

21.05 HOUSING05/03/2015
C134**21.05-1 Housing Growth**05/03/2015
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Council has prepared a Housing Strategy to identify areas for accelerated growth (including key redevelopment sites) and areas for more incremental and minimal change. The strategy takes into account redevelopment opportunities as well as development constraints such as the Melbourne Airport Environs Overlay, single dwelling covenants and heritage areas. It is important that all areas across the municipality contain a diversity of housing types to reflect the expected changes in the demographics of the municipality.

Objective

- To provide a variety of housing choices in appropriate locations to meet the needs of an increasingly diverse range of households.

Strategies

- To encourage residential development in locations which have the capacity for change due to accessibility to public transport, services, commercial and shops, within existing activity centres or along major transport routes.
- To encourage housing growth while ensuring that new residential development does not compromise the heritage and neighbourhood character values of established residential areas.

Policy Guidelines (exercise of discretion)**High to Substantial Housing Intensification**

- Consider the majority of housing growth and higher density development to occur within Activity Centres identified in Plan Melbourne, provided that the height, scale and massing of new development is in accordance with the requirements and recommendations of adopted structure plans or strategies for those centres, and that development respects the surrounding built form context.

Moderate to High Housing Intensification

- Consider moderate residential growth within established commercial areas and on sites with frontage to a main road adjacent to the fixed and light rail Principal Public Transport Network (PPTN).
- New development will generally be housing above or to the rear of retail / commercial premises, or as part of a more intensive mixed-use development on larger sites.
- The intensity and scale of new development must respect the existing streetscape character and commercial context of the centre, and any development controls that may apply.
- All new development in residential areas must be in accordance with the preferred character statement for the area

Slight to Moderate Housing Intensification

- Consider infill medium density development that is respectful of the character of the neighbourhood to occur in areas within easy walking distance to Activity Centres identified in Plan Melbourne.

- All new development must be in accordance with the preferred character statement for the area.

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To continue to be an inclusive municipality it is important to provide housing which is adaptable and accessible to cater for changes in housing needs over time. To reduce social isolation and the problems it causes, it is also essential that this housing is encouraged in locations close to public transport and local services.

Objective

- To encourage new housing to be designed which caters for changing needs over time.

Strategies

- To encourage adaptable housing that provides flexible housing layouts for people with disabilities and for older persons.
- To encourage accessible housing to be located close to public transport and local services to reduce the risk of social isolation for occupants from the broader community.
- To encourage housing design that enables people to work from home.
- Residential developments of 10 or more dwellings should provide a variety of dwelling sizes and bedroom numbers, across the development of the site, to cater for different demographic groups.

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C134**Affordable Housing**

Affordable housing is defined as housing that is appropriate for the needs of a range of low and moderate income households, and priced so that households are able to meet other essential basic living costs. Housing is generally considered affordable if a given household spends 30 per cent or less of gross income on either rent or mortgage repayments.

As of 2012, only 1.2 per cent of all rental stock is affordable and no dwellings are affordable to purchase for single people and sole parents with one child. In 2013, the Moonee Valley community survey revealed that 62 per cent of those in the municipality currently paying a mortgage or rent felt that their mortgage or rent payments were placing stress on the household's finances.

House prices across Moonee Valley have increased substantially in recent years. In 2000 the median house price was \$350,000. This has increased to approximately \$700,000 in 2013. Further house price increases over time are likely to make it more and more difficult to attract and retain a variety of residents into the municipality. To continue to do so, there will need to be a diversity of housing types available in locations with good access to public transport, services and retail opportunities.

Objective

- To improve housing affordability within the municipality for households with household incomes below the 60th percentile of income groups.

Strategies

- Encourage affordable housing in locations with good access to public transport, services and retail opportunities.
- Encourage affordable housing through partnerships with housing providers or participation in the National Rental Affordability Scheme.
- For residential developments of 10 or more dwellings, encourage the provision of affordable dwellings.

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Non-residential uses in residential zones

While the primary purpose of residential areas is to provide land for housing, there are a range of alternative uses which may be compatible with residential use such as medical centres, veterinary clinics and convenience shops. Non-residential uses do have a place within residential precincts as they enhance the vitality, interest and service accessibility of the area. However, the use needs to be operated properly and regulated, so as to not significantly detrimentally impact the amenity of adjoining residents.

Objective

- To minimise the impact of non-residential uses (such as commercial, retail or industrial) in residential zones.

