

# CHAPTER 05

## HOUSING CHOICE

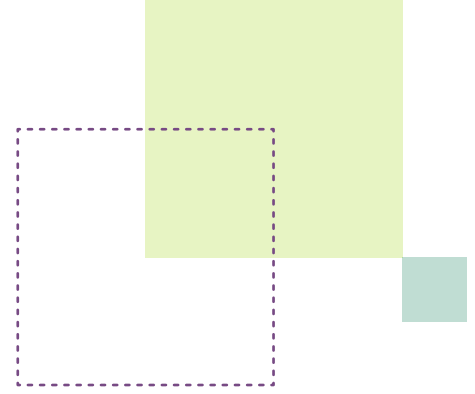


Plan Melbourne Outcome 2:  
Melbourne provides housing  
choice in locations close to jobs  
and services.

Plan Melbourne seeks to increase the supply of housing in established areas close to jobs, services and public transport to accommodate the anticipated increase in population over the next 30 years while ensuring Melbourne remains liveable, sustainable and accessible.



Photo credit: Tim Bell Studio



The Eastern Metro Region has an established network of activity centres, linear corridors based along key transport routes for residential and employment growth, and urban renewal areas that will provide opportunities to increase the supply of housing. SRL will enhance inter-regional connectivity and create housing opportunities in proximity to the proposed stations such as the Monash NEIC. Focusing development close to these services will enable environmentally sensitive areas to be maintained.

## State of play

### Metropolitan Melbourne

Strong demand for housing in established inner areas with good access to jobs, services and public transport has led to increased competition for housing in inner and middle ring suburbs of Melbourne.

The residential development industry is responding to higher demands for housing by increasing supply across Melbourne. The amount and location of additional housing developed depends on the availability and suitability of land and the willingness of households to pay for it. Melbourne is seeing a significant number of homes developed in growth areas, in part due to the relative availability of zoned land which has enabled residential developers to meet demand for relatively affordable housing.

There has also been an increase in the supply of apartments in the Central City – and increasingly in inner suburbs of Melbourne – driven by investors purchasing apartments to meet increased demand for rental accommodation in the inner city. In other areas, particularly middle ring suburbs, the supply is less able to respond to demand, leading to increasing competition for a relatively fixed supply of housing.

## Eastern Metro Region

### Regional demographics

In 2020 the population of the Eastern Metro Region was 959,100, 19 per cent of the metropolitan Melbourne population of 5,098,530. By 2051 the population of the Eastern Metro Region will increase to around 1,349,270 people, which is 16 per cent of metropolitan Melbourne's projected population. Anticipated growth in the region from 2016 to 2051 will require a further 192,150 dwellings. This is an increase of more than half of the 2016 housing stock of 347,440 dwellings.

Melbourne's UGB extends along the eastern boundaries of four municipalities, limiting future development and protecting the significant landscape, agricultural and environmental values of the Upper Yarra Valley and Dandenong Ranges.

The Eastern Metro Region provides a picture of an ageing population. In 2016, 199,810 people, or 22 per cent of the region's population, were over the age of 60 compared to 18 per cent for metropolitan Melbourne. By 2051 this will increase to 350,770 people, or 26 per cent compared to 24 per cent for metropolitan Melbourne. By 2051 the region's largest age cohort will be people over the age of 60.

In 2016, families with children made up 48 per cent of households, with lone persons and couples without children making up 47 per cent of households in the Eastern Metro Region. By 2051 this trend will be reversed with 49 per cent of households consisting of lone persons and couples without children while families with children will make up 46 per cent of households.

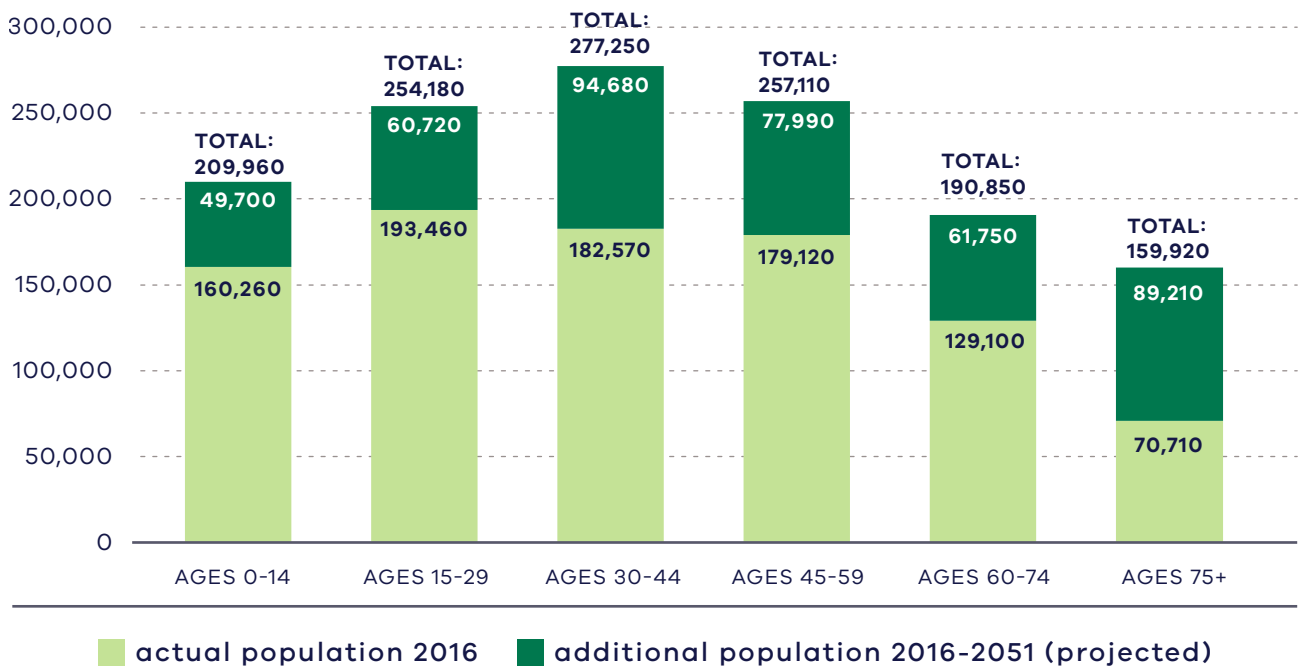
Population growth differs between municipalities within the region as shown in Table 7. Between 2016 and 2036 Monash and Whitehorse are predicted to experience an increase of around 30 per cent while Maroondah will experience 25 per cent growth in population. Knox, Manningham and Yarra will each experience projected population growth of around 20 per cent (DELWP, 2019b).

