

**21.09 HOUSING**11/05/2017  
C197**21.09-1 Capacity and Location**11/05/2017  
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The City of Whittlesea is expected to attract continued urban growth well into the future in accordance with the City's status as a preferred growth area of metropolitan significance. The City is well placed to accommodate this growth due to its proximity to the north-eastern region and greater Melbourne generally.

**Objective 1: To provide for a range of residential communities that has a unique identity and sense of place.**

- Strategy 1.1 Provide for a broad range of housing types.
- Strategy 1.2 Encourage higher-density forms of housing to locate in Epping Central and other activity centres well serviced by the Principal Public Transport Network (PPTN) and employment opportunities.
- Strategy 1.3 Support the establishment of a range of activities within residential areas which serve a local function.
- Strategy 1.4 Ensure commercial uses in proximity to residential areas does not cause a detrimental impact on residential amenity.
- Strategy 1.5 Plan to create 'unique' local identity through implementation of Place-Making techniques and the linking of new communities to local features or focal points including River Red Gums.
- Strategy 1.6 Incorporate local environmental and cultural features when designing for new residential communities.

**Objective 2: To direct housing growth in the established suburbs of the municipality into locations which have the capacity to accommodate change.**

- Strategy 2.1 Guide housing growth into areas in proximity to the PPTN and Metropolitan Activity and Neighbourhood Centres.
- Strategy 2.2 Minimise housing growth within areas where access to the PPTN and Metropolitan Activity and Neighbourhood Centres is limited, or where it has been identified as having limited development potential.

**21.09-2 Housing Diversity**11/05/2017  
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Diversity in housing provision offers the opportunity to meet the needs of a diverse range of existing and future residents and create interest and identity within newly developing and existing urban environments.

**Objective 1: To promote the establishment of increased diversity and quality in housing provision to meet the needs of existing and future residents of the City of Whittlesea in a manner which contributes positively to local character and sense of place.**

- Strategy 1.1 Implement the City of Whittlesea Housing Diversity Strategy.
- Strategy 1.2 Encourage a greater diversity of housing and dwelling sizes to include both smaller and larger housing within the established suburbs of the municipality.
- Strategy 1.3 Encourage adaptable and accessible housing in the established suburbs of the municipality to enable the community to 'age in place'.

Strategy 1.4 Encourage the provision of environmentally sensitive design including energy efficient housing, facilitating work and business from home and reducing travel demand.

Strategy 1.5 Implement the *Epping Central Structure Plan* to increase housing density and diversity in the Epping Central Metropolitan Principal Activity Centre, and other nominated activity centres that are in close proximity to existing transport infrastructure.

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### Social and Affordable Housing

To maintain the City's characteristic diversity, there must be an adequate supply of affordable housing for purchasers and renters. Future housing development must respond specifically to the need for more affordable housing.

Council also aims to increase the supply of social housing, including crisis and emergency accommodation, to house the City's most vulnerable and very low income households.

Council will actively promote and facilitate the development of 500 additional social housing dwellings with government and non-government housing providers to be constructed in areas with public transport, including:

- Established West (excluding Epping North): 200 dwellings
- Established East: 200 dwellings in 5 years
- Urban Growth: 100 dwellings (South Morang only)

Council aims to achieve the inclusion of 5% social housing and 10% affordable housing in the structure planning of any established or greenfield housing development.

Affordable housing is 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.

Social Housing encompasses subsidised housing, usually rental, for designated households, and can include public housing, community housing and indigenous community housing.

**Objective 1: To facilitate the provision and access to social and affordable housing for low and moderate income households.**

Strategy 1.1 Support the provision of social and affordable housing associated with larger residential development/mixed use development or on strategic redevelopment sites.

Strategy 1.2 Promote and facilitate affordable housing in locations with good access to public transport and/or services.

Strategy 1.3 Support the development of social housing generally within the established suburbs.

Strategy 1.4 Facilitate a balanced mix of private, affordable and social housing within new developments.

Strategy 1.5 Ensure that the social and affordable housing components within new developments are well-designed and integrated with the remainder of the development.

Strategy 1.6 Support the development of and access to affordable private rental housing for low and moderate income households including a proportion to be owned and managed by a registered Housing Association, Housing Provider or similar Not for Profit Organisation.

