



# **Preston Public Housing Renewal Sites (Oakover & Stokes / Penola)**

## **Housing Diversity Report**

April 2020

Prepared by ASR Research Pty Ltd  
on behalf of MAB Corporation Pty Ltd

**Darebin City Council Received 21/05/2020**

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**Executive Summary**

**1.1 Introduction**

ASR Research was engaged by MAB Corporation to prepare the following Housing Diversity Report, a key planning requirement associated with the proposed development of public housing estates located in West Preston. The Preston sites are referred to as: 1) the Oakover site, and 2) the Stokes / Penola site. Collectively, these sites are referred to as the Village Bell development (“subject sites”).

**1.2 Report Objectives**

As part of the requirements for preparing a Development Plan for the subject site, Schedule 11 of the Development Plan Overlay (DPO11) states that:

*“a Dwelling Diversity Report must be prepared explaining the mix of housing proposed including:*

- A proportion of the overall housing stock that may be used as affordable housing; and
- Targets for a mix of dwellings sizes including 1, 2 and 3 bedroom apartments.

*The report must also include criteria for determining affordable housing stock.”*

**1.3 Proposed Development Plan**

The proposed developments seek to deliver two significant new residential Villages within the Bell Station precinct of Preston, intimately connected to their local contexts and with new buildings and spaces which create character and a strong sense of place for residents and visitors alike.

The proposed design response regenerates and revitalises previously under-utilised public housing sites into vibrant, attractive, energised, and interesting precincts which deliver a wide range of building typologies and associated spaces.

The proposed development will generate a potential dwelling yield ranging from 450 to 650 dwellings and consist of a mixture of private dwellings and Social Housing.

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**1.4 How the Proposed Development Satisfies the key Dwelling Diversity objectives**

The report concludes that the proposed development satisfies the housing diversity objectives outlined in DPO11 in the following manner:

**Table 1: DPO11 Housing Diversity Objectives**

Objective	Proposed Development Response
<p><b><i>The proportion of the overall housing stock that may be used as affordable housing</i></b></p>	<p>The Village Bell development represents a significant contribution toward affordable housing outcomes in the local area including increasing the level of supply, and creating higher quality, better configured homes which are more able to respond to the demographic needs of the existing and future population of Preston West.</p> <p>Affordable housing stock for this development ranges from the very low-income households on the Victorian Housing Register priority access category, to affordable housing offered by the Director of Housing and community housing association HousingFirst, and prioritised first home buyer housing for purchase by first home buyers eligible for the first home buyer stamp duty exemption and concessions on properties less than \$750,000.</p> <p>In summary, the key affordable housing outcomes proposed by the development are:</p> <ul style="list-style-type: none"> <li>• At least 35 Social Housing homes owned by the Director of Housing (including flexible apartment layouts);</li> <li>• In Between 48 to 64 Social Housing dwellings owned by HousingFirst*;</li> <li>• Potential for an additional 25 to 32 Social Housing dwellings owned by the Director of Housing*;</li> <li>• 1 supported market housing let at sub-market rental rate to a resident community artist to live onsite;</li> <li>• Making a minimum of 20% of the private dwellings at each site exclusively available to First Home Buyers for six weeks.</li> </ul> <p><i>*Subject to approval of building heights depicted in the Concept Plan, as well as the planning principles and further considerations outlined in Section 11 of the Development Plan.</i></p> <p>A significant proportion of the overall housing stock to be delivered as part of the Village Bell development will be provided as affordable housing.</p> <p>In addition to the Village Bell proposal, other DHHS developments within and nearby the DPO11 boundary in the City of Darebin have or will deliver a significant amount of new Social and affordable housing dwellings.</p>
<p><b><i>Targets for a mix of dwellings sizes including 1, 2 and 3 bedroom apartments</i></b></p>	<p>The proposed development will generate a potential dwelling yield ranging from 450 to 650 dwellings and consist of private housing and Social Housing. The target bedroom mix is provided in the table below and is subject to change.</p> <p>The target private housing dwelling mix responds directly to preliminary market demand analysis, and the target public housing mix responds directly to demand on the Victorian Housing Register. Dwelling sizes for various typologies are likely to range as follows:</p> <ul style="list-style-type: none"> <li>• 1-bedroom apartments: 45-65 m<sup>2</sup></li> <li>• 2-bedroom apartments: 60-95 m<sup>2</sup></li> <li>• 3-bedroom apartments: 85-110 m<sup>2</sup></li> <li>• 3 and 4-bedroom townhouses: 100-190 m<sup>2</sup></li> </ul>

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<b>Criteria for determining affordable housing stock.</b>	<p>Since the release of DPO11, Affordable housing has been defined by the Planning and Environment Act as housing, including social housing, that is appropriate for the housing needs of very low-income households, low-income households and moderate-income households.</p>																													

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**1 Introduction**

**1.1 Overview**

ASR Research was engaged by MAB Corporation to prepare the following Housing Diversity Report, a key planning requirement associated with the proposed development of public housing estates located in West Preston.

This Housing Diversity Report addresses part of the proposed renewal program of DHHS land in the Oakover Village Precinct. DoH land holdings include parcels within the Development Plan Overlay (Stokes and Penola Streets South, Oakover Rd/Kenwood Court and the Miller Street site) as well as nearby parcels of land outside the DPO boundary. This application refers only to the land identified in Figure 2 shown in section 3.1 of this report.

In partnership with the Victorian Government – MAB Corporation and community housing provider HousingFirst – propose to completely rebuild the Preston sites (along with two other public housing renewal estates in North Melbourne and Northcote), and deliver more affordable housing to better meet demand. The Preston sites are referred to as: 1) the Oakover site, and 2) the Stokes / Penola site. These sites are close to transport, education facilities, employment, support services and shopping precincts.

**Figure 1: Oakover Village Development Plan Overlay Concept Plan<sup>1</sup>**



<sup>1</sup> Source: Schedule 11 to the Development Plan Overlay (Sub-clause 5.0), Darebin Planning Scheme

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The homes that were built in the 1950s no longer meet the needs of today’s Victorians. In 2017 the Victorian Auditor General recommended that ageing public housing was in urgent need of redevelopment. The new homes will be built to meet the needs of tenants today and into the future.

MAB proposes to deliver integrated communities with affordable and private housing options to meet those needs. The redevelopment is funded by the Victorian Government and from the proceeds of the sale of some private housing being built on each site.

**1.2 Darebin Planning Scheme: Schedule 11 to the Development Plan Overlay**

Schedule 11 to the Development Plan Overlay (DPO11) of the Darebin Planning Scheme applies to both sites. DPO11 applies more broadly to land known as Oakover Village, West Preston (shown in Figure 1) and consists of 4 sub-precincts. The Oakover site located in sub-precinct 4. The Stokes/Penola site is located largely in sub-precinct 1 and a small portion of sub-precinct 2.

