

21.07 HOUSING19/10/2017
C100**21.07-1 Key issues**19/10/2017
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- Decreasing household size primarily due to ageing of the population.
- A strategy is required to support aging in place and assisted living for the elderly.
- Managing the changes (aging, single person households etc.) to Frankston's population by alterations to the municipality's housing stock, which are predominantly detached dwellings.
- Accommodating approximately 7,800 additional dwellings to house Frankston City Council's projected population at 2026.
- Shortage of appropriate, well located and adaptable housing and a range of specialist accommodation for people with a disability.
- Insufficient supply and uneven distribution of public and social housing stock across the municipality.
- Poor quality and management issues for an increasing number of registered and unregistered rooming houses in the municipality.
- Managing residential areas along the coast that are experiencing significant pressure for urban infill development.
- Ensuring that neighbourhood and landscape character is respected within residential areas.
- Declining housing affordability in some areas that have traditionally provided lower cost housing.
- Supporting the growth and role of tertiary educational institutions and associated student accommodation.
- Realising the potential of the Frankston MAC to provide significant additional housing, including adjacent areas identified for higher density residential development.
- Improvements and upgrades to servicing, transport and community infrastructure must accompany increases in residential densities across the municipality.
- Incorporate ecologically sustainable design principles into new and existing residential development.

21.07-2 Objectives, strategies and implementation19/10/2017
C100**Objective 1**

Managing the provision of residential dwellings that address the needs of all Frankston residents.

Strategies

- Encourage the development of medium density housing in a variety of forms in appropriate locations within close proximity to commercial centres, transport and education facilities.
- Prepare and adopt revised neighbourhood character guidelines for residential redevelopment that positively contributes to the surrounding context, provides quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.
- Ensure residential development incorporates a variety of housing types, sizes and costs.

- Advocate to State and Federal Government to attract funding/grants for local housing projects and studies to identify local development constraints.

Objective 2

Encourage mixed use development within the Frankston MAC.

Strategies

- Encourage high density residential development in the Frankston MAC.
- Ensure that development within the Frankston MAC assists in creating a diversity of housing stock.

Objective 3

Encourage the development of purpose built student housing within close proximity to Monash University and Chisholm TAFE.

Strategies

- Encourage student accommodation within the Health and Education Precinct.
- Encourage student accommodation at Chisholm TAFE or within walking distance to Chisholm TAFE and the Frankston MAC.

Objective 4

Recognise the needs of particular groups within the community including social housing, accommodation for special needs, employee accommodation and aged care.

Strategies

- Encourage the development of a diverse housing stock consistent with strategic planning research and identified housing needs for the municipality.

Implementation

The strategies in relation to housing will be implemented through the planning scheme by:

Further strategic work

- Undertake a review of Clause 22.04 Non Residential Uses in residential Zones Policy.
- Identify specific housing needs through undertaking a housing needs analysis.
- Complete the Student Accommodation Policy in conjunction with the tertiary institutions in Frankston. The study should examine broad issues relevant to student housing such as location, services, facilities, transport and specific accommodation needs that will enhance the student experience of the municipality.
- Undertake a review of Clause 22.08 Neighbourhood Character Policy.

Other Actions

- Seek to include environmental sustainability measures for new residential development in the Frankston Planning Scheme.
- In new developments, encourage design in accordance with Council's ESD Design Guide - Buildings and ESD Design Guide - Urban Design.

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References

Frankston Housing Strategy, 2013.