**TABLE 6. Actual and projected population by Local Government Area, 2016 - 2036**

LGA	2016	2020	2026	2031	2036
<b>Knox</b>	160,350	165,150	174,270	182,510	191,530
<b>Manningham</b>	122,570	128,930	136,790	142,720	148,410
<b>Maroondah</b>	114,800	119,400	128,800	135,990	143,790
<b>Monash</b>	192,630	204,940	221,230	234,750	248,930
<b>Whitehorse</b>	169,640	180,740	195,470	207,840	220,250
<b>Yarra Ranges</b>	155,230	159,960	168,480	176,030	183,820
<b>Eastern Metro Region</b>	915,220	959,100	1,025,030	1,079,840	1,136,730

Source: Victoria in Future, DELWP, 2019 and Regional Population, Australian Bureau of Statistics, 2021

**FIGURE 11. Regional actual and projected population by age, 2016 - 2051**



Victoria in Future 2019, DELWP

### Housing stock

Separate houses make up 80 per cent of the 2016 housing stock in the Eastern Metro Region, compared to 67 per cent for metropolitan Melbourne. Approximately 81 per cent of the dwellings in the region provide three or four bedrooms compared to 73 per cent in metropolitan Melbourne.

Flats, units and apartments make up 6 per cent of the housing stock in the region, compared to 16 per cent of metropolitan Melbourne. The remainder are largely detached dwellings, many of which were constructed in the 1950s and 1960s and are reaching the end of their useful life.

## Projected housing requirements

Victoria in Future (VIF) projections are published at LGA level for a 20-year horizon from the most recent Census data (currently from 2016 to 2036). Beyond this period knowledge of land supply, dwelling construction and population distribution trends become less certain.

VIF projections indicate that based on the continuation of current trends and knowledge of long-term greenfield land supply, approximately 66 per cent of net additional dwellings across metropolitan Melbourne are expected to be in established areas and 34 per cent in greenfield growth areas. The housing distribution figures between established areas and greenfield growth areas are shown in Table 7.

Plan Melbourne provides an alternate aspirational housing distribution scenario based on achieving 70 per cent of new housing provided within Melbourne's established areas and the remainder 30 per cent accommodated in greenfield growth areas. This scenario assumes that a total of 70,000 dwellings cross metropolitan Melbourne, which VIF 2019 projections allocated to greenfield growth areas, can be accommodated in the established area to realise the aspirational 70/30 distribution between 2019 to 2051 (Table 8).

The aspirational housing distribution scenario provides for a redistribution of 30,000 dwellings from the greenfield growth areas to the established area in the Eastern Metro Region. The Eastern Metro Region will need to accommodate 10,000 additional dwellings from the baseline VIF scenario.

**TABLE 7. Scenario 1 VIF 2019**

REGION	NET DWELLING ADDITIONS 2016 TO 2051		
	Total	Established	Greenfield
Inner Metro	225,000	225,000	0
Western	412,000	177,000	235,000
Northern	352,000	167,000	185,000
Inner South East	119,000	119,000	0
Eastern	192,000	192,000	0
Southern	313,000	184,000	129,000
<b>Total Melbourne</b>	<b>1,613,000</b>	<b>1,064,000</b>	<b>549,000</b>
	100%	66%	34%

**TABLE 8. Scenario 2 Aspirational scenario**

REGION	NET DWELLING ADDITIONS 2016 TO 2051		
	Total	Established	Greenfield
Inner Metro	235,000	235,000	0
Western	402,000	197,000	205,000
Northern	347,000	182,000	165,000
Inner South East	124,000	124,000	0
Eastern	202,000	202,000	0
Southern	303,000	194,000	109,000
<b>Total Melbourne</b>	<b>1,613,000</b>	<b>1,134,000</b>	<b>479,000</b>
	100%	70%	30%

**Note:** For the purpose of these figures, greenfield areas include land in a growth area council that is either currently under development or identified for future development

Table 9 shows the aspirational housing distribution scenario for each LGA to 2036. This is achieved by apportioning the net dwelling additions in the established area for each metropolitan region and distributing the amount between LGAs in the region. The aspirational scenario is based on the locations where most housing growth is anticipated across the established metropolitan area such as the

Central City, NEICs, metropolitan and major activity centres, major urban renewal precincts and future SRL precincts. The 70/30 dwelling redistribution for the region will provide guidance for the councils to accommodate housing growth that achieves the aspirational housing distribution for metropolitan Melbourne.