DPO11 refers to use and built form requirements for different sub-precincts. In relation to this report the relevant sub-precincts are Sub-precinct 1 (Penola/Stokes) and Sub-precinct 4 (Oakover). The objectives for each Sub-precinct are shown below.

**Table 2: DPO11 Sub-Precinct Objectives**

Sub-Precinct	Uses	Built Form
<b>1 (Stokes / Penola)</b>	To provide for higher residential densities accommodating a range of dwelling sizes and types, including a mix of social/affordable housing.	To incorporate a medium rise, built form that transitions from the higher built form in the Newman Mixed Use sub-precinct to the adjoining low-rise residential area to the north and west.
<b>2 (Oakover)</b>	To support intensification of residential development and provide for active uses at ground level along the Oakover Road frontage.	To encourage multi-storey, apartment style development through lot consolidation.

**1.3 Report Objectives**

As part of the requirements for preparing a Development Plan for the subject site, DPO11 states that:

- “ a Dwelling Diversity Report must be prepared explaining the mix of housing proposed including:
- A proportion of the overall housing stock that may be used as affordable housing;
  - and
  - Targets for a mix of dwellings sizes including 1, 2- and 3-bedroom apartments.

*The report must also include criteria for determining affordable housing stock.”*

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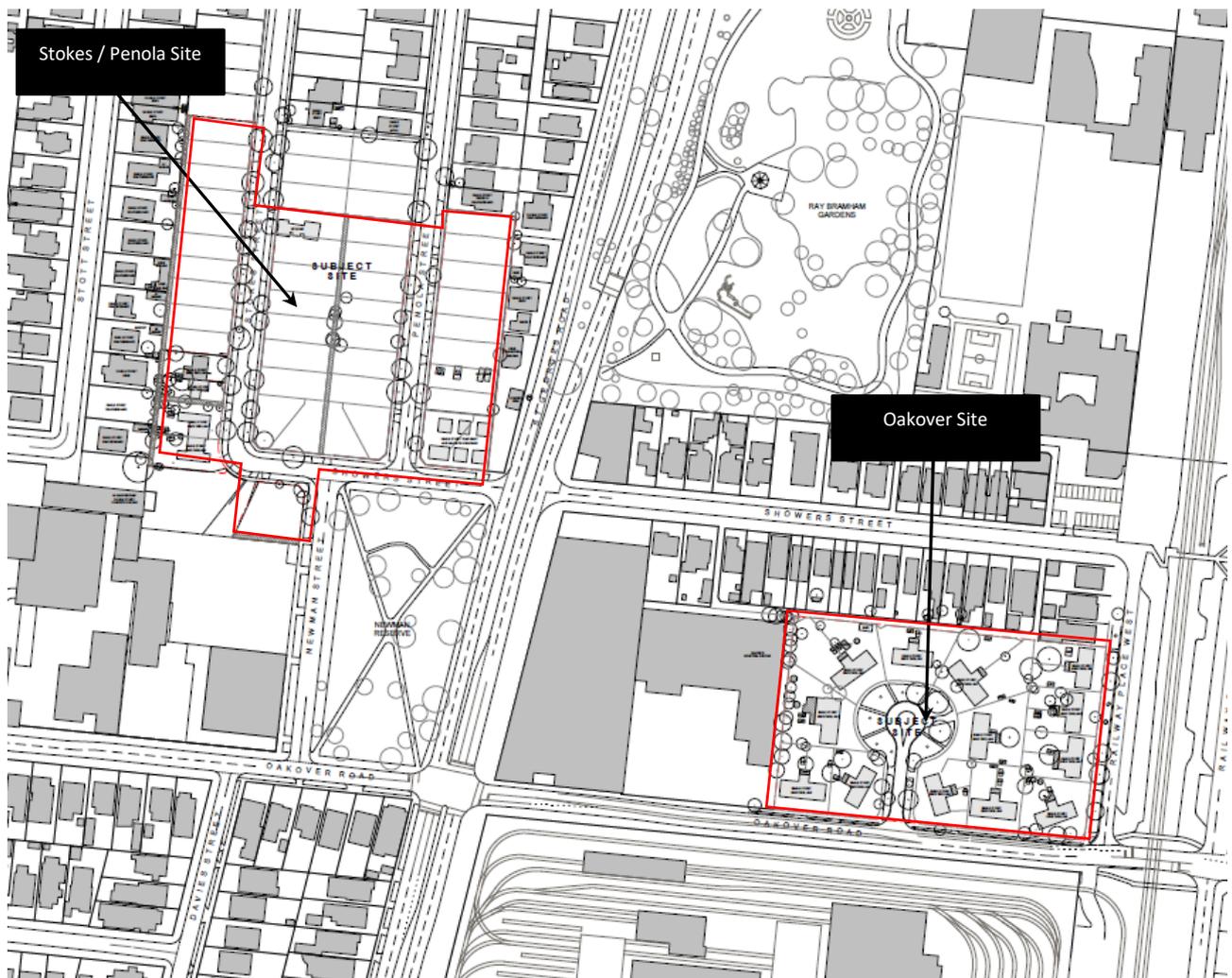
## 2 Development Proposal

### 2.1 Overview of the ‘Village Bell’ Development Plan

MAB Corporation has named the proposed development of the Preston public housing renewal sites ‘Village Bell’. This development seeks to deliver two significant new residential Villages (shown in Figure 2 below) within the Bell Station precinct of Preston, intimately connected to their local contexts and with new buildings and spaces which create character and a strong sense of place for residents and visitors alike.

Spread over several streets, Village Bell refers to the collection of six large land allotments of the Preston sites. Located to the west of Bell Station in Preston, this integrated village will enable residents to enjoy vibrant local shops, cafes and numerous cultural attracts providing plenty of places where residents can meet and mingle. This location is further enhanced by Bell Station and several tram routes within walking distance.

Figure 2: Existing Site Plan



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The project is spread over 2.9 hectares of land comprising nine stages. The zoning of the land is a combination of mixed use and residential growth zoned land. The land is affected by a Development Plan Overlay (DPO11) which requires a Development Plan application prior to any Town Planning Applications.

The proposal comprises approximately 450 to 650 new dwellings across both sites, consisting of a mixture of private, public housing and community housing dwellings. The new homes will be available for people with various housing needs and incomes. The proposed design response regenerates and revitalises previously under-utilised public housing sites into vibrant, attractive, energised, and interesting precincts which deliver a wide range of building typologies and associated spaces.

**2.2 Description of the Proposed Development**

The Oakover site development proposes 200 to 300 dwellings consisting of four residential apartment buildings and townhouses. The Stokes/Penola site development proposes 200 to 350 dwellings consisting of three residential apartment buildings and townhouses.

