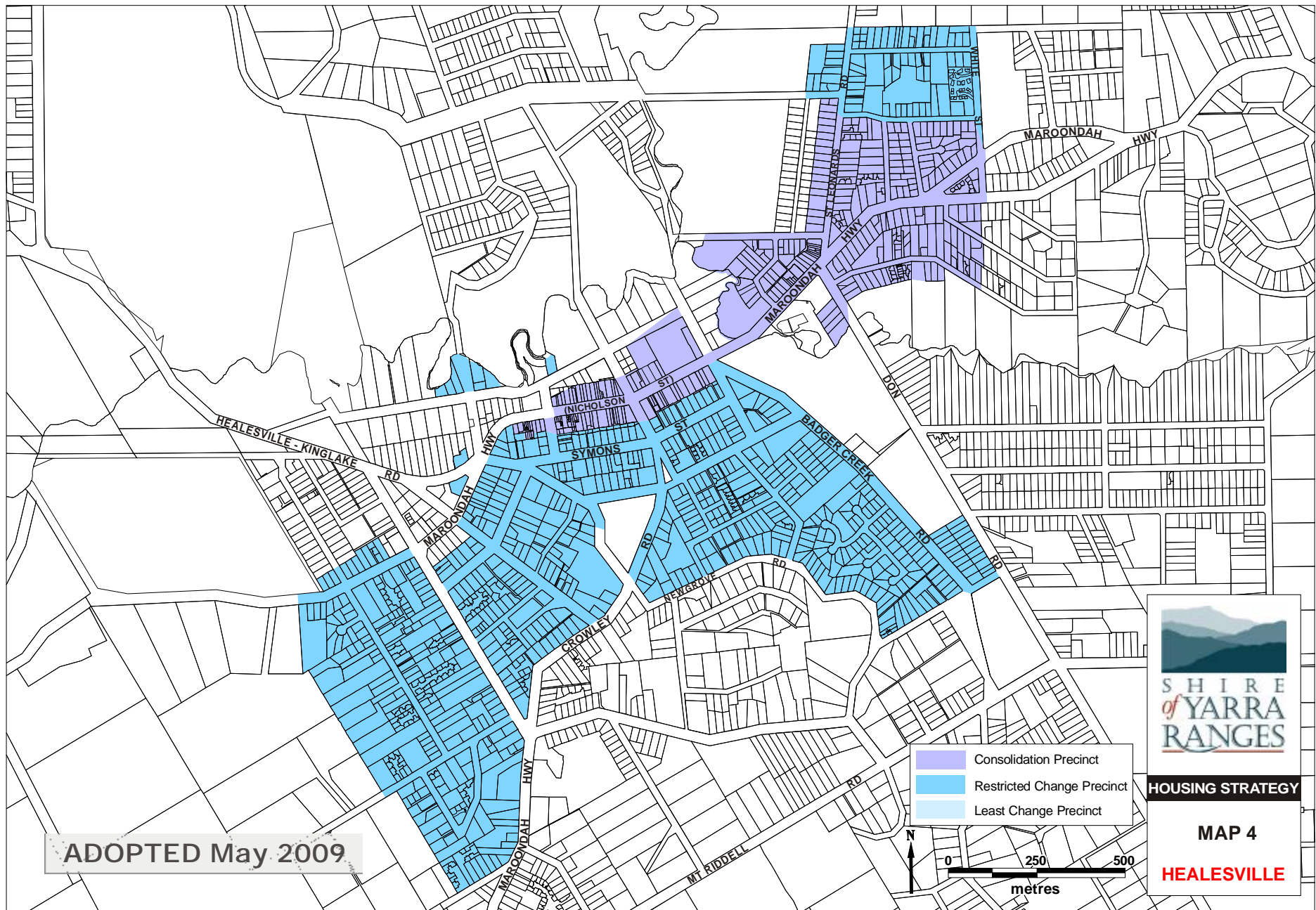
Figure 3 – Monbulk Investigation Area

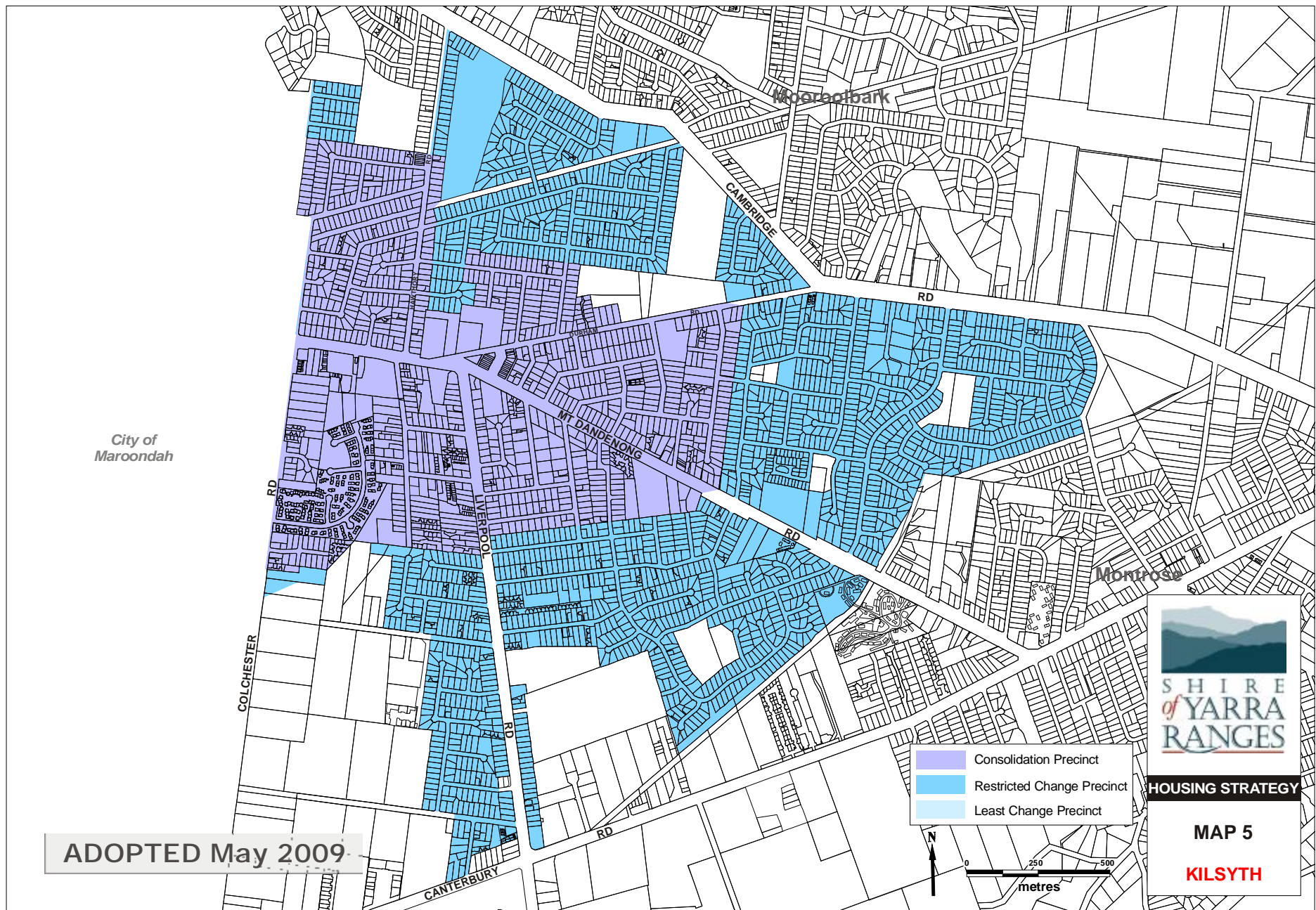


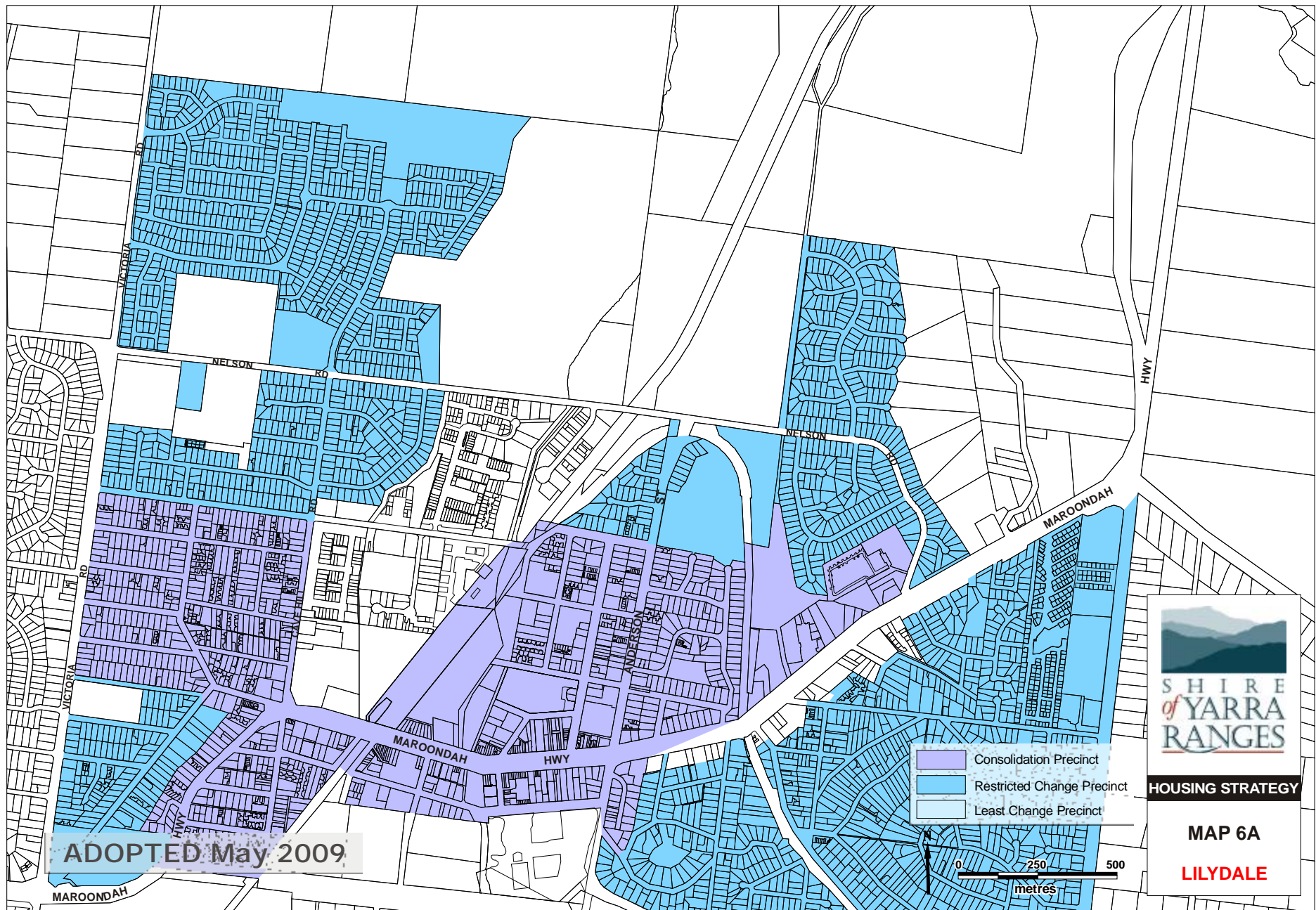


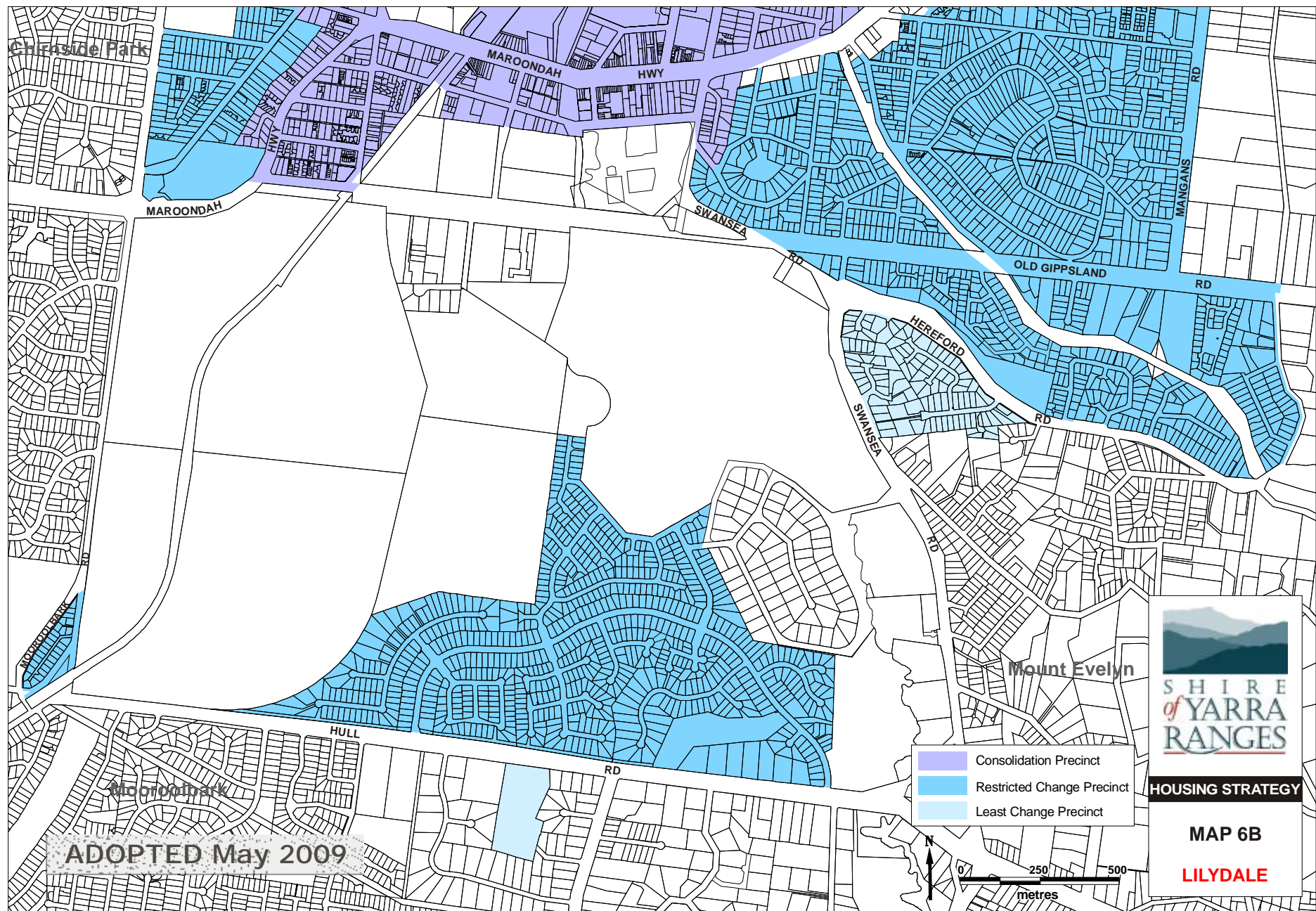


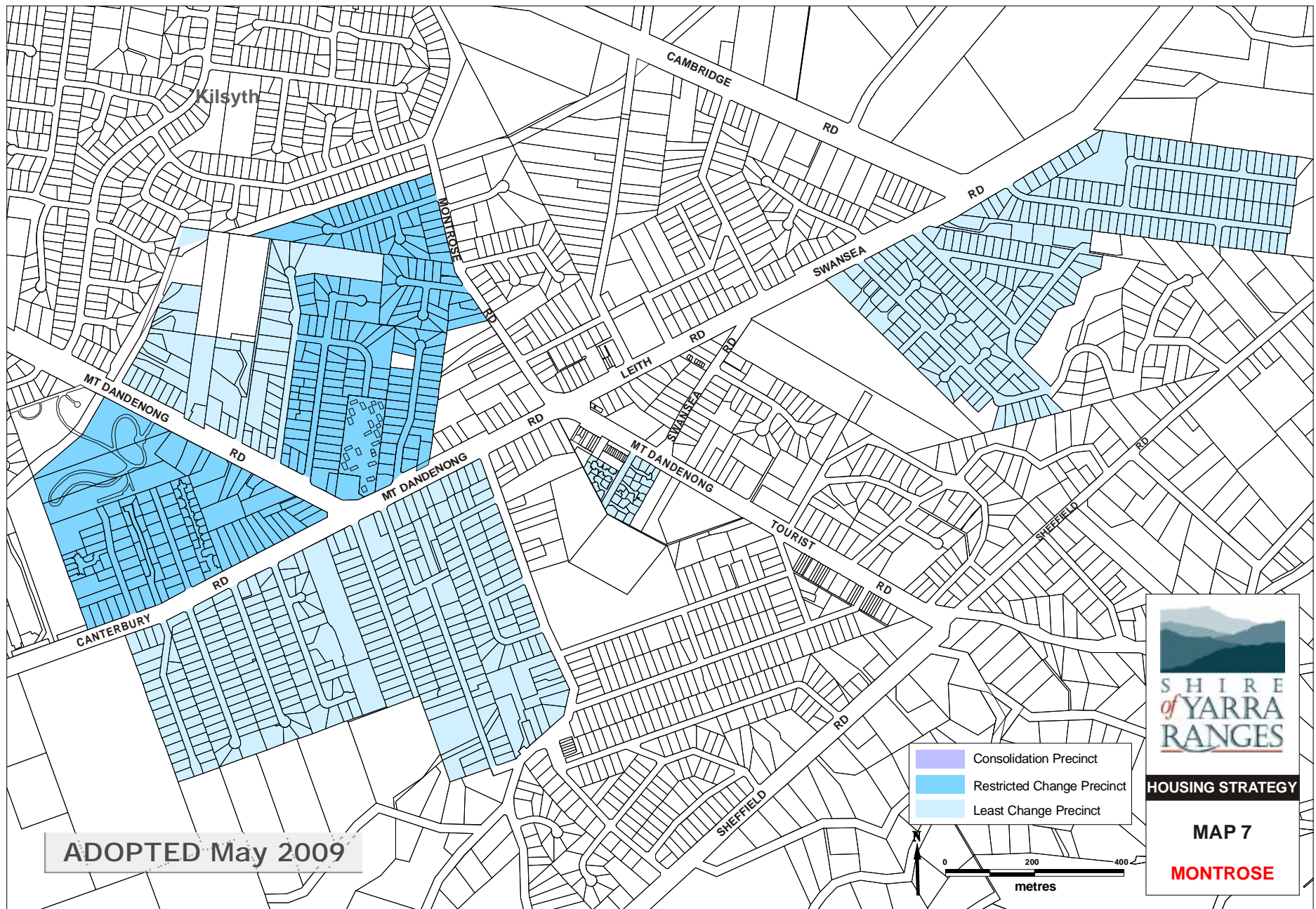


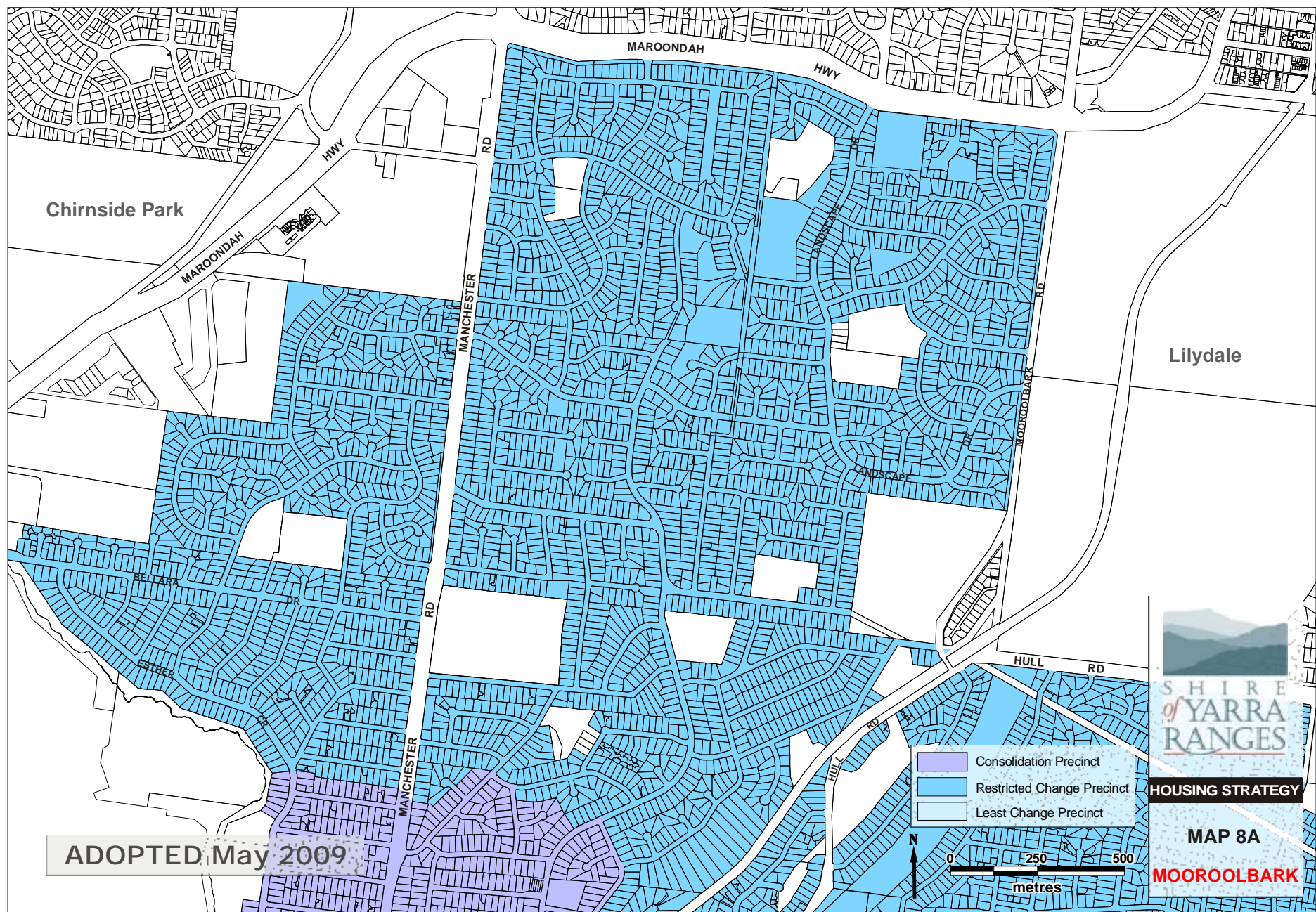


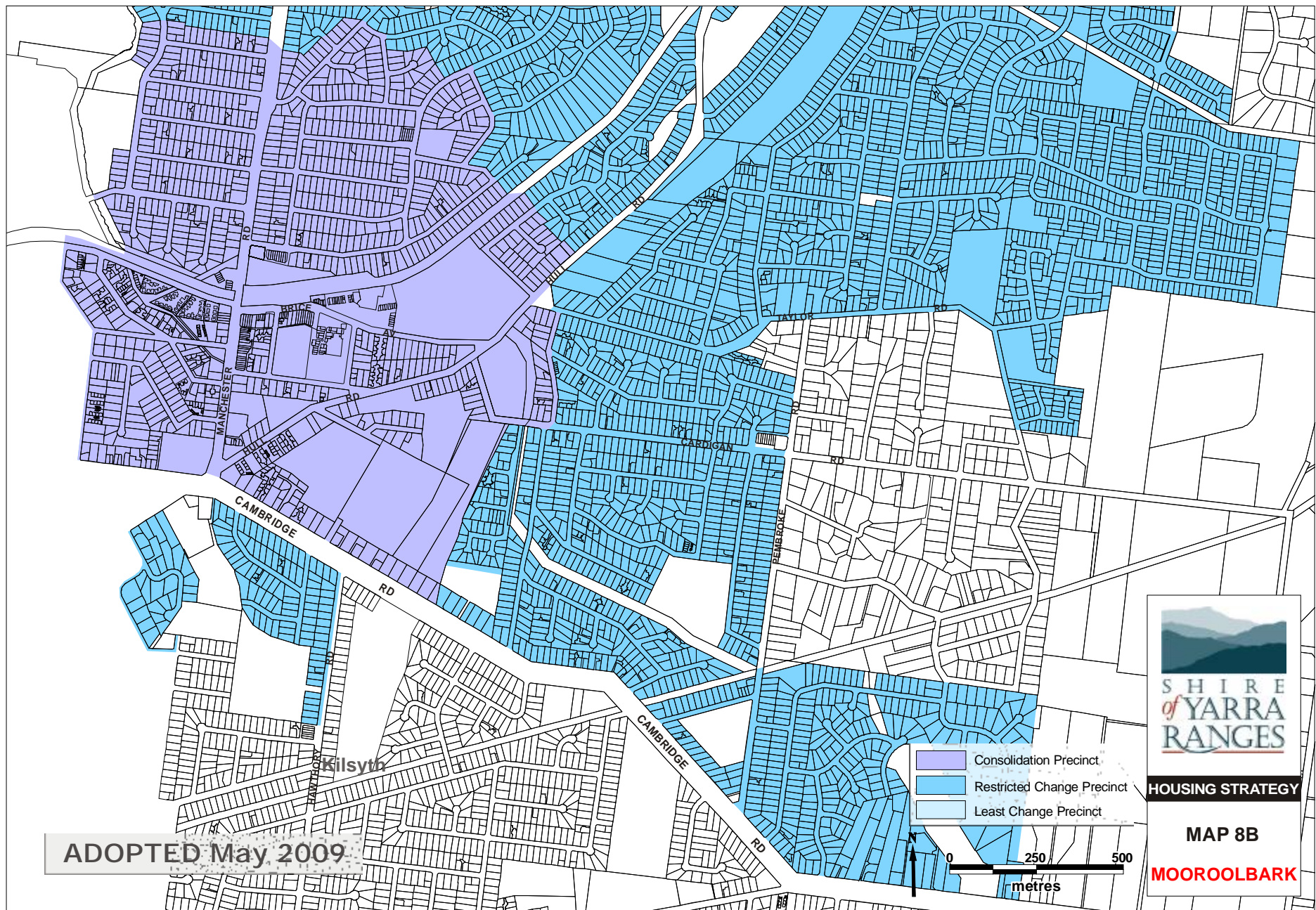


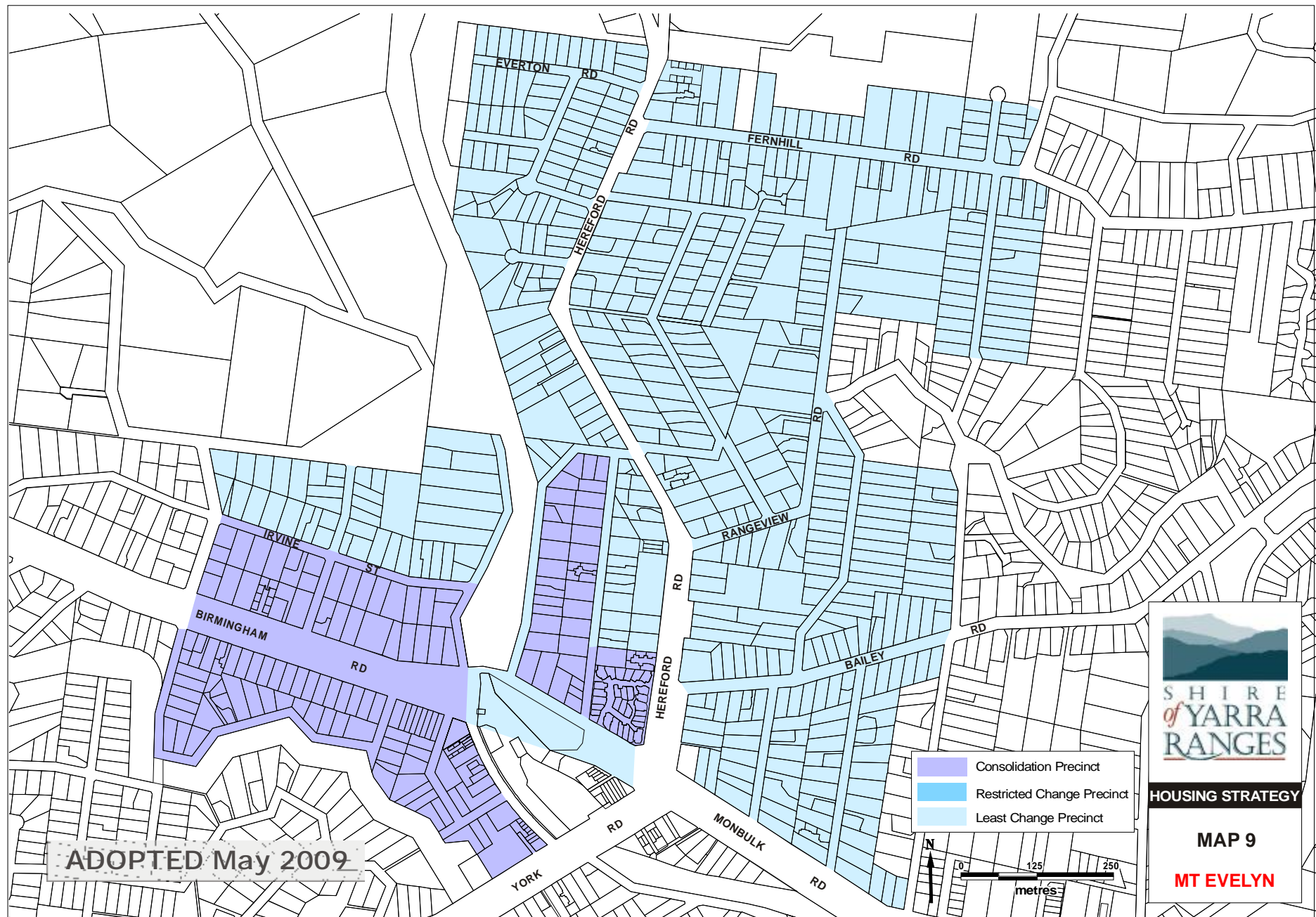