**TABLE 9. Eastern Metro Region 70/30 dwelling redistribution by LGA to 2036**

LGA	VIF2019 DWELLINGS		INCLUDING 70/30 DWELLINGS	70/30 DWELLING REDISTRIBUTION	SHARE OF REGIONAL REDISTRIBUTION
	2021	2036			
<b>Knox</b>	64,200	75,600	76,300	700	14%
<b>Manningham</b>	49,600	57,800	58,400	600	12%
<b>Maroondah</b>	48,500	58,300	58,700	400	8%
<b>Monash</b>	74,100	91,300	92,900	1,600	32%
<b>Whitehorse</b>	72,800	89,000	90,400	1,400	28%
<b>Yarra Ranges</b>	62,600	73,300	73,600	300	6%
<b>Eastern Metro Region</b>	371,800	445,300	450,300	5,000	100%

Source: DELWP, 2021

## Locations for housing growth

Between 2005 and 2016, around 45 per cent of net new dwellings in the region were constructed outside activity centres. Monash and Yarra Ranges LGAs saw 10 to 20 per cent of new dwellings constructed in and around activity centres. Knox, Manningham and Whitehorse LGAs saw between 35 and 50 per cent of medium- and higher-density housing growth in and around activity centres.

Drivers of this growth in the Monash LGA include the employment and educational opportunities provided by the Monash NEIC. The NEIC currently employs 80,000 people, with this figure predicted to double by 2035. Clayton Major Activity Centre is set to undergo substantial change that will include enhancing connections to Monash University and the Monash NEIC to the north.

Whitehorse LGA has also experienced substantial population growth due to its proximity to Melbourne's CBD and being home to Box Hill Metropolitan Activity Centre, Box Hill Hospital, Box Hill Institute of TAFE and Deakin University, as well as being located on the Lilydale and Belgrave railway line.

To respond to housing challenges in the Eastern Metro Region, supply is needed in the right locations to meet record demand. There are over 15,500 dwellings in the redevelopment pipeline for major housing development across activity centres in the region as at 2016 (DELWP, 2016) (Figure 12). Substantial housing development in or within 400 metres of activity centres will continue, with around 14,500 dwellings in the redevelopment pipeline in the region (Appendix 02). Of these, Box Hill has over 4,000 dwellings in the pipeline, Doncaster Hill has around 1,700 dwellings and Burwood Heights and Ringwood have over 1,000 dwellings each.

## Housing in the Upper Yarra Valley and Dandenong Ranges

The Upper Yarra Valley and Dandenong Ranges are renowned for their natural beauty. They include the agricultural land throughout the Yarra Valley, Yarra Ranges National Park to the east, the Dandenong Ranges to the south and state-significant water catchments and waterways.

The *Upper Yarra Valley and Dandenong Ranges Regional Strategy* aims to protect the special features and characteristics of the region by ensuring no net increase in the total provision of residential development in the Dandenong Ranges and no significant increase in the Yarra Valley and southern foothills.

Planning provisions also seek to minimise the impact of bushfires and flooding within this area. Development is encouraged close to transport hubs, major road corridors, activity centres and health and/or education precincts generally found in the western and central areas of the Eastern Metro Region.

## Housing demand and its impact on affordability

Housing affordability is an issue across metropolitan Melbourne. Moderate-income first homebuyers are increasingly priced out of the housing market in the inner and middle parts of the Eastern Metro Region. Even though housing is more affordable in the eastern part of the region, it is still unattainable for many low-income, prospective first homebuyers. Very low-income, single person households are increasingly priced out of the rental market in much of the region.

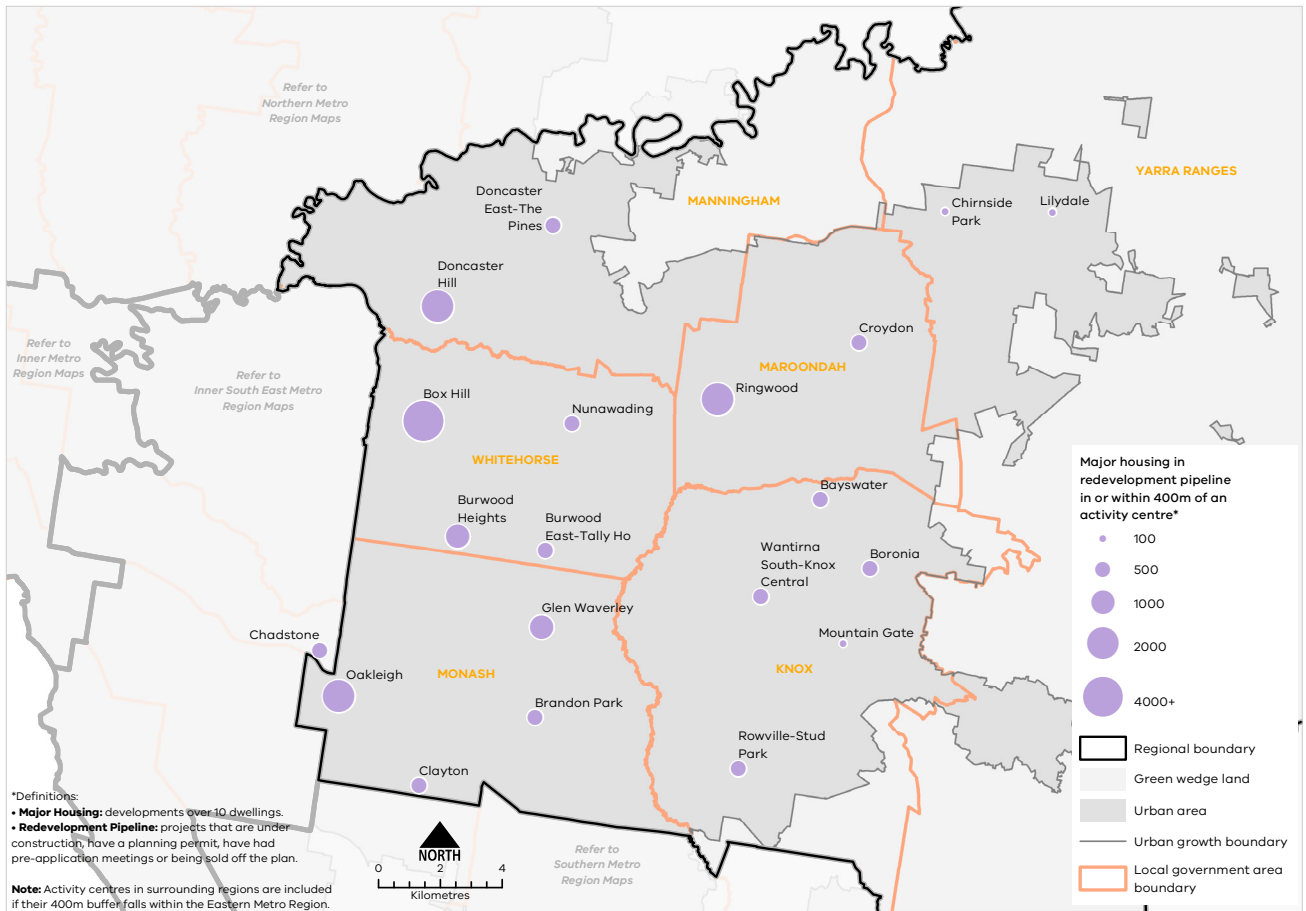
Research undertaken on behalf of the Eastern Affordable Housing Alliance, a collaboration between six LGAs in the Eastern Metro Region, estimates that in 2016 there was a shortfall of 7,970 social housing properties in the region. This shortfall is estimated to increase to 11,420 properties in 2036, equating to 570 dwellings per year.