The concept plan proposes a vibrant neighborhood with a diverse range of activities, housing types and recreational opportunities for future and nearby existing residents. Some key features and anticipated community benefits of the proposal include:

- A diverse mix of housing options to suit the needs of individuals, couples and families;
- Significant new supply of Affordable Housing;
- Retail and social nodes fostering social interaction and engagement;
- Usable high value open spaces for the whole community;
- Integrated landscape design;
- Cycle and pedestrian connections and prioritization through the precinct and surrounds encouraging healthy lifestyles;
- Incorporation of Environmentally Sustainable Development measures;
- A community room and artist’s live/work studio;
- Opportunities for First Home Buyers;
- Employment opportunities for local public housing tenants;

Through an innovative partnership between MAB, DHHS and HousingFirst, the proposal will deliver a significant number of affordable housing units across the development. HousingFirst will apply a place-based approach to managing the precinct, providing quality tenancy and property management to both the public housing units and community housing units.

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All apartment housing across the site has been designed using tenure blind principles. Tenure blind development means there are no visible external differences in terms of quality of design, material and craftsmanship between social and private homes. The benefits of developing homes which are indistinguishable between tenure are:

- the design delivers social housing to the same base standard as that provided in the private housing;
- a consistent design philosophy across the whole estate that delivers an improved visual experience for all tenants and owners; and
- reduces any impacts on the local housing market that is driven by the perceptions of social and community housing.

From a tenant perspective, integrating social housing with community, affordable and private and housing on the same estate creates an environment which promotes and fosters community and neighbourhood engagement.

Refer to the Village Bell Development Plan for further details of the concept plan and of the overall development proposal.

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**3 Development Housing and Demographic Outcomes**

**3.1 Anticipated Dwelling Yield and Target Mix**

The concept plan proposes a mixture of residential densities and types, including apartments and townhouses. It is anticipated that the development will generate a dwelling yield ranging from 450 to 650 dwellings consisting of a mixture of private housing, public housing and community housing. Further details of the yield and target mix are provided in Table 3 below.

**Table 3: Anticipated Dwelling Yield and Target Bedroom Mix**

Tenure	Potential Dwelling Yield Range*	Potential Dwelling Yield Range %*	Approximate Dwelling Sizes (m2)
<b>Private Housing</b>	350 to 570		
<u>Private Apartments</u>	-	-	-
1 Bedroom		25% to 45%	45 to 65
2 Bedrooms		35% to 55%	60 to 95
3 Bedrooms		0% to 10%	85 to 110
<u>Private Townhouses</u>	-	-	-
3 -4 Bedrooms		15% to 25%	85 to 190
<b>Social Housing – DHHS</b>	35 to 67		
1 Bedroom		30% to 50%	45 to 65
2+ Bedrooms		50% to 70%	60 to 95
<b>Community Housing – HousingFirst</b>	48 to 64		
1 Bedroom		40% to 60%	45 to 65
2+ Bedrooms		40% to 60%	60 to 95
<b>Total Dwellings*</b>	<b>450 to 650</b>		

\* May change due to flexible housing and planning to accommodate different family sizes, meet changing demands of the Victorian Housing Register, and potentially pursue opportunities to deliver increased social housing dwellings for the community. Additional Social Housing is contingent on the planning principles outlined in Section 11 of the Development Plan.

\*\* 3- and 4-Bedroom Public Housing dwellings are subject to adaptable dwellings detailed in section 3.3.

Residential uses are supported with commercial uses in limited locations at ground floor level, including a mix of local retail and community facilities. The development also incorporates a number of SOHO (small office / home office) market dwellings which provide further housing diversity within the precinct and opportunities for street activation.

**3.2 Public Housing – Demand, Mix and Allocation**

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The target public housing dwelling mix, consisting primarily of one and two-bedroom apartments, responds directly to housing need from the Victorian Housing Register (waitlist) for applications where the locational preference is for the Preston district.

The locational specific demand for the Preston area shows a significantly higher proportion of applicants requesting one-bedroom homes. Given this demand the social housing bedroom mix proposed for Preston looks to address this through the provision of new housing to these requirements whilst still providing some flexibility with adjustable layouts.

The demand for one-bedroom social housing is widely acknowledged across the State, in 2017 the Victorian Auditor General Audit report found that:

*“Victoria's public housing portfolio is not configured to meet the growing demand for one- and two-bedroom dwellings, which accounts for around 80 per cent of public housing applicants. Currently there are more three-bedroom dwellings than any other configuration. Overcoming this challenge in the short-term is very difficult, due to the high cost and disruptive nature of reconfiguring public housing stock”.*

**Figure 3: Public housing waiting list demand by number of bedrooms compared to stock 2015<sup>2</sup>**



The redevelopment will prioritise allocation of new housing to existing public housing residents who have been relocated from the Oakover Rd site. The Minister for Housing has guaranteed all existing tenants the right to return to their estate once the redevelopment is completed. A deed poll has been developed and attached to relocated tenants’ tenancy agreements, making the Minister’s pledge commitments legally binding upon the Director of Housing and legally enforceable by tenants.

<sup>2</sup> Source: Vic.gov.au. (2017). Managing Victoria’s Public Housing | Victorian Auditor-General’s Office. [online] Available at: <http://www.audit.vic.gov.au/report/managing-victorias-public-housing?section=32147--2-progress-and-challenges>

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After allocation of returning tenants the balance of the Director of Housing owned social housing units will be tenanted by applicants from the Priority Access category of the Victorian Housing Register (VHR).

HousingFirst have committed to allocating all HousingFirst owned dwellings at Preston to applicants from the VHR of which 75% will come from the Priority Access category and the remaining 25% being allocated to the applicants from the Register of Interest in the VHR.

As of June 2019, the total number of social housing applicants on the Victorian Housing Register for the North Eastern Metropolitan region was 2,457 priority access applications and 1,588 register of interest.

Priority Access category refers to those who are most in need and includes housing for people who:

- have housing that is no longer safe or habitable, due to an emergency, for example, a bushfire, flood or storm.
- are social housing tenants and require urgent relocation to another social housing property as their current property is unsafe; is to be sold; redeveloped or better utilised.
- are homeless or experiencing family violence and need support to obtain and establish appropriate, long term housing.
- live in unsuitable housing and have a disability or long-term health problem requiring major structural modifications and/or personal support to live independently
- for people who are living in housing that has become unsuitable and who have no alternative housing options.
- people who are eligible for social housing who are aged 55 years and over, and are not eligible for another priority category

The eligibility threshold for applicants applying for the Victorian Housing Register are provided in Table 4. This demonstrates that even within the social housing cohort there is a range of housing needs to accommodate from the very low to low to moderate income earners.