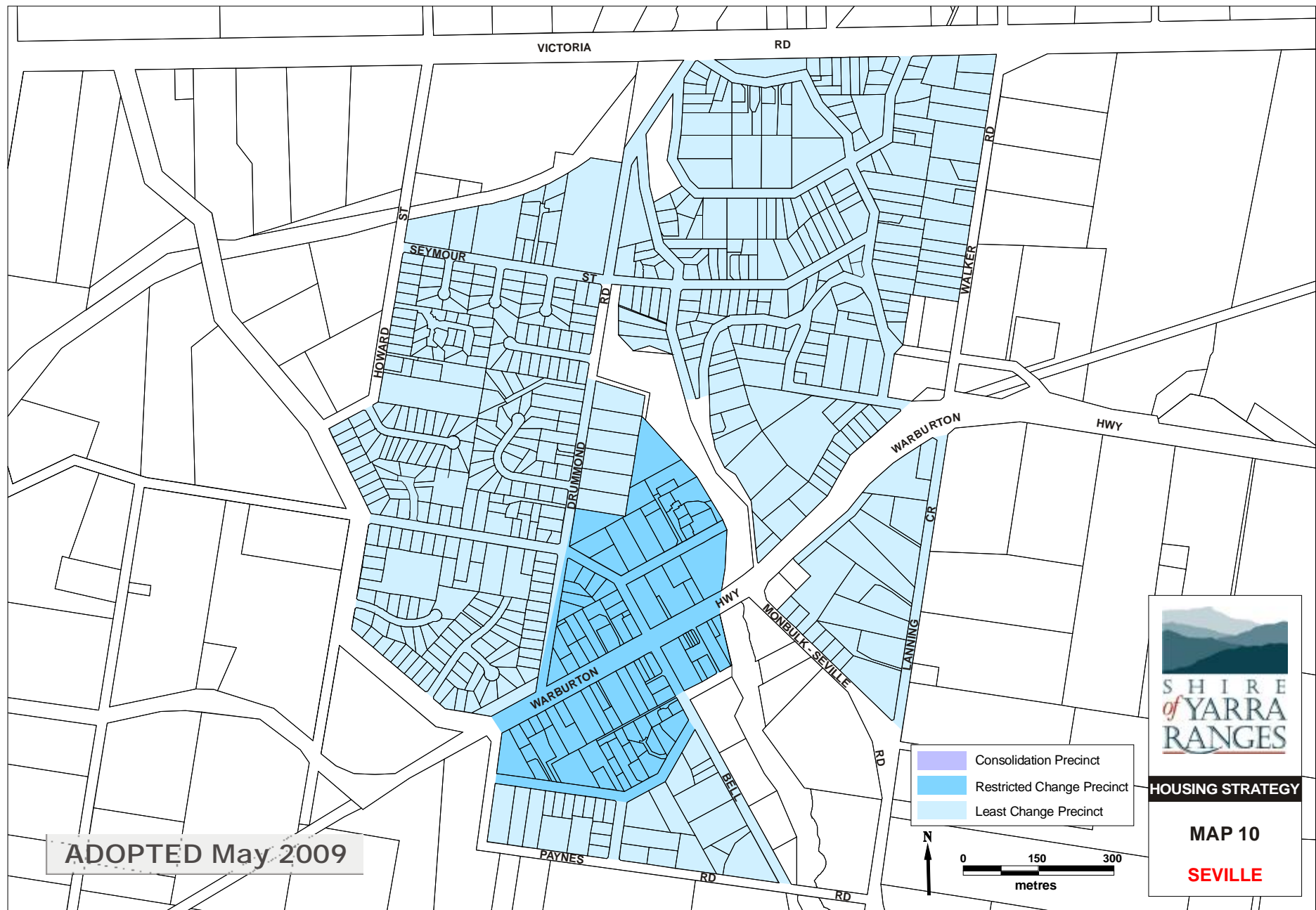


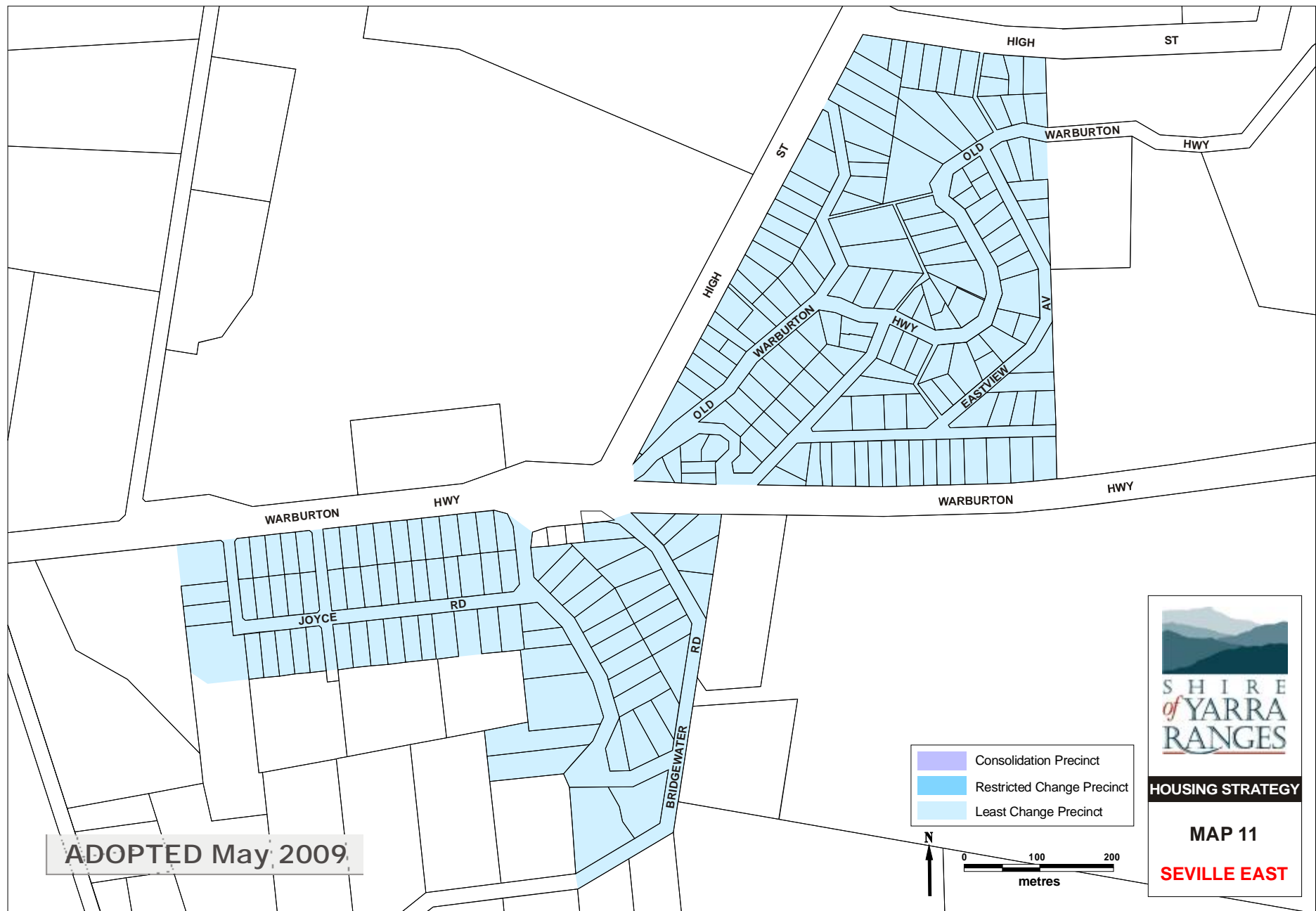


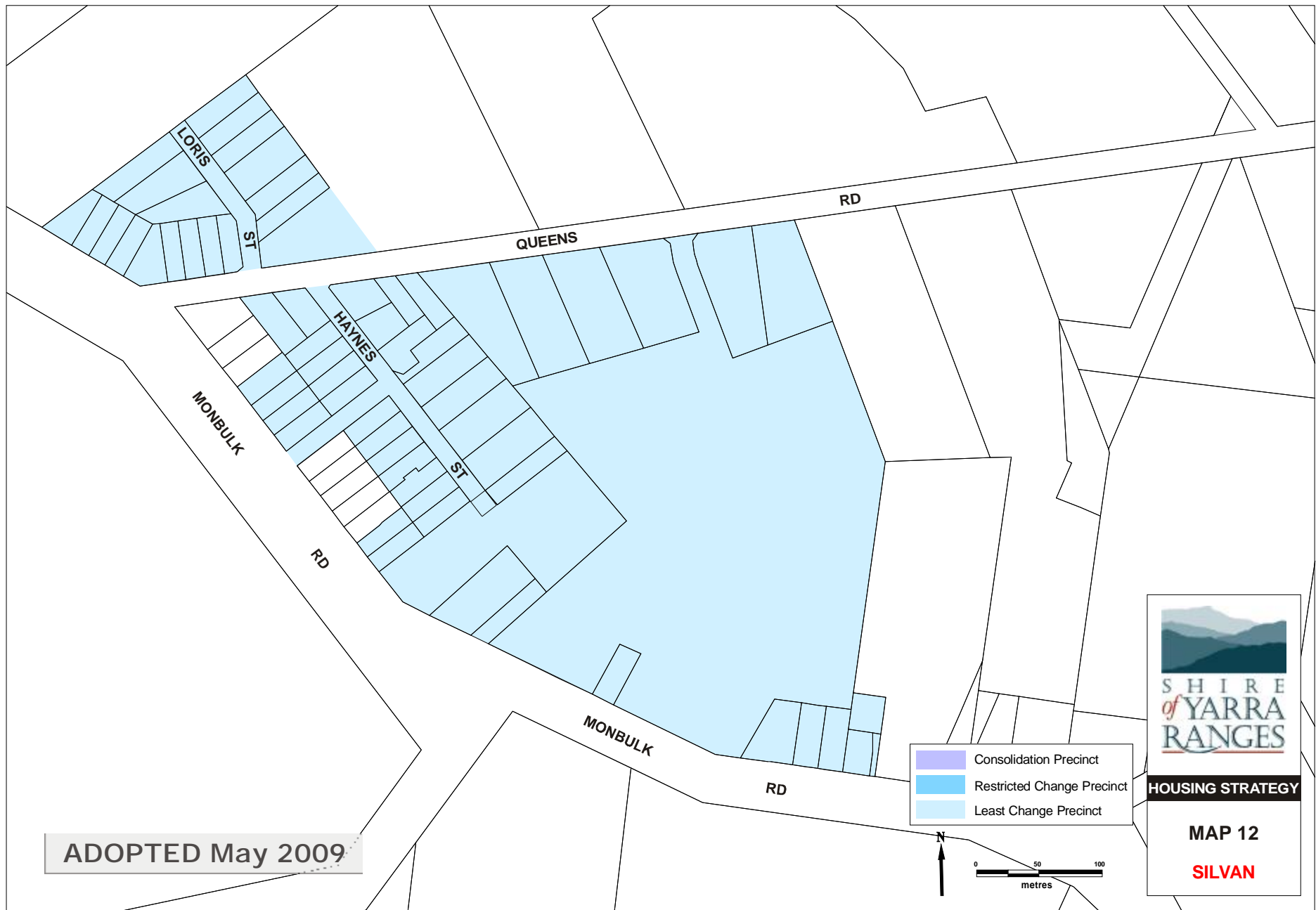


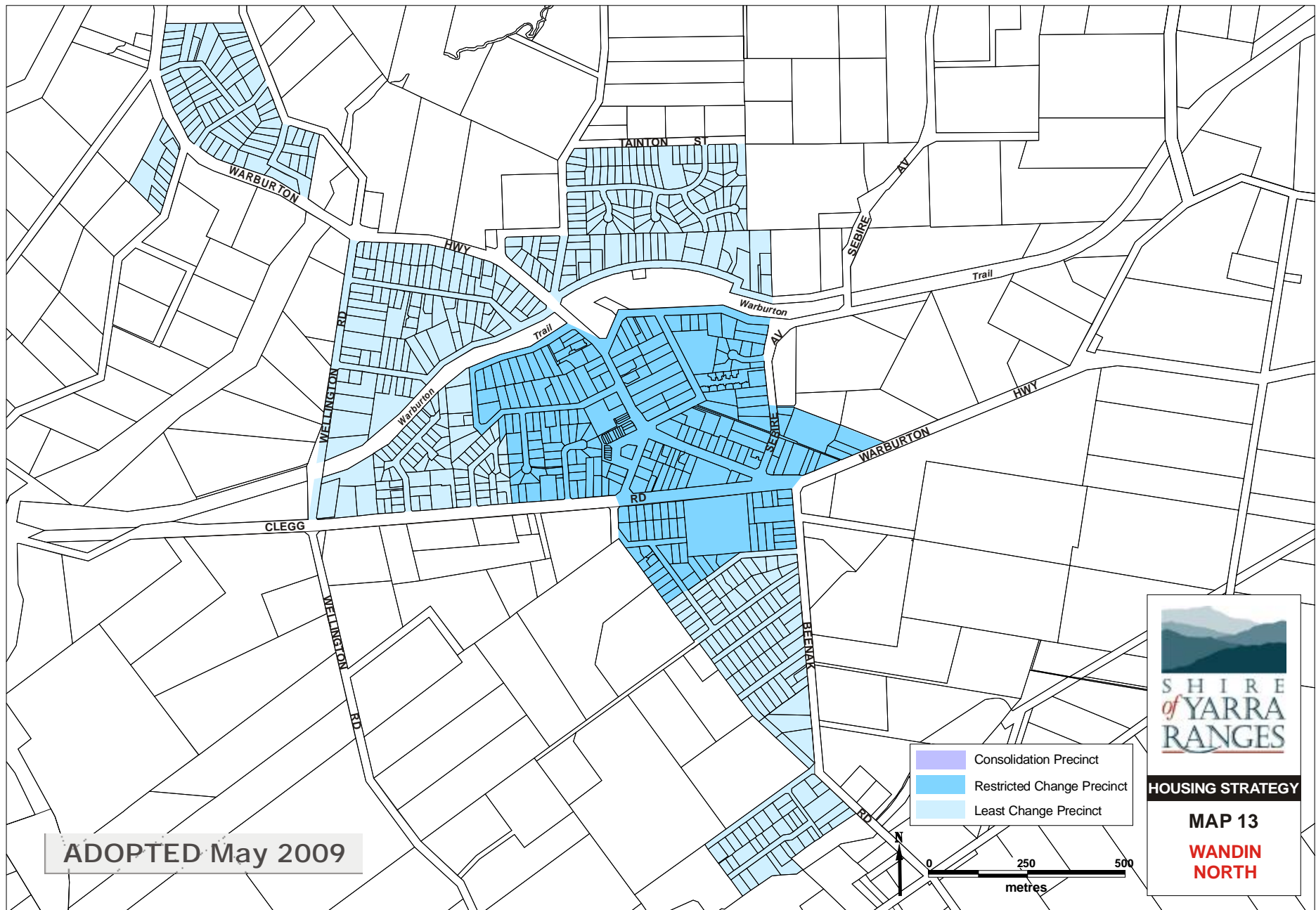


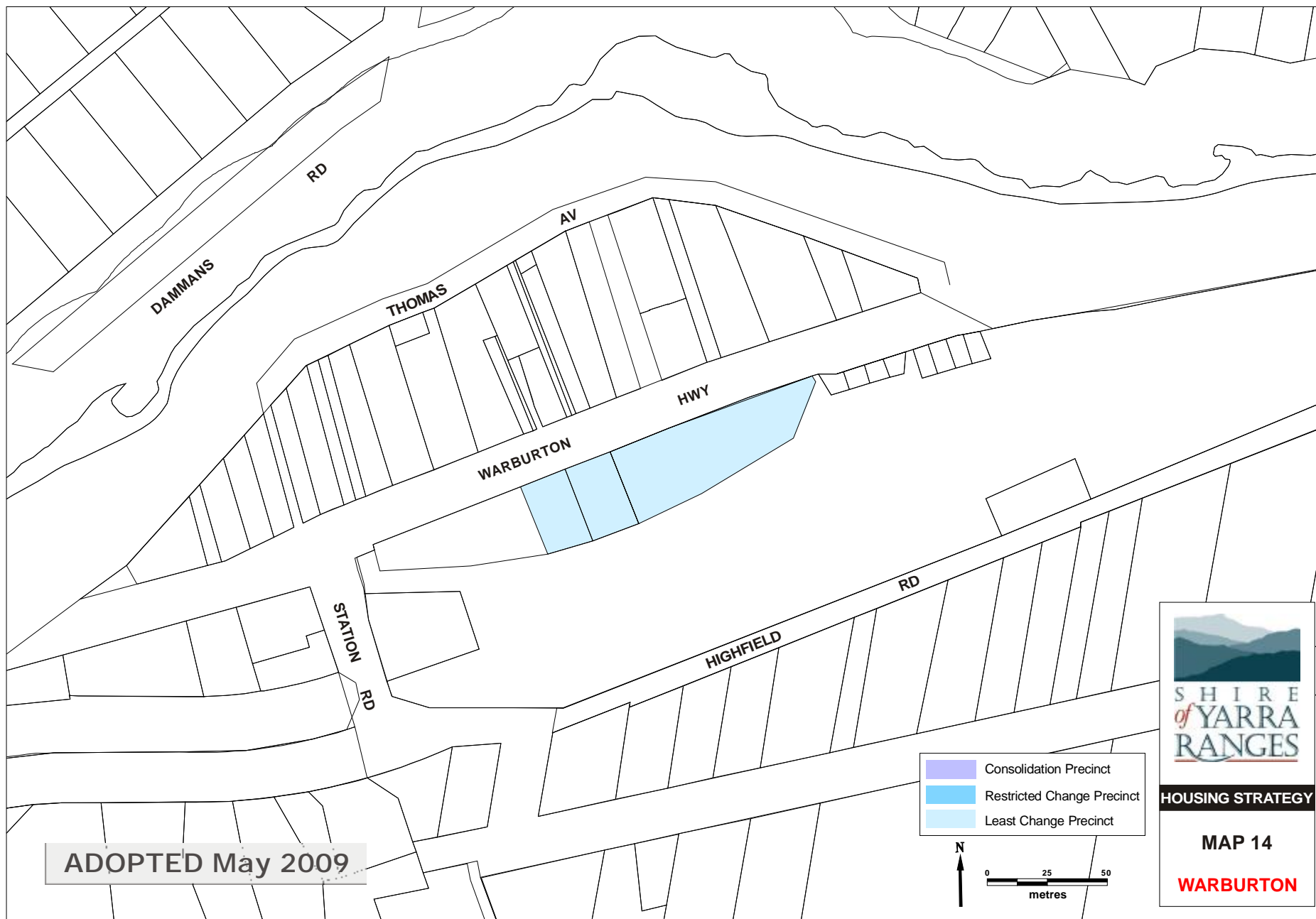


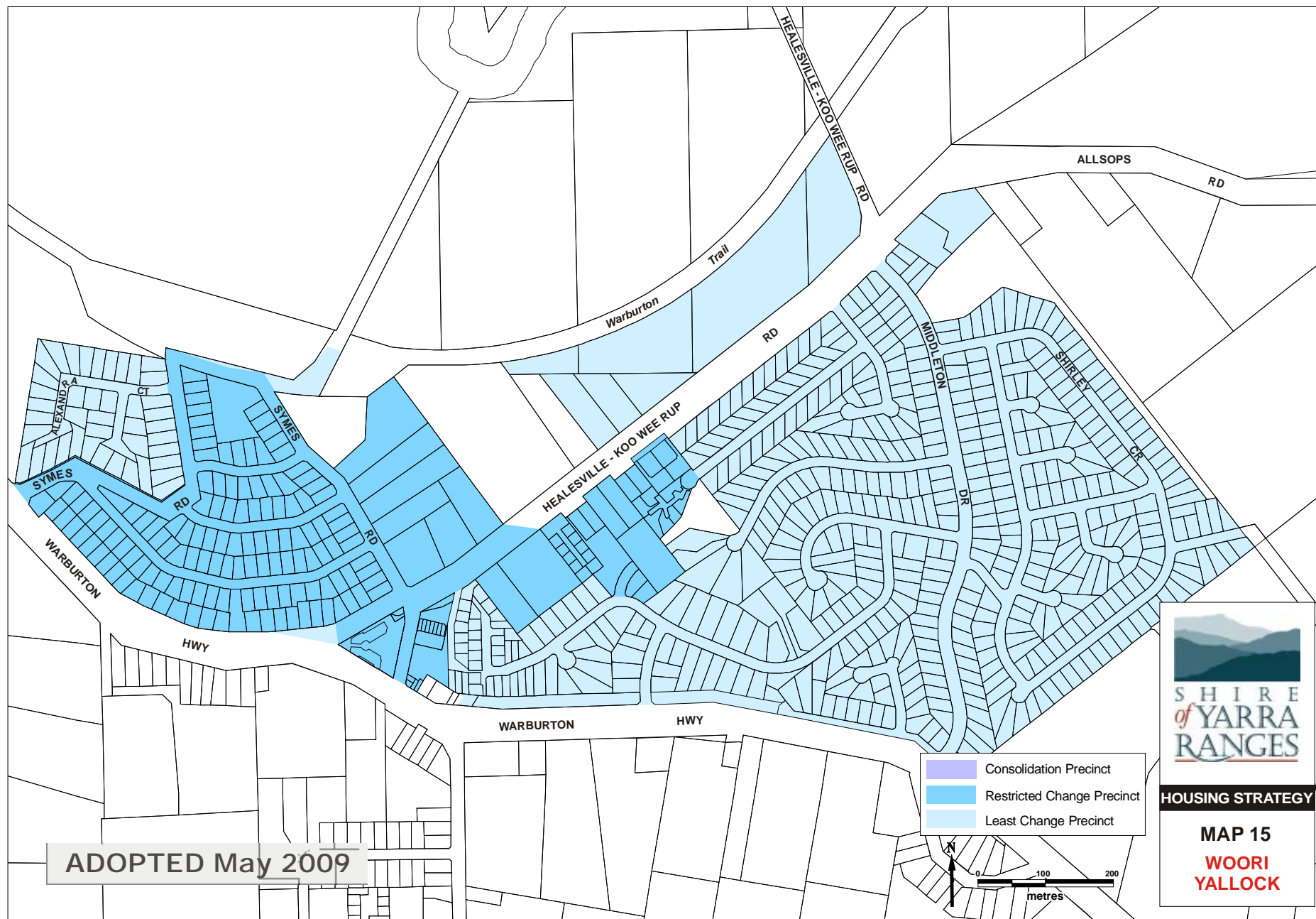


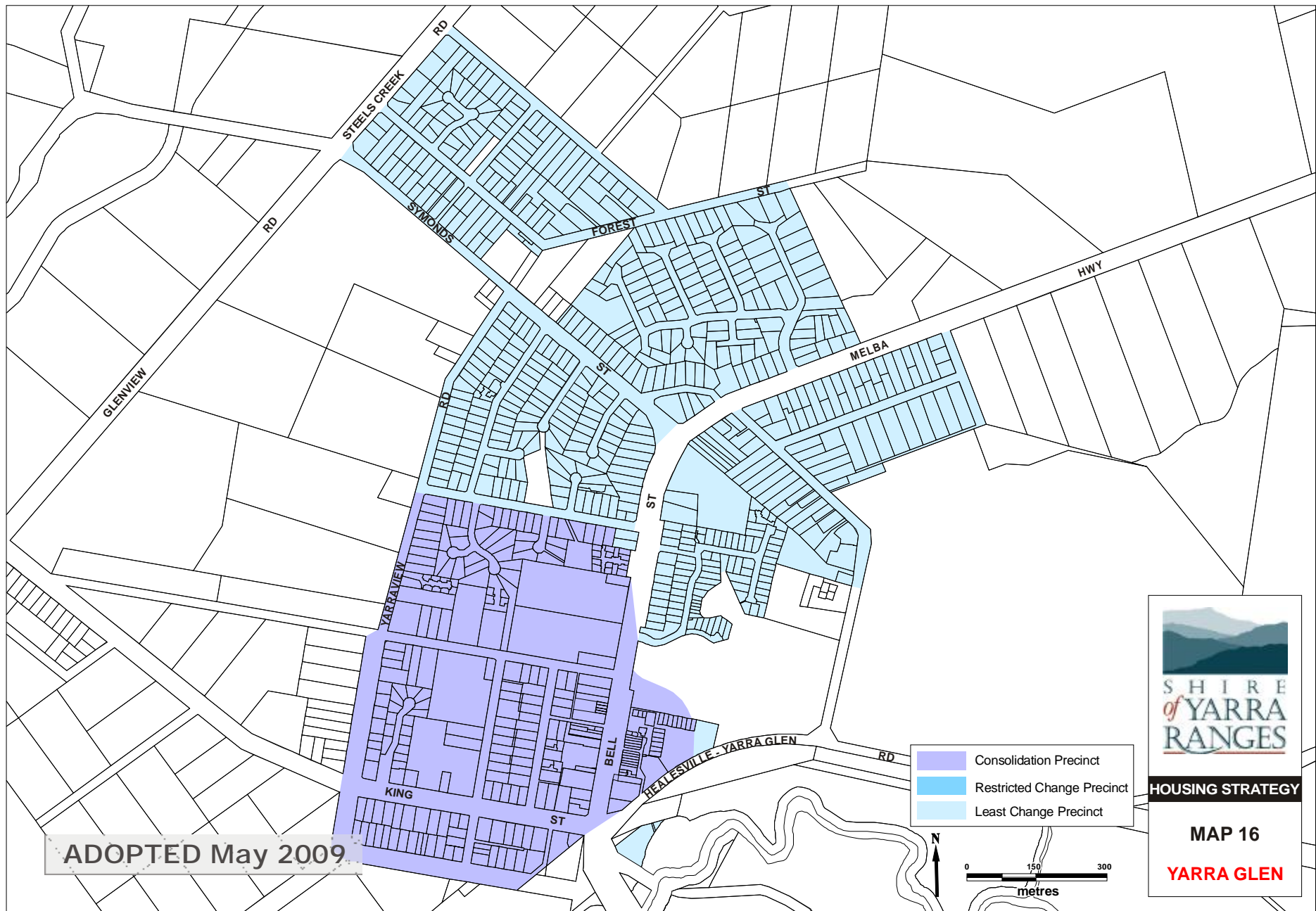


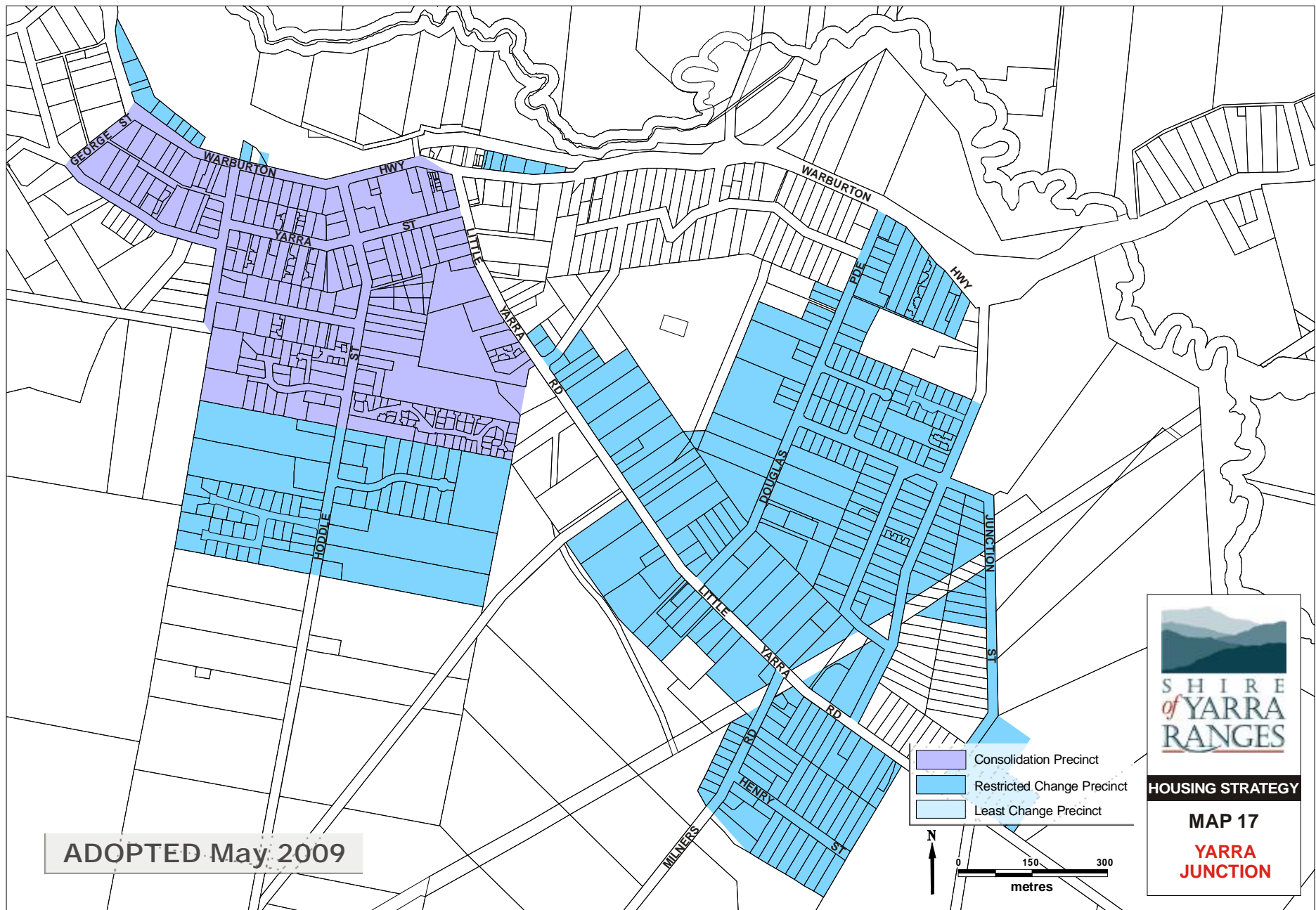












Achieving our vision