There are several existing Victorian Government initiatives in place to improve the supply of affordable housing, including social housing. These include Victoria's Big Housing Build, the Social Housing Growth Fund, 1,000 Homes Initiatives and the Redevelopment of Public Housing Estates.



Photo credit: Tim Bell Studio

**FIGURE 12. Major housing in the redevelopment pipeline in or within 400 metres of an activity centre**



Source: Urban Development Program 2019, Department of Environment, Land, Water and Planning

## Regional strengths

- There are significant opportunities to locate medium- and higher-density housing in and around metropolitan and major activity centres, the Monash NEIC, activity corridors and identified urban renewal areas, and in locations supported by good public transport, particularly the SRL.
- Urban growth boundaries applied to rural areas and townships direct housing away from areas of high sensitivity within the region's green wedges.
- There are significant future transport connections to other metro regions and the Central City which will improve access to jobs, services and infrastructure.

## Regional challenges

- The Eastern Metro Region will experience a 41 per cent growth in population from 2020 to 2051 and there will need to be an increase in housing supply and diversity.
- Housing development must be balanced with protection of employment uses particularly around regionally-significant industrial precincts, and the Monash NEIC.
- Greater housing diversity must be provided to reflect community needs, especially providing adaptable housing options for the ageing population to 'age in place'.

## Directions and strategies

The directions identified to achieve the 2050 vision for the Eastern Metro Region in terms of Housing choice and Outcome 2 of Plan Melbourne are:

<b>Direction 7</b>	Increase the supply of housing in the Eastern Metro Region
<b>Direction 8</b>	Prioritise housing growth in areas with access to jobs, services and good public transport
<b>Direction 9</b>	Provide greater choice and diversity of housing in the Eastern Metro Region
<b>Direction 10</b>	Increase the supply of social and affordable housing

Each direction is implemented through regionally-specific strategies identified in this LUFP.

Map 3 shows how housing choice will be enhanced across the Eastern Metro Region by 2050 as a result of these directions and strategies, together with Plan Melbourne and other strategies and initiatives as outlined in Appendix 01.







### MAP 3. Eastern Metro Region housing choice 2050





#### Precincts and Activity Centres

-  National employment & innovation cluster (NEIC)\*
-  Walkable catchment - indicative°
-  Activity corridor
-  Housing investigation area
-  State-significant commercial land\*
-  Regionally-significant commercial land\*
-  Urban renewal area
-  Areas expected for higher levels of growth and change





#### Transport

-  State-significant road corridor
-  Road network
-  Train station
-  Rail network






#### Principal Public Transport Network

-  PPTN station
-  PPTN interchange
-  Bus
-  Tram

#### Suburban Rail Loop

-  SRL East (Cheltenham to Box Hill)
-  SRL North (Box Hill to Airport)
-  SRL - interchange station
-  SRL - station