**Table 4: Eligibility thresholds for Victorian Housing Register applicants**

Household	Register of Interest Weekly income limit (Effective 1 April 2018)	Priority Access Weekly income limit (Effective 1 April 2018)
Single person	\$992	\$555
Couple, no dependants	\$1,518	\$959
Family (one or two parents) with one or two dependent children	\$2,047	\$995
Each additional dependent child	\$332	\$35
Asset limit	\$32,276	\$12,758

**3.3 Public Housing – Adaptable Dwellings**

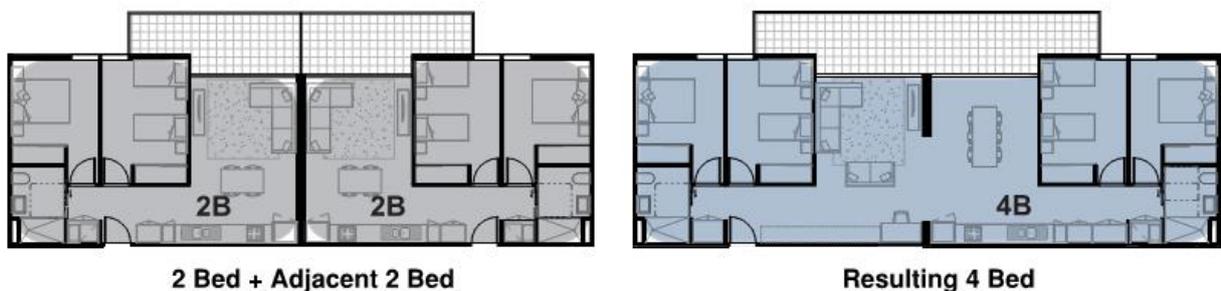
Designing housing for a diverse cohort of social housing residents has additional considerations that have been built into the design of all apartments proposed under this Development Plan. In order to meet the current and future demand of the Victorian Housing Register Waitlist, which is subject to change over time, approximately 30% of the public housing will be provided as adaptable dwellings.

Adaptable dwellings (otherwise referred to as “flexible dwellings”) are designed to allow 1- and 2-bedroom units to be easily combined to create either 3- or 4-bedroom dwellings, permitting the dwelling mix to be adapted over time as needed. Services and wet areas will be strategically located and reused to minimize layout changes and structure will be designed to allow openings to be easily incorporated within walls to connect spaces together. Examples of adaptable dwellings are shown in Figures 4 and 5.

**Figure 4: Adaptable 3 Bed Dwellings**



**Figure 5: Adaptable 4 Bed Dwellings**



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### **3.4 Public Housing – Livable Housing Design Guidelines**

All Director of Housing owned dwellings are developed to the Livable Housing Design Guidelines – Gold Level. These guidelines ensure that buildings are built to meet the changing needs of occupants including helping tenants to age in place. Livable homes are designed to be easy to enter, easier to navigate and capable of cost-effective modification.

In particular, the gold level provides for enhanced requirements that are more generous in dimensions for door openings, step-free entrances and larger circulation spaces in kitchens and bathrooms. More information on the guidelines can be found on the Livable Housing Australia website.

Fully accessible spaces and buildings are proposed within the design with flexibility for adaptation and appropriation where necessary.

### **3.5 Environmentally Sustainable Design**

The Preston redevelopment will achieve 5 Star Green Star ratings, a 7 Star NatHERS rating on average, as well as all dwellings meeting the current Better Apartment Design Standards. This means more comfortable homes that are easier to cool in summer and warmer in winter, resulting in reduced energy consumption and lower utility costs. This is in accordance with the strategies identified for Objective 4 in clause 21.03-3 of the Local Planning Policy Framework, refer to Appendix 1.

### **3.6 Live-in Artist Studio**

The development proposal includes provision of a private live-in artist studio which will be let to a resident community artist at a subsidised market rent. The artist studio is positioned to create a welcoming entrance to the Oakover precinct and will form an integral part of the Village Bell community fabric.

### **3.7 Forecast Population**

Based on the proposed yield and dwelling mix outlined in section 3.1, and assuming 0.9 persons per bedroom, the Village Bell development will generate a resident population in the range of 950 to 1050 persons.

As shown in Table 5 on the following page, the population of Preston (West) is anticipated to almost double between 2019 (estimated population of approximately 17,800) and 2041 (projected population of approximately 33,700), accommodating approximately 16,000 additional residents. The number of dwellings in Preston (West) will increase

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from approximately 7,400 in 2019 to approximately 14,100 by 2041. Average household size is anticipated to remain relatively steady at 2.5 persons throughout this forecast period.

**Table 5 - Forecast Population, Household & Dwelling Change for Preston (West)<sup>3</sup>**

Metric	2019	2021	2026	2031	2036	2041	Change from 2019 to 2041	% Change from 2019 to 2041
Population	17,765	19,099	23,058	26,430	30,008	33,728	15,963	89.9%
Households	7,097	7,607	9,079	10,447	11,915	13,453	6,356	89.6%
Average household size	2.50	2.51	2.53	2.52	2.51	2.50	0.00	0.0%
Dwellings	7,387	7,928	9,491	10,937	12,492	14,121	6,734	91.2%

Based on these projections and targeted dwelling assumptions the Village Bell development will represent:

- Approximately 4% of all dwellings in Preston (West) by 2041;
- Approximately 9% of all new dwellings to be delivered in Preston (West) by 2041;
- Approximately 3% of the total population of Preston (West) by 2041.

**3.8 Comparison of Preston (West), City of Darebin and Greater Melbourne Housing Profile**

This section presents a demographic analysis of the current housing profile of Preston (West), Darebin and Greater Melbourne in order to assess how the proposed housing outcomes of the Village Bell development compares.

Table 6 below summarises some of the key housing related statistics for Preston (West) based on the 2016 ABS Census of Population and Housing. Table 7 summarises how Preston (West) compares to the City of Darebin and Greater Melbourne.

**Table 6 - Preston (West), City of Darebin and Greater Melbourne Housing Profile Compared**

Compared to Darebin, Preston (West) has:	Compared to Greater Melbourne, Preston (West) has:
a similar average household size	a lower average household size
A lower proportion of separate houses	a much lower proportion of separate houses
a lower proportion of medium density dwelling	a higher proportion of medium density dwelling
a higher proportion of high-density dwellings	a higher proportion of high-density dwellings
a lower proportion of dwellings with 0 or 1 bedrooms	a slightly higher proportion of dwellings with 0 or 1 bedrooms
a higher proportion of dwellings with 2 bedrooms	a much higher proportion of dwellings with 2 bedrooms
a similar proportion of dwellings with 3 bedrooms	a slightly lower proportion of dwellings with 3 bedrooms

<sup>3</sup> Source: City of Darebin Population and household forecasts, 2016 to 2041, prepared by .id, November 2017.