The Housing Strategy will be implemented through a three year Action Plan based on the identified key themes.

Development of Actions

The Action Plan recognises that Council can influence outcomes in a number of ways, including:

- Regulating the location and degree of change through its planning powers
- Facilitating preferred housing outcomes by working with other organisations
- Providing leadership and inspiration to affect a change in housing outcomes
- Advocating to other tiers of government for change to regulations and programs
- Educating and raising awareness of housing issues and opportunities within the community and local building industry
- Monitoring to ensure policies and actions have a positive impact on housing outcomes.

Priority of Actions

Each action has been assigned to specific operational areas of Council responsible to deliver and report on the action. The lead operational area is listed first.

Each action has been prioritised within a three year time frame.

Monitoring and Review

The progress of each action will be monitored and reported to the community annually. In addition, to ensure the Housing Strategy remains current, it will be reviewed every three years.

As part of the review, outcomes over the previous three years will be assessed to identify:

- the extent to which housing diversity has increased and the extent to which it caters for particular market segments
- the extent to which housing consolidation objectives are achieved by measuring the proportion of residential development occurring in designated activity centres and outside these centres

- any improvements in new housing design and sustainability
- any increase in the provision and diversity of public and community housing
- the extent to which reliance on private motor vehicle transport has been reduced
- any improvement in housing affordability, and
- the extent to which Housing Strategy actions, including structure planning, have contributed to the changes.