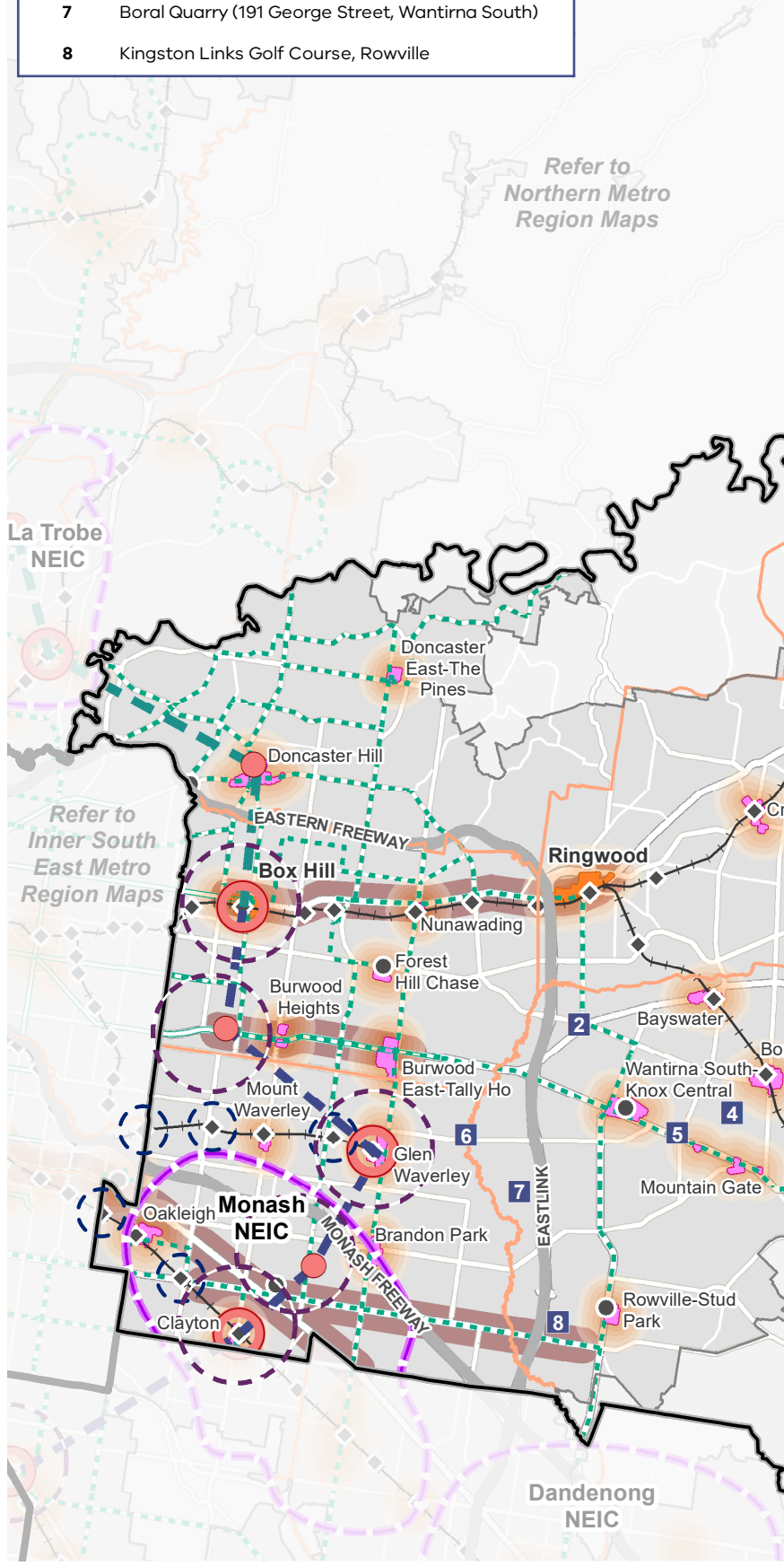
#### Land use/Administration

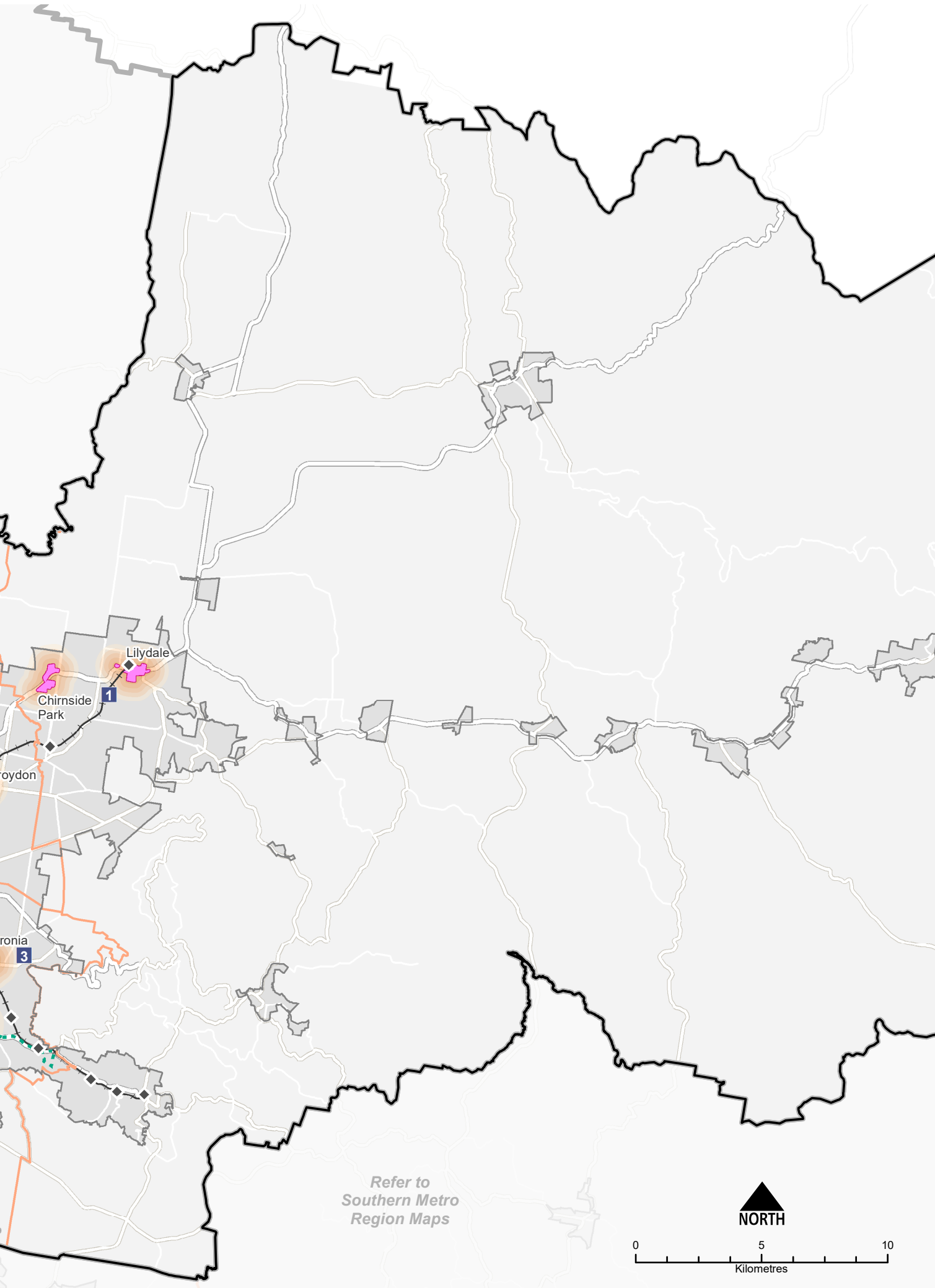
-  Regional boundary
-  Green wedge land
-  Urban area
-  Urban growth boundary
-  Local government area boundary