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Compared to Darebin, Preston (West) has:	Compared to Greater Melbourne, Preston (West) has:
a slightly lower proportion of dwellings with 4 or more bedrooms	a much lower proportion of dwellings with 4 or more bedrooms
a similar proportion of households who fully own their home	a similar proportion of households who fully own their home
a slightly higher proportion of households who are purchasing their own home	a lower proportion of households who are purchasing their own home
a slightly higher proportion of households who are renting privately	a higher proportion of households who are renting privately
a lower proportion of households who rent some form of social housing	a slightly higher proportion of households who rent some form of social housing
a higher median weekly rental payment	a slightly higher median weekly rental payment
a lower median weekly mortgage repayment	a slightly higher median weekly mortgage repayment
a slightly lower proportion of households paying high mortgage repayments (\$2,600 or more per month)	a higher proportion of households paying high mortgage repayments (\$2,600 or more per month)
a lower proportion of households with high rental payments (over \$450 per week)	a much lower proportion of households with high rental payments (over \$450 per week)
a slightly lower proportion of households with housing stress <sup>4</sup>	a slightly lower proportion of households with housing stress
a lower proportion of households with mortgage stress <sup>5</sup>	a lower proportion of households with mortgage stress
a similar proportion of households with rental stress <sup>6</sup> .	a slightly lower proportion of households with rental stress.

**Table 7 – A Comparison of Preston (West), City of Darebin & Greater Melbourne Housing Characteristics<sup>7</sup>**

2016 ABS Census Housing Characteristic	Preston (West)	City of Darebin	Greater Melbourne
Average household size (persons per household)	2.46	2.43	2.61
<b>Housing types</b>			
<i>Separate houses</i>	53%	57.2%	66.1%
<i>Medium density</i>	31.1%	35.6%	22.9%
<i>High density</i>	15%	6.2%	10.1%
<b>Bedroom numbers</b>			
<i>0 or 1 bedrooms</i>	6.7%	9.1%	6%
<i>2 bedrooms</i>	35.6%	30.5%	19.5%
<i>3 bedrooms</i>	38.0%	37.9%	40.1%
<i>4 bedrooms</i>	10.4%	11.7%	23.0%
<i>5 or more bedrooms</i>	2.5%	2.6%	4.8%
Households who fully own their home	28.1%	28.7%	29.0%
Households purchasing dwellings	28.2%	26%	34.3%
Households renting privately	32.8%	31.5%	25.8%
Households renting some form of social housing	2.9%	4.3%	2.6%
Median weekly rental payments	\$360	\$339	\$355
Median weekly mortgage repayments	\$425	\$443	\$421

<sup>4</sup> Housing Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

<sup>5</sup> Mortgage Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on home loan repayments.

<sup>6</sup> Rental Stress is defined as per the NATSEM (National Centre for Social and Economic Modelling) model as households in the lowest 40% of incomes, who are paying more than 30% of their usual gross weekly income on rent.

<sup>7</sup> Source: Australian Bureau of Statistics, Census of Population and Housing 2016. Compiled and presented in atlas.id by .id, the population experts (<https://atlas.id.com.au/darebin>).

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2016 ABS Census Housing Characteristic	Preston (West)	City of Darebin	Greater Melbourne
Proportion of households with high mortgage payments (paying more than \$2,600 per month)	25.9%	26.8%	22.4%
Proportion of households with high rental payments (paying more than \$450 per week)	16.6%	19.8%	23.0%
Proportion of households with housing stress	11.4%	11.9%	11.7%
Proportion of households with mortgage stress	6.2%	8.8%	11.2%
Proportion of households with rental stress	26%	26.6%	27.4%

Based on these relatively current housing statistics the Village Bell development is projected to deliver:

- A much higher proportion of high-density apartments than Preston West (15%) or the City of Darebin (6%);
- A much lower proportion of medium density dwellings compared to Preston West (31%);
- No separate houses which is consistent with the Darebin Planning Scheme housing policies and directions for an area designated a ‘Substantial Housing Change Area’;
- A much higher proportion of social and affordable housing compared to Preston West (2.9%) and the City of Darebin (2.6%);
- A much higher proportion of 1-bedroom dwellings compared to Preston West (6.7%) and the City of Darebin (6%). This will specifically address the demand forecast for 1-bedroom homes in social housing, and also provide affordable opportunities to enter the market for first home buyers;
- A much higher proportion of 2-bedroom dwellings compared to Preston West (36%) and the City of Darebin (20%), helping contribute to a wider diversity in housing types offered in the area; and
- A much lower proportion of 3-bedroom dwellings compared to Preston West (38%) and the City of Darebin (40%), but still significant given the development’s high-density context. A lower proportion of 3-bedroom social housing dwellings also responds to the Departments’ need to realign the existing stock portfolio to better cater for those on the waitlist

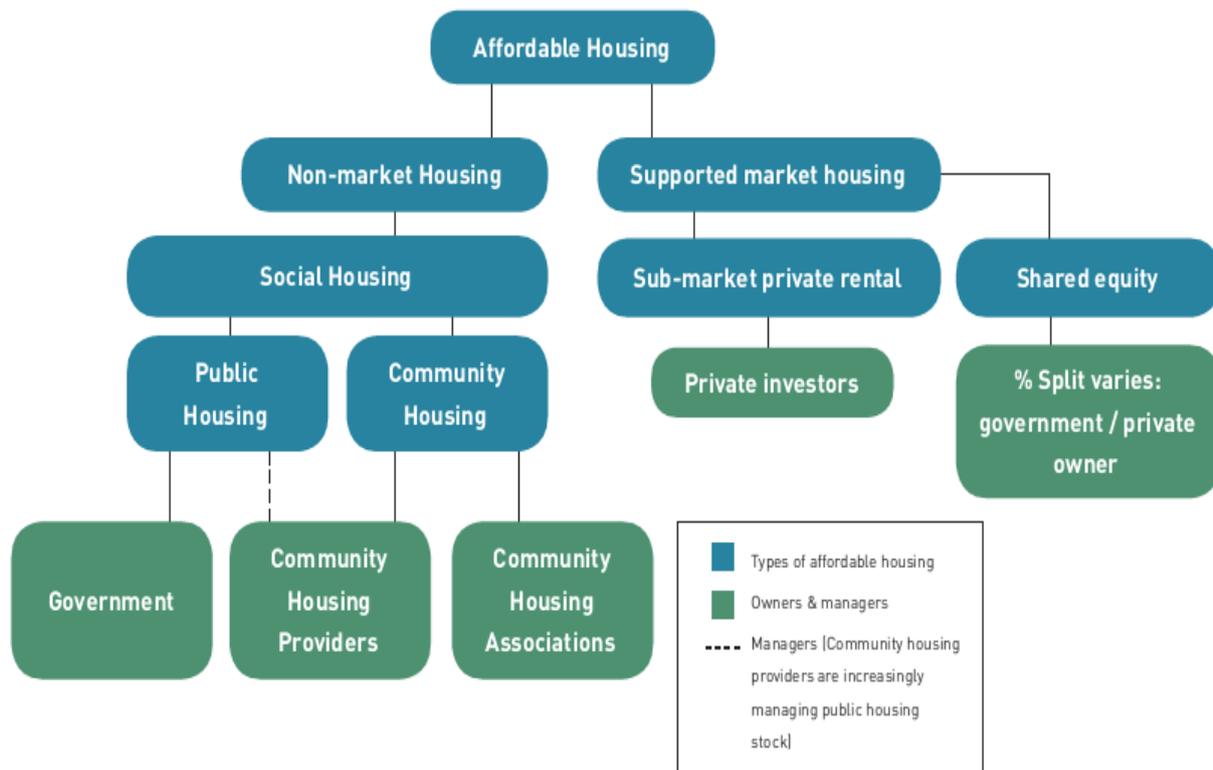
## 4 Affordable Housing Assessment

### 4.1 Affordable Housing Framework and Criteria

Affordable Housing is defined by the Planning and Environment Act<sup>8</sup> as housing, including social housing, that is appropriate for the housing needs of very low-income households, low-income households and moderate-income households.