Theme 1: Sustainable local communities

	Actions	Responsibility	Performance measures	Timing
1.1	Amend the planning scheme to implement the Housing Strategy Residential Planning Framework and the Neighbourhood Character Study.	Strategic Planning	Planning controls in place	Years 1 & 2
1.2	Develop and implement structure planning for each of the designated Consolidation Areas as part of a coordinated Shire township improvement program.	Strategic Planning	Structure planning program developed and progressively implemented	Year 1 (ongoing)
1.3	Investigate the potential for further housing development in Monbulk.	Strategic Planning	Potential investigated and reported to Council	Year 1
1.4	Ensure existing Shire decision making processes provide an integrated approach to planning infrastructure such as footpaths, open space, cycling paths and community facilities that will support additional housing in and around the identified key activity centres.	Economic and Community Development Civil Development Capital Works & Urban Planning Asset Maintenance & Services	Shire decision making processes modified	Year 1
1.5	Advocate to the State Government to ensure adequate provision of infrastructure and physical services to the identified key activity centres.	Civil Development	Advocacy undertaken	Year 1
1.6	Continue to work with the State Government and local providers to improve public transport in the Shire, particularly to the identified key activity centres.	Civil Development Strategy and Organisational Development	Active participation in relevant groups and forums	Year 1 (ongoing)
1.7	Ensure heritage sites are identified and adequately protected within residential areas, particularly in the identified key activity centres.	Strategic Planning	Heritage sites identified and protected	Year 1 (ongoing)

	Actions	Responsibility	Performance measures	Timing
1.8	Identify actions that will inform the community about key housing issues.	Strategy and Organisational Development Community Relations Strategic Planning	Actions identified	Year 3

Theme 2: Sustainable housing design

	Actions	Responsibility	Performance measures	Timing
2.1	Amend the planning scheme to introduce vegetation controls to residential areas to protect substantial trees and areas of significant vegetation.	Strategic Planning	Planning controls in place	Years 1 & 2
2.2	Amend the planning scheme to introduce additional design requirements which are consistent with the Neighbourhood Character Study and Vision 2020 by Design, to ensure new housing integrates well with the neighbourhood.	Strategic Planning	Planning controls in place	Years 1 & 2
2.4	Prepare applicant information sheets about good housing design in a Shire context based on the recommendations of 'Vision 2020 by Design'.	Strategic Planning Planning Services	Applicant information sheets about design issues prepared and distributed	Year 1
2.5	Prepare a report for Council which examines the recommendations of Vision 2020 by Design in relation to ESD and makes recommendations about how ESD principles might best be considered in the development process at Yarra Ranges. In particular, consideration should be given to introducing planning controls for proposals where the development comprises 5 dwellings or more.	Strategic Planning Planning Services	Report prepared and considered by Council	Year 1
2.6	Utilise existing publications to provide information to applicants and the local building industry about sustainable housing design and adaptable housing.	Strategic Planning Planning Services	Publications made available to the public	Year 1
2.7	Provide additional training and support to enhance the skills of planning staff on design, accessibility and ESD issues in order to assist applicants.	Strategic Planning Planning Services	Number of planning staff trained in design, accessibility and sustainability issues	Year 3
2.8	Identify educational activities that will promote the retrofitting of existing dwellings to encourage residents to make their homes more sustainable and adaptable for different life stages.	Environment Strategic Planning Home & Community Support	Actions identified	Year 3
2.9	Advocate to the State Government to ensure best practice Environmentally Sustainable Design requirements are incorporated into Building Regulations for all new residential developments.	Strategic Planning	Active participation in relevant groups and forums	Year 1 (ongoing)

Theme 3: Diversity and choice

	Actions	Responsibility	Performance measures	Priority
3.1	Amend the planning scheme to introduce provisions that encourage multi-dwelling development to incorporate: <ul style="list-style-type: none"> diversity in dwelling size, particularly the provision of 1 and 2 bedroom dwellings dwellings designed to be accessible to persons with limited mobility. 	Strategic Planning	Increased housing diversity Number of approved developments with dwellings accessible to persons with limited mobility	Year 1
3.2	Amend the planning scheme to support the consideration of proposals for co-housing, retirement villages and residential aged care facilities in appropriate locations.	Strategic Planning	Planning controls in place	Years 1 & 2
3.3	Prepare assessment guidelines for planning applications proposing alternative housing accommodation, including retirement villages, residential aged care facilities and co-housing.	Strategic Planning Planning Services	Appropriate assessment tools developed	Year 2 (ongoing)
3.4	Identify strategic redevelopment sites that have potential to increase the diversity of housing in the Shire.	Strategic Planning Planning Services Economic and Community Development	Development of database of strategic redevelopment sites.	Year 1 (ongoing)
3.5	Monitor dwelling approvals and diversity.	Strategic Planning Planning Services Strategy and Organisational Development	Software packages updated where necessary Training provided Database maintained	Year 2
3.6	Advocate to the State Government for a comprehensive regulatory framework for the provision of adaptable housing and to resolve expeditiously the current uncertainties between planning and building regulations.	Community Relations Economic & Community Development Strategic Planning	Advocacy undertaken	Year 1 (ongoing)

Theme 4: Affordable housing

	Actions	Responsibility	Performance measures	Priority
4.1	Support and facilitate proposals for public and community housing where consistent with the planning scheme.	Planning Services Strategic Planning	Number of public and community housing units in the Shire increased	Year 1 (ongoing)
4.2	In partnership with relevant agencies and community organisations, undertake actions which will support the attraction and maintenance of an increased range of social and community housing options in the Shire.	Economic & Community Development Home & Community Support Family, Youth and Children	Range and level of provision increased	Year 2 (ongoing)
4.3	Identify Council owned surplus land that may be suitable for the provision of public or community housing.	Customer & Corporate Support Strategic Planning	Surplus land identified Proposals developed to utilise the land to achieve housing objectives	Year 2
4.4	When the Federal or State Government releases surplus land advocate for sustainable planning controls as part of the sale package and/or for the transfer of appropriate land to community housing providers for social housing.	Strategic Planning	Planning controls introduced or transfer of land achieved	Year 1 (Ongoing)
4.5	Advocate to the State Government for: <ul style="list-style-type: none"> The introduction of a shared ownership scheme to make it easier for low-income households to purchase their own home Better resourcing of services in the Shire for people who are homeless. 	Community Relations Economic & Community Development	Advocacy undertaken	Year 1 (ongoing)

Glossary

The glossary includes both generic terms and terms that are specifically defined for the Housing Strategy.

Activity centres	Provide the focus for services, employment. They are where people shop, work, meet, relax and sometimes live. They range in size and use. They may be a shopping or community centre at the local or regional level. Generally includes an area between 400 to 800 metres from the core centre.	Community housing	Broadly to refers to some form of affordable or suitable housing provided by a non-government organisation. The intent is to provide additional housing stock for low and moderate income households, who cannot otherwise afford appropriate housing in a suitable location provided by the private sector.
Adaptable Housing	Housing designed to be used by all people to the greatest extent possible. This includes families with children in prams and people with a temporary or permanent injury or a chronic illness. It is based on the premise that well-designed housing reduces the risk of injury, ill health, and institutionalisation.	Dwelling	A structure which houses people and includes a separate house, apartment, townhouse, caravan, and hostel.
Affordable housing	Well-located housing, appropriate to the needs of a particular household, where the cost (whether mortgage repayments or rent) is no more than 30% of that household's income. Exceeding this percentage places people under 'housing stress', particularly those in the lower 40% of the income distribution scale.	Greenfield development	Development occurring on broadacre vacant land rather than within existing residential areas.
Ageing in place	A philosophy that advocates older residents being able to choose to remain in their homes with the help of external support services, rather than moving into residential care or retirement accommodation or out of their community.	Higher density housing	Residential developments where the density is greater than one house per 400m ² of land.
Areas of significant vegetation	Areas where there is an unbroken canopy of trees that dominates any existing built environment. Usually consists of remnant native trees and may include native shrubs and grasses.	Homelessness	The accepted common standard is a small rented flat with one bedroom and basic amenities such as a bathroom and kitchen. This can be divided into three categories of homeless persons: <i>'primary'</i> : people without conventional accommodation, such as those living on the streets, in cars or in squats <i>'secondary'</i> : people in temporary accommodation such as friend's homes, boarding houses or crisis accommodation <i>'tertiary'</i> : people who live in boarding houses on a medium to long-term basis.

Household	One or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling.	Single detached house	A free standing dwelling located on a separate lot greater than 400m ² in size.
Medium density housing	Residential developments with a density of between one house per 400m ² of land and one house per 300m ² .	Substantial tree	A tree that has a trunk circumference greater than 0.5 metres at one metre above ground level.
Public housing	Government owned housing which is leased to low-income or at-risk households.	Urban growth boundary	A management tool to contain urban areas and limit their expansion. It divides land that is urban (used for housing, shops, factories, etc) from land that is non-urban (used for conservation, agriculture, mineral extraction, airports etc). The latter is often referred to as the 'Green Wedge'. The urban growth boundary encourages urban consolidation and protects valued non-urban areas from urban development.

Key References

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- § Planisphere, 2002, *Neighbourhood Character Study*
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- § Victorian Government, Dept of Sustainability & Environment, 2002, *Melbourne 2030*
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