Strategies

- Encourage the use of existing dwellings, or sensitively designed buildings, to ensure consistency with the overall scale and character of the residential area.
- Ensure that a non-residential use does not detract from the amenity of existing residential uses in the area in terms of noise, privacy, traffic, parking, visual intrusion, light spill or odour.
- To ensure that discretionary uses cater for the needs of the local community.

Policy Guidelines (exercise of discretion)

- Encourage either of the following as the preferred locations for discretionary uses in residential areas:
 - Corner sites that adjoin, or have access to a road in a Road Zone, so that access to the sites does not interrupt local residential streets.
 - Sites which abut non-residential (commercial or industrial) land zones and uses.

Loading and Unloading of Vehicles

- The loading and unloading of vehicles and delivery of goods should not occur between the hours of 7.00pm and 7.00am.
- Carparking areas should not be located at street front as this would detract from the residential amenity and appearance of the site. Parking should only be provided at street front if it can be clearly demonstrated that the carpark and expanse of hard surfacing will not detract from the residential appearance of the site and effective landscaping can be incorporated into the site's frontage.

Amenity

- The nature of the use should not cause detriment to occupants of nearby residential properties, particularly in the following manners:

- The noise generated by the use and the associated traffic should not be excessive or cause nuisance or disturbance to adjoining occupancies. Noise levels shall be in accordance with the Environmental Protection Act 1970 and the Health Act 1958.
- All air-conditioning and heating units should be enclosed. Sound attenuation measures (eg acoustic fence, double glazing) may be required for some uses to restrict noise emission to adjoining properties.
- All external lighting is to be suitably baffled to ensure that any illumination is contained within the site and does not cause detriment to persons in adjacent or nearby properties or spillage to any roadway.

Waste Collection

- Provision should be made for waste collection facilities. All areas set aside for waste collection facilities should be setback and suitably screened from the street and adjacent/nearby residential properties. There should be no more than one waste collection per week, and waste collection should not occur between the hours of 6pm to 6am Monday to Saturday, with no collections on Sundays and Public Holidays.

Medical centre

- Medical centres within residential areas should not operate outside of the following hours, unless it can be demonstrated that there will be no additional impact on the amenity of the area:
 - Monday to Friday 8.00 am to 9.00 pm
 - Saturday 8.00 am to 5.00 pm

Restaurant, Convenience restaurant or Take-away food premises

- Restaurants, convenience restaurants and take-away food premises should not operate outside of the hours of 8.00 am and 11.00 pm, unless it can be demonstrated that there will be no unreasonable impact on the amenity of the area:
- The applicant must specify a maximum number of seats, which may vary between lunch and evening trade. This should include the location and number of any outdoor seats.

Convenience shop or Petrol station

- A convenience store or petrol station should generally be restricted to the hours of Monday to Sunday 7.00 am to 12.00 midnight.
- Council does not support twenty-four hour convenience stores or petrol stations outside of commercial areas.

Motel

- Council will favour the location of motels in areas within close proximity to existing transport networks and activity centres.

Place of assembly & Place of worship

- Places of Assembly and Place of Worship should be restricted to the hours of 8.00 am and 12.00 midnight. Earlier finishing times may be imposed depending on the proximity of the site to residential properties.

Hotel & Tavern

- Council will discourage the location of new hotels in a residential zone, unless they are in association with existing shopping centres.
- Hotels should not directly abut residential properties.
- The hours of operation will generally be restricted from 11.00 am to 11.00 pm.

- Hotels that include any form of drive-through use should be sited on a road in a Road zone.
- Sound attenuation measures (eg acoustic fence, double-glazing) may be required to restrict noise emissions.

Home occupation

- The hours of operation will be dependent upon the intensity of the occupation but should generally be restricted to between:
 - Monday to Friday 8.00 am to 8.00 pm.
 - Saturday & Sunday 9.00 am to 6.00 pm.

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Implementation

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- Apply Mixed Use Zone to areas close to activity centres with potential for complementary residential, commercial and industrial activities.
- Implement actions of the Moonee Valley Housing Strategy 2010.
- Apply the Melbourne Airport Environs Overlay to land affected by the Australian Noise Exposure Forecast for Melbourne Airport.

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Further Strategic Work

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- Review the Moonee Valley Housing Strategy 2010, including mapping of preferred housing change areas, to ensure that it is meeting Council's vision for housing in Moonee Valley.
- Determine how and where to apply the new residential zones.

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Reference Documents

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- Moonee Valley Next Generation 2035 Community Vision
- Moonee Valley Housing Strategy 2010
- Moonee Valley Affordable Housing Background Research Paper, 2012