Social Housing is a type of housing that is provided and/or managed by the government (public housing) or by a non-for-profit organization (community housing). Social housing is an overarching term that covers both public housing and community housing<sup>9</sup>. The full spectrum of Affordable Housing includes both public housing and community housing, as well as supported market housing, is illustrated in Figure 6.

Figure 6: Affordable Housing Spectrum<sup>10</sup>



<sup>8</sup> Source: Planning and Environment Act 1987 (Vic)

<sup>9</sup> Source: Plan Melbourne 2017-2050. Department of Environment, Land, Water and Planning, 2017.

<sup>10</sup>Source: City of Darebin Housing Diversity Report. Hodyl & Co, August 2019.

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Furthermore, The Housing Act 1983 states the objects of said act are to<sup>11</sup>:

- a) To ensure that every person in Victoria has adequate and appropriate housing at a price within his or her means by encouraging –
  - i. The provision of well-maintained public housing of suitable quality and location;
  - ii. The participation of non-profit bodies in the provision of well maintained, affordable rental housing of suitable quality and location;
  - iii. The distribution, according to need, of Government housing financial assistance;
  - iv. The promotion or the orderly planning, assembly and development of land

The Act also sets objectives to promote cost effectiveness in the provision of housing and to also promote the integration of public and private housing.

#### **4.2 Village Bell Development – Affordable Housing Outcomes**

The Village Bell development, through partnership between MAB Corporation, DHHS and HousingFirst, will deliver significant affordable housing outcomes for the Preston sites.

Based on the framework outlined in section 4.1, affordable housing stock for the proposed development ranges from the public housing allocated to very low-income households on the Victorian Housing Register priority access category, to affordable housing offered by community housing association HousingFirst, and prioritized first home buyer housing for purchase by buyers eligible for the first home buyer stamp duty exemption and concessions.

The key Affordable Housing outcomes the Village Bell development proposal will deliver include:

- At least 30 social Housing homes owned by the Director of Housing;
- Approximately 50 to 80 community housing homes owned by HousingFirst;
- 1 supported market dwelling (sub-market private rental let to a resident community artist)

In addition to the outcomes above, MAB Corporation proposes to implement a range of additional initiatives that actively encourage affordable housing for first home buyers (FHBs) such as making 20% of dwellings at each site exclusively available to FHBs for six weeks. Approximately 40% to 60% of the proposed dwellings, including apartments and townhouses, are expected to be at a price point eligible for FHB benefits<sup>12</sup>.

<sup>11</sup>Source: Housing Act 1983

<sup>12</sup> Stock eligible for FHB benefits will vary with dwelling mix and yield, which is subject to change over time in response to market conditions and demand.

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Through a diverse combination of housing types and typologies, the Village Bell development will provide affordable housing for different household types across a broad range of income levels.

The Public Housing Renewal Program targeted a minimum of 10% increase of social housing from the existing 26 public housing units on the site at Oakover Road, Preston. Through the partnership approach to housing delivery between MAB, HousingFirst and DHHS, a significant increase in social housing within the precinct can be achieved.

In addition to the Village Bell proposal, other DHHS developments within and nearby the DPO boundary in the City of Darebin have or will deliver the following;

- Two recently completed public housing buildings 16-20 Stokes Street & 15-19 Penola Street (46 apartments) and 29-35 Stokes Street (22 apartments). The site for this development is partly within the Oakover Village precinct and partly outside the boundary immediately to the north;
- Future development of portion of vacant land on Stokes Street for community care accommodation; and
- Future development of vacant land on Miller Street with potential for an aged care facility.

City of Darebin are identified as one of the priority areas for the State Government's 1,000 home initiative to provide new public housing for those escaping family violence facing homelessness.

### **4.3 Review of Housing Policies and Strategies**

A full review of key statutory and strategic documents, in order to assess the extent to which the proposed Village Bell development is consistent with and supports key State and Local housing policies and strategies, is contained in Appendix 1 of this report. The review looks at the key housing related objectives and strategic directions contained within the following documents:

- Plan Melbourne 2017 – 2050;
- Homes for Victorians (2017);
- Darebin Housing Strategy 2013 (Revised 2015); and
- Darebin Planning Scheme.

In summary, the proposed Village Bell development is consistent with the key policies and strategies and satisfies a broad range of key objectives for the supply of housing.

# Appendices

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## Appendix 1 – Review of Housing Policies & Strategies

### 1 Plan Melbourne 2017-2050

*Plan Melbourne 2017-2050* is Melbourne's metropolitan planning strategy that defines the future shape of the city and state over the next 35 years. Integrating long-term land use, infrastructure and transport planning, Plan Melbourne sets out the strategy for supporting jobs and growth, while building on Melbourne's legacy of distinctiveness, liveability and sustainability. The plan includes:

- 9 principles to guide policies and actions
- 7 outcomes to strive for in creating a competitive, liveable and sustainable city
- 32 directions outlining how these outcomes will be achieved
- 90 policies detailing how these directions will be turned into action

In addition, a separate 5-year Implementation Plan with 112 actions has been developed. Of relevance to this assessment are the directions and policies outlined in Outcome 2 (housing related directions). The directions and policies associated with these two outcomes are summarised below.