\*NEIC boundary is indicative only and subject to detailed planning.  
 °These layers are based on the state- and regionally-significant commercial land identified in MICALUP, 2019. The activity centre boundaries identified in local council planning schemes may differ.  
 \*Residential zoned land in these locations suitable for medium- and higher-density housing, subject to the provisions of any local council planning scheme or adopted municipal housing strategy

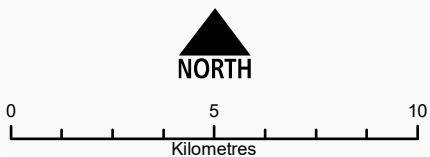


Map ID	Urban renewal area
1	Cave Hill, Lilydale Quarry
2	Wantirna Health Precinct
3	Former Boronia Heights College
4	Norvel Road Quarry
5	DEPI Site (609-621 Burwood Hwy, Knoxfield)
6	Jenkins Orchard, Wantirna South
7	Boral Quarry (191 George Street, Wantirna South)
8	Kingston Links Golf Course, Rowville





*Refer to  
Southern Metro  
Region Maps*



**DIRECTION 07.****Increase the supply of housing in the Eastern Metro Region**

Plan Melbourne aims for 70 per cent of net additional dwellings to be provided in Melbourne's established areas, with the balance provided in greenfield growth areas.

With no greenfield growth areas in the Eastern Metro Region, the region's inner and middle ring suburbs provide opportunities for well-located, medium-density housing in established areas where ageing housing stock is ready to be replaced.

Opportunities also exist in locally identified strategic sites close to activity centres, particularly those linked to SRL. The provision of housing in these areas will help achieve the overall aspiration of 70 per cent of new housing, subject to dwellings respecting the natural attributes of the region.

Substantial and incremental change areas will experience varying degrees of change relative to the existing context and not only increase the supply of housing, but also the diversity in housing types and built form outcomes. Lower density areas in the region are expected to accommodate housing growth within the context of the existing or preferred character. Minimal housing change areas are identified for their special characteristics such as neighbourhood, heritage, environmental or landscape characteristics that should be protected.

**STRATEGY 22.** Maximise housing development within the established areas of the Eastern Metro Region to achieve the aspirational housing distribution scenario for metropolitan Melbourne.

**DIRECTION 08.****Prioritise housing growth in areas with access to jobs, services and good public transport**

Plan Melbourne directs medium- and higher-density housing development in and around the Monash NEIC, in and around metropolitan and major activity centres, in neighbourhood activity centres with good public transport connections, and in urban renewal areas. These areas generally contain a concentration of jobs and services and are well connected by public transport. Locating medium- and higher-density housing in these locations is important to meeting the employment, service and infrastructure needs of region's growing population while delivering on the 20-minute neighbourhood principle.

While growth will slow in the Eastern Metro Region in the near term, there will continue to be high demand for well-located housing. Planning for transit-oriented housing development is a high priority. SRL will enhance connectivity between activity centres and employment centres within the region and to adjoining regions. A key challenge for planning for housing around public transport will be balancing the strong demand for housing with the need to provide land for employment and jobs in and around activity centres.

Greater housing density should be directed in and around Box Hill and Ringwood, along residential activity corridors and in potential urban renewal sites. Together these locations contain a significant concentration of private, government and community sector jobs and services. Substantial development has already occurred around Box Hill, Ringwood and Doncaster and structure plans are in place to guide future development in many activity centres.