Strategy 1.7 Support innovative materials and affordable construction techniques, which could result in a more affordable housing product for residents.

**Objective 2: To support the provision of crisis, emergency and supported housing.**

Strategy 2.1 Support the provision of and access to emergency and crisis housing, preferably in discrete locations close to public transport.

Strategy 2.2 Support the provision of and access to youth supported accommodation in areas with close proximity to services and public transport.

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**Change Areas in the Established Suburbs**

The established suburbs of the municipality can accommodate forecast population growth and residential development over the next 20 years.

The *Housing Diversity Strategy (2013)* provides greater certainty as to where growth and change can be expected. The Strategy identifies six Housing Change Areas. The location of each Housing Change Area is shown on Plan 6 (below).

**The Housing Change Areas include:**

Change Area	Location and Preferred Housing Types
Urban Renewal	The Epping Central Metropolitan Activity Centre and the Plenty Valley (South Morang) Activity Centre will be characterised by high density residential and mixed use developments such as townhouses, multi-units, small and large scale apartments and shop-top housing.
Neighbourhood Renewal	Areas within close proximity to the Lalor, Thomastown and Bundoora Neighbourhood Activity Centres, public transport and a good mix of community services and facilities, will be characterised by medium and higher density housing that is appropriate in a neighbourhood context such as townhouses, multi-units, small scale apartments, and shop-top housing and mixed use developments.
Neighbourhood Interface	Areas with moderate proximity to public transport and activity centres and local neighbourhood shopping centres undergoing renewal will be characterised by medium and standard density housing that provides a suitable transition from more intensive change areas, such as detached dwellings, dual occupancies/duplexes, townhouses and multi-units.
Suburban Residential	Areas typically not in close proximity to public transport and activity centres will be characterised by standard density housing such as detached housing and dual occupancies/duplexes.
Whittlesea Township Diversity	The commercial mixed use areas of Church and Laurel Streets will be characterised by medium and standard density housing such as shop-top housing, townhouses, multi units.
Whittlesea Township Residential	The residential areas of the Township will be characterised by standard density housing such as detached housing and dual occupancies/duplexes.



**Objective 1: To accommodate varying levels of housing growth and change in the established residential areas of the municipality by implementing the identified Housing Change Areas in the Housing Diversity Strategy.**

Strategy 1.1 Encourage higher density residential and mixed use developments in Urban Renewal Change Areas that support the Epping Central Metropolitan Activity Centre and the Plenty Valley (South Morang) Activity Centre.

Strategy 1.2 Encourage medium and higher density housing in Neighbourhood Renewal Change Areas that is appropriate in a neighbourhood context.

Strategy 1.3 Encourage medium and standard density residential development in Neighbourhood Interface Change Areas that provides a suitable transition between more intensive change areas and standard density housing.

Strategy 1.4 Encourage standard density housing that maintains and enhances the amenity of the surrounding neighbourhood in Suburban Residential Change Areas.

Strategy 1.5 Encourage diverse forms of housing along Church and Laurel Streets in the Township Diversity Change Area.

Strategy 1.6 Ensure the distinct rural character of the Township remains through encouraging standard density housing in the Township Residential Change Areas.

**Objective 2: To ensure the housing types and design of residential development is appropriate in each of the Housing Change Areas.**

Strategy 2.1 Ensure residential developments have regard to the Preferred Housing Types and the Key Design Principles in the *Housing Diversity Strategy 2013-2033*.

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### Implementation

- Reference Documents *Housing Diversity Strategy 2013-2033*
- *Social and Affordable Housing Policy and Strategy 2012-2016*
- *Guidelines for Urban Development 2015*

### Further Strategic Work

- Investigate possible planning mechanisms to deliver and facilitate social and affordable housing, including within structure plan areas in both established and greenfield areas.
- Investigate planning provisions and mechanisms for Council to set voluntary and/or benchmarks for affordable and social housing in the municipality, with a focus on activity centres.
- Identify strategic redevelopment sites or underutilised government land for the purposes of social housing.
- Undertake further research to investigate the impacts of Council's Housing Diversity Strategy on housing affordability in the municipality.
- Investigate the requirements of the lone person housing market, including appropriate locations, and types of housing with particular emphasis on infill which are close to a range of services and facilities.