#### Outcome 02: Melbourne provides housing choice in locations close to jobs and services

##### **Manage the supply of new housing in the right locations to meet population growth and create a sustainable city**

- Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city
- Facilitate an increased percentage of new housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport
- Plan for and define expected housing needs across Melbourne's regions
- Provide certainty about the scale of growth in the suburbs

##### **Deliver more housing closer to jobs and public transport**

- Facilitate well-designed, high-density residential developments that support a vibrant public realm in Melbourne's central city
- Direct new housing and mixed-use development to urban-renewal precincts and sites across Melbourne
- Support new housing in activity centres and other places that offer good access to jobs, services and public transport
- Provide support and guidance for greyfield areas to deliver more housing choice and diversity

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- Require development in growth areas to be sequenced and staged to better link infrastructure delivery to land release

#### Increase the supply of social and affordable housing

- Utilise government land to deliver additional social housing
- Streamline decision-making processes for social housing proposals
- Strengthen the role of planning in facilitating and delivering the supply of social and affordable housing
- Create ways to capture and share value uplift from rezonings

#### Facilitate decision-making processes for housing in the right locations

- Support streamlined approval processes in defined locations
- Facilitate the remediation of contaminated land, particularly on sites in developed areas of Melbourne with potential for residential development

#### Provide greater choice and diversity of housing

- Facilitate housing that offers choice and meets changing household needs
- Provide a range of housing types in growth areas

## 2 Homes for Victorians (2017)

Homes for Victorians is the Victorian Government's response to the housing affordability crisis in Victoria. The documents details the following five broad initiatives:

1. Supporting people to buy their own home
2. Increasing the supply of housing through faster planning
3. Promoting stability and affordability for renters
4. Increasing and renewing social housing stock
5. Improving housing services for Victorians in need

The \$2.6 billion Homes for Victorians plan will increase and renew public housing and address homelessness.

The plan includes:

- \$1 billion Social Housing Growth Fund to increase the supply of social and affordable housing
- \$1.1 billion in financial support for the social housing sector
- Increased housing support for survivors of family violence through the \$152 million Family Violence Housing Blitz

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- An extra 913 social housing dwellings through the \$120 million Social Housing Pipeline
- \$109 million to help move homeless Victorians into stable housing
- \$185 million Public Housing Renewal Program
- \$33 million to help 4,000 Victorians get a private rental home.

The Homes for Victorians plan should result in:

- Around 6,000 new social housing homes;
- About 2,500 existing public housing residences renewed; and
- Help for 19,000 people who are homeless or at the risk of being homeless.

### 3 Darebin Housing Strategy 2013 (Revised 2015)

The Strategy guide's Council's role in relation to housing issues and ensure that Darebin is well placed to respond to the range of housing issues as well as meet the needs of its diverse and changing population. Whilst primarily a land use planning document, the Strategy forms part of an integrated architecture of Council policies that span land use, environment, social and cultural realms to ensure that Darebin's residential neighbourhoods continue to meet the changing needs and expectations of Darebin's community. The Strategy seeks to deliver on the following aspirational Vision established with the community:

*“Housing in Darebin will meet the needs of current and future communities in terms of location, design, diversity and sustainability. The management of housing growth in Darebin will be instilled with principles of inter and intra generational equity to ensure housing is affordable, accessible and sustainable for all who call Darebin home. Residential areas of Darebin will be known for their attractiveness, liveability and variety of housing choices that fulfil the needs of its diverse and inclusive community”.*

In doing so, the Strategy identifies the various ways that Council can best manage the impacts of housing change and growth in Darebin and contribute to improved housing outcomes for the Darebin community. In doing so, the Strategy establishes the following 6 goals, in order to address the primary challenges to housing provision in Darebin over the coming 20 years:

1. Plan for population growth;
2. Address changing demographics and diverse housing needs;
3. Address housing affordability concerns;
4. Acknowledge a changing economy;
5. Respond to environmental constraints and climate change;
6. Respect heritage, character and quality design and amenity outcomes.

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The Strategy then identifies 56 prioritised actions for Council to undertake to address these challenges and achieve the housing goals, outlined in Chapter 4, *Housing Action Plan*. The Strategy also makes a number of recommendations for other Council policy and strategy areas to ensure a co-ordinated and whole of Council approach to addressing integrated housing issues and meeting the future needs of the Darebin community. These actions and recommendations are summarised below in Table 8 below.

**Table 8 – Darebin Housing Strategy: Summary of Priority Actions & Recommendations**

Priority Action No. / Recommendation	Action / Recommendation
<b>1 - Plan for Growth</b>	
1	Introduce the Darebin Housing Strategy as a reference document in the Darebin Planning Scheme and update the Municipal Strategic Statement (MSS) in the Darebin Planning Scheme to reflect the key strategies outlined in this objective.
2	Adopt the proposed Darebin Housing Change Framework Plan as direction for minimal, incremental and substantial housing growth and in preparation for the introduction and implementation of new residential Zones.
3	Support and facilitate a diverse range of housing types at increased densities and discourage underdevelopment in areas and sites identified as being suitable to accommodate substantial residential growth, in accordance with the Darebin Housing Change Framework Plan.
4	Prepare and implement Urban Design Frameworks for Neighbourhood Activity Areas and Structure Plans for Major and Principle Activity Areas to provide clear direction on the extent, form and location of residential use and development in Darebin's Activity Areas.
5	Prepare and implement Corridor Studies to formulate a vision and guide residential growth and development for key strategic transport corridors of St George's Rd and Plenty Road.
6	Review Council's Neighbourhood Character Study (2007) and the language, intent and application of the Neighbourhood Character Policy (Clause 22.04) to ensure consistency with the Housing Strategy and to prepare Statements of Desired Future Character for all residential change areas.
7	Amend the Darebin Planning Scheme to remove the application of the Neighbourhood Character Policy (Clause 22.04) from areas identified as for 'Substantial' Change, identified in the Darebin Housing Change Framework Plan.
8	Identify areas with sensitive built form interfaces between residential change areas and prepare appropriate design controls to guide the integration of new with existing built form.
9	Develop a local heritage policy that outlines how to manage the treatment of heritage places in incremental and substantial change areas.
10	Identify key indicators for monitoring housing trends including refinement of linkages between the permit approval system and the GIS database to facilitate the collation of permit data for monitoring of key housing trends.
11	Review and update the municipal Development Contribution Plan Overlay (DCPO) and the Capital Works 10 year Program to ensure their ongoing efficacy to address local infrastructure requirements in accordance with residential growth outcomes.
12	Establish a formal and rapid internal referral system between statutory planning and capital works to ensure timely consideration of any Council capital works requirements emanating from development approvals.
13	Work collaboratively with infrastructure and utility providers to assist with modelling of future infrastructure needs in areas of residential intensification and ensure that servicing infrastructure requirements are incorporated into their planning processes.
Recommendation	Advocate to the Victorian Government Department of Transport for the upgrade of tram (routes 86 and 112) and train (South Morang and Hurstbridge) infrastructure and services to support residential intensification in Darebin.
Recommendation	Review the application of the municipal Development Contribution Plan Overlay (DCPO) and the Capital Works 10 year program to ensure their ongoing efficacy to address local infrastructure requirements and public realm improvements in accordance with residential growth outcomes.
Recommendation	Develop the Darebin Green Streets Strategy in conjunction with the Capital Works program to ensure a program of public realm improvements and street plantings to accompany residential intensification across the municipality.
<b>2 – Address Changing Demographics and Diverse Housing Needs</b>	
14	Update the MSS via a Planning Scheme amendment to reflect the key strategies outlined in this objective.
15	Encourage a diversity of dwelling types in identified Substantial Change Areas.
16	Determine priority sites from the identified Strategic Opportunity Sites for development facilitation purposes to achieve a diverse range of housing stock.
17	Prepare and apply Development Plan Overlays (DPO) to priority strategic opportunity sites and include a requirement to provide a diversity of dwelling types and sizes, and where identified, to be designed to allow for a mixture of uses on the ground floor to facilitate adaptability and conversion over time.
18	Encourage residential aged care accommodation and other forms of diverse housing suitable for the elderly in identified Substantial and Incremental Change Areas.