**Table 10** identifies locations for medium- and higher-density housing in the Eastern Metro Region.

TABLE 10. Locations for medium- and higher-density housing in the Eastern Metro Region

CLASSIFICATION	LOCATIONS	ROLE/FUNCTION FOR HOUSING
<b>National Employment and Innovation Cluster</b>	Monash	<ul style="list-style-type: none"> <li>NEICs can provide housing opportunities in designated locations where it complements the NEICs' primary role as a cluster of business activity of national significance.</li> <li>Monash NEIC will have two future train stations as part of SRL. Better accessibility to the NEIC will maximise inter- and cross-regional opportunities for housing, employment, education and health services.</li> </ul>
<b>Metropolitan activity centres</b>	Box Hill Ringwood	<ul style="list-style-type: none"> <li>Metropolitan activity centres are suited to medium- and higher-density housing and mixed-use development. Substantial housing change opportunities may extend to a walkable catchment of 800 metres around the centre (depending on the local context) based on the 20-minute neighbourhood principle of locating housing close to jobs, services, amenities and public transport.</li> <li>Metropolitan activity centres play a major role in supporting a broad range of other uses such as retail, commercial, entertainment and community uses to a regional catchment. Housing development in and around metropolitan activity centres will be complementary to the existing and future jobs and employment role of the centres (refer to <b>Table 5</b>)</li> <li>Structure planning will identify the preferred locations, densities and types for housing and development constraints or limitations in each centre.</li> <li>Box Hill Metropolitan Activity Centre is designated as an interchange station on SRL and higher-density development is supported.</li> </ul>
<b>Major activity centres</b>	Bayswater Boronia Brandon Park Burwood East-Tally Ho Burwood Heights Chirnside Park Clayton Croydon Doncaster East-The Pines Doncaster Hill Forest Hill Chase Glen Waverley Lilydale Mount Waverley Mountain Gate Nunawading Oakleigh Rowville-Stud Park Wantirna South-Knox Central	<ul style="list-style-type: none"> <li>Major activity centres are suited to medium- and higher-density housing and mixed-use development. Substantial housing change opportunities may extend to a walkable catchment of 800 metres around the centre (depending on the local context) based on the 20-minute neighbourhood principle of locating housing close to jobs, services, amenities and public transport.</li> <li>While all major activity centres will accommodate housing change, the degree of change is relative to the existing context and characteristics of each major activity centre (refer to <b>Table 5</b>).</li> <li>Structure planning will identify the preferred locations, densities and types for housing and development constraints or limitations in each centre.</li> <li>Clayton, Doncaster Hill and Glen Waverley major activity centres are designated as locations for SRL stations and will provide greater opportunities for housing change.</li> </ul>

CLASSIFICATION	LOCATIONS	ROLE/FUNCTION FOR HOUSING
<b>Neighbourhood activity centres</b>		<ul style="list-style-type: none"> <li>Some neighbourhood activity centres may be locations for mixed-use medium- and higher-density housing, particularly when they are serviced by good public transport. Housing opportunities may also extend to a walkable catchment of 800 metres around the centre (depending on the local context) based on the 20-minute neighbourhood principle of locating housing close to jobs, services, amenities and public transport.</li> </ul>
<b>Activity corridors</b>	<p>Whitehorse Road between Box Hill and Ringwood metropolitan activity centres, including Nunawading Mega Mile Home and Lifestyle Precinct (Nunawading Major Activity Centre)</p> <p>Burwood Highway between Deakin University, Burwood Heights and Burwood East-Tally Ho major activity centres</p> <p>Dandenong Road/ Princes Highway between Caulfield and Chadstone major activity centres (Inner South East Metro Region) and the Monash NEIC</p> <p>North Road/Wellington Road from Monash NEIC to Rowville Major Activity Centre</p>	<ul style="list-style-type: none"> <li>Activity corridors are linear areas that are heavily used by commuters or undergoing city-shaping infrastructure upgrades. They contain a mix of commercial, retail, residential and industrial uses. Residentially zoned land in locations along the activity corridors may support medium- and higher-density housing due to its proximity to existing or future public transport.</li> <li>Regionally-significant industrial land will be retained for employment.</li> <li>Local industrial land may transition to residential uses if suitable and not required for employment purposes.</li> <li>Activity corridors are consistent with Plan Melbourne which encourages increased diversity and density of developments on the PPTN, particularly at interchanges, activity centres and where principal public transport routes intersect.</li> </ul>

CLASSIFICATION	LOCATIONS	ROLE/FUNCTION FOR HOUSING
<b>Urban renewal areas and Greyfields</b>	Cave Hill, Lilydale Quarry Jenkins Orchard, Wantirna South Kingston Links Golf Course, Rowville Norvel Road Quarry Former Boronia Heights College Wantirna Health Precinct DEPI site (northern portion of 609–621 Burwood Highway, Knoxfield zoned CDZ2) Boral Quarry (191 George Street, Wantirna South)	<ul style="list-style-type: none"> <li>Urban renewal areas identified in the LUFPP are locations nominated by state or local government with opportunities for medium- and higher-density mixed-use development. These locations have regional value based on one or more of the following characteristics: land size, proximity to the PPTN or future transport infrastructure, government-owned, or require cross-municipal planning. These areas will be planned according to 20-minute neighbourhood principles. A coordinated approach to planning for these areas will maximise their development opportunity and any infrastructure needs.</li> </ul>
<b>Suburban Rail Loop precincts</b>	Clayton (interchange) Monash Glen Waverley (interchange) Burwood Box Hill (interchange) Doncaster	<ul style="list-style-type: none"> <li>SRL precincts are designated for medium- and higher-density housing development due to their proximity to future SRL stations. Housing development in SRL precincts will be supported by other uses such as commercial, retail and services and maximise their potential as transit-oriented development sites. They will undergo higher degrees of change and will be subject to further detailed precinct planning.</li> </ul>
<b>Housing investigation areas</b>	Holmesglen Station (in Inner South East Metro Region) Hughesdale Station Jordanville Station Huntingdale Station Syndal Station	<ul style="list-style-type: none"> <li>Housing investigation areas are areas within an 800 metre walkable catchment of existing and future train stations that have the potential to support medium- and higher-density housing development, in line with maximising access to public transport and achieving 20-minute neighbourhood principles. These areas are outside designated metropolitan and major activity centres and are based on their access to rail infrastructure, existing zones that allow residential development and the absence of 'special characteristics' such as heritage, landscape, bushfire values or airport environs.</li> <li>A further assessment to determine locations within housing investigation areas suitable for substantial housing change and rezoning, in response to the local context, will be required.</li> </ul>

- STRATEGY 23.** Increase the supply of medium- and higher-density housing around the Monash NEIC, in and around metropolitan and major activity centres, urban renewal areas, SRL precincts, along activity corridors, and in and around neighbourhood activity centres serviced by good public transport.
- STRATEGY 24.** Ensure new housing in and around the Monash NEIC does not encroach on the primary employment and innovation role of the NEIC.
- STRATEGY 25.** Support substantial housing change in locations where transport upgrades and improvements such as Suburban Rail Loop create opportunities to locate housing closer to jobs, services and infrastructure.
- STRATEGY 26.** Maximise development potential in housing investigation areas around existing train stations to leverage access to the PPTN.

## DIRECTION 09.

### Provide greater choice and diversity of housing in the Eastern Metro Region

With no greenfield growth area, the Eastern Metro Region's population growth will be wholly accommodated in the established urban area.

The UGB, regional environmental sensitivities and existing zonings and planning controls limit the scale of residential development that can occur in these established areas, particularly in the eastern part of the region. Incremental development in suburbs that do not face such constraints could provide housing diversity and contribute to the projected housing demand.

By 2051, 26 per cent of the population in the Eastern Metro Region will be over the age of 60. Greater diversity of housing types in the established areas in proximity to community services will enable 'ageing in place'. Smaller dwellings should also provide for more affordable arrangements and flexibility to allow 'ageing in place' in response to an ageing population. Residential aged care facilities and retirement homes will also be important due to the overall ageing population across metropolitan Melbourne, giving people the choice to remain in their existing communities.

With two renowned universities located in the Eastern Metro Region, demand for student accommodation close or well connected to university and higher education campuses is anticipated. There will also be demand for a variety of housing types that provide low-cost rental, supported accommodation and social housing.



Photo credit: Tim Bell Studio

- STRATEGY 27.** Encourage a genuine mix of dwelling types and sizes in the Eastern Metro Region particularly in the western part of the region and along SRL corridor, to accommodate the changing future needs of the region.
- STRATEGY 28.** Support alternative and sustainable residential development formats such as co-housing or build-to-rent in appropriate locations, and car-free residential developments models in locations with good access to alternative transport modes.
- STRATEGY 29.** Facilitate the development of housing that is adaptable and flexible to cater for changing demographics and to support 'ageing in place'.
- STRATEGY 30.** Optimise the opportunities for student accommodation and key worker housing around health and/or education precincts in the Eastern Metro Region.
- STRATEGY 31.** Adopt a place-based approach to the delivery of infill housing developments to replace ageing housing stock, ensure a high-quality of design that is appropriate for the local context and contributes to housing supply and diversity.

## DIRECTION 10.

### Increase the supply of social and affordable housing

Affordable housing is defined in the *Planning and Environment Act 1987* as housing appropriate for the needs of very low-, low- and moderate-income households, and includes social housing provided by the government or a registered housing agency. The provision of social and affordable housing is not solely a planning issue. A range of programs and measures across all levels of government are required to deliver more social and affordable housing.

Housing affordability is affecting a larger number of residents across metropolitan Melbourne. Planning should facilitate the delivery of affordable housing in the Eastern Metro Region by considering opportunities to develop under-utilised or disused government-owned land for social housing. Facilitating the supply of affordable housing in locations that are closer to jobs, services and public transport — in addition to sustainable design — will lower household costs, which is particularly important to the very low-, low- and moderate-income households.

The social and affordable housing system consisting of the government, community housing sector and industry provides housing options for those unable to access the private housing market. There are currently 116,351 people living in social housing that is owned or managed by the Homes Victoria (Director of Housing) or a registered housing corporation across Victoria. Victoria has the lowest proportion of social housing in Australia and will require 4,000 homes per year for Victoria's social housing to reach the national average of 4.2 per cent of social housing to total dwellings.

The Victorian Government's Big Housing Build program aims to increase the existing social housing stock across Victoria by 10 per cent in the coming years and in the next five years, over 12,000 new dwellings will be built. The program is Victoria's largest investment in social and affordable housing and Homes Victoria has been established to deliver the program as well as ensure an ongoing pipeline of social and affordable housing development beyond the Big Housing Build. In addition, existing social housing dwellings will be upgraded, maintained or replaced under the program of work.

- STRATEGY 32.** Facilitate more affordable housing across the region, particularly in locations that have good access to jobs, services and public transport.



## ACTIONS – Housing choice

**ACTION 4.** Update planning schemes to align with housing policies in Plan Melbourne and the Eastern Metro Region Land Use Framework Plan and the implementation of the reformed residential zones. This includes:

- Providing capacity for 15 years of regional housing supply focusing on locations identified for housing growth in the LUF
- Reviewing planning controls in housing investigation areas as potential locations for substantial or incremental housing change.

This may require strategic planning work to support these changes such as preparing or updating local housing strategies or preparing structure plans to further investigate where increased densities can be supported, and determine specific changes required to planning schemes.

**ACTION 5.** Identify underutilised and surplus government land that has potential to deliver additional social housing.

**ACTION 6.** In partnership with councils, identify a pipeline of sites in the Eastern Metro Region for social and affordable housing.





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