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Priority Action No. / Recommendation	Action / Recommendation
19	Undertake research into site opportunities for integrated single storey independent older persons units and villas that provide suitable housing options for the elderly to enable more effective 'ageing in place'.
20	Determine priority or key sites from the opportunity sites listed in the Housing Change Framework that may be suitable for the provision of aged care housing in Darebin based on criteria developed in collaboration with relevant Council Departments.
21	Identify existing best practice in design guidelines for aged care related developments and accommodation and prepare appropriate design guidelines for Darebin.
22	Advocate to the State Government to incorporate more stringent dwelling accessibility requirements in the Victorian Planning Provisions (VPPs).
23	Develop staff and developer skills with regard to universal design principles requirements of the Disability Discrimination Act, 1992.
24	Encourage student housing in identified Substantial and Incremental Change Areas.
25	Maintain an ongoing dialogue with NMIT, La Trobe University and education providers in Darebin to identify ways Council can assist with development of their land for student housing purposes.
26	Assist La Trobe University with its Master Planning for Bundoora campus.
Recommendation	Work collaboratively with Aged Care Providers in Darebin through regular surveys and communications to better understand opportunities and constraints for operational expansion in Darebin.
Recommendation	Facilitate representation of education institutions on the Darebin Housing Advisory Committee (DHAC) to provide a forum to identify and respond to ongoing student housing needs in Darebin.
<b>3 – Address Housing Affordability and Social Housing Needs</b>	
27	Update MSS via Planning Scheme amendment to reflect the key strategies outlined in this objective.
28	Encourage the provision of affordable housing development in identified Substantial Housing Change Areas.
29	Establish a system to monitor medium and high density residential development applications for the purposes of entering into a dialogue with developers to achieve affordable housing outcomes. Threshold for determining developments could commence with proposals that will result in more than fifteen or more dwellings on a lot, and be monitored over time to ensure efficacy in the delivery of affordable housing outcomes.
30	Investigate options for specifying affordable housing as a component of larger developments. Threshold for determining developments could commence with proposals that will result in more than fifteen or more dwellings on a lot, and be monitored over time to ensure efficacy in the delivery of affordable housing outcomes.
31	Investigate adopting regulatory incentives and flexible planning provisions for planning permit applications with a commitment to deliver affordable housing stock.
32	Maintain dialogue and advocacy efforts with the relevant State Government authorities to encourage the introduction of Inclusionary Zoning through the Victorian Planning Provisions (VPP).
33	Develop a Council-wide process in collaboration with Council Departments to better facilitate planning permit applications lodged by community housing providers and associations and the promotion of mixed tenure developments.
34	Convene a Darebin Developer Forum for private and not-for-profit developers as a means to promote the benefits of social housing investment and opportunities for the provision of affordable housing in Darebin.
Recommendation	Monitor and review demand for social housing as a means to inform advocacy with the Office for Housing.
Recommendation	Work with the local area Office for Housing and social housing providers through the Darebin Housing Advisory Committee (DHAC) to advocate for the enhancement and refurbishment of existing public housing in Darebin and to ensure that whenever possible, yield will be increased.
Recommendation	Evaluate and update the Darebin 'Housing Stress Action Plan 2010-2013' to understand and respond to the social and affordable housing needs of Darebin residents.
Recommendation	Investigate the revenue implications for rate exemptions for social housing agencies operating in Darebin.
Recommendation	Assess the outcomes of the 'Property Strategy' and the review of Council assets and identify opportunities in accessible areas for the use of Council owned assets for the provision of affordable and social housing in Darebin.
Recommendation	Maintain an ongoing partnership and dialogue with community housing associations and providers to examine opportunities and facilitate social and affordable housing developments in Darebin.
<b>4 – Acknowledge a Changing Local Economy</b>	
35	Complete Structure Plans, Strategic Corridor studies and other area-based studies as a means to identify urban renewal sites and precincts and identify opportunities for their renewal, including working with the Office for Housing to facilitate the redevelopment of their housing stock in accordance with the social housing needs of the community.
36	Update MSS via a Planning Scheme amendment to reflect the key strategies outlined in this objective.
37	Amend the Darebin Planning Scheme to give effect to the outcomes of the Darebin Economic Land Use Strategy (DELUS)
38	Support the re-zoning from industrial to residential uses of identified underperforming and non-core industrial-land, in accordance with the recommendations of the Darebin Economic Land Use Strategy (DELUS). This is to be done through the process of a combined planning scheme amendment completed as part of the implementation of the DELUS.
39	Encourage residential development in employment areas to be designed to allow for a mixture of uses on the ground and lower floors to facilitate flexible housing development and land-use conversion over time.

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Priority Action No. / Recommendation	Action / Recommendation
40	Encourage new housing near retail and employment centres and above ground floor level within activity areas.
41	Encourage diverse housing options close to retail and employment centres to cater for the diverse housing needs of the local workforce.
<b>5 – Respond to Climate Change and Environmental Considerations</b>	
42	Update MSS via a Planning Scheme amendment to reflect the key strategies outlined in this objective.
43	Encourage the adaptive reuse of buildings to reduce the amount of waste to landfill and encourage the maintenance of urban heritage.
44	Convene a Darebin Developer Forum as a means to recognise and promote best practice sustainable design and development outcomes in Darebin.
45	Review and amend Council’s local planning policies to strengthen the consideration of ESD and Water Sensitive Design principles and to encourage residential and mixed use proposals to achieve best practice environmentally sustainable development.
46	Advocate to State Government the adoption of the Sustainable Tools for Environmental Performance (STEPS) program by way of amendment to the Victorian Planning Provisions.
47	Support ESD training program for statutory planning and identified Council staff and participation in the Council Alliance for a Sustainable Built Environment (CASBE) as a means to develop Council staff awareness of best practice in sustainable built environment.
48	Ensure STEPS is integrated into Statutory Planning and Planning Scheme amendment processes and that information regarding these tools are readily available to developers and external clients via the Darebin website.
49	Support large developments and discourage underdevelopments on opportunity sites on transport corridors and Substantial Housing Change Areas identified for more intensive development, in accordance with the Darebin Housing Framework Plan, and ensure that the MSS is updated to reinforce this direction.
Recommendation	Investigate the opportunity to provide a reduced car parking rate to opportunity sites on key transport corridors, where it has been determined that the site context can support an on-site car parking reduction.
<b>6 – Respect Heritage, Character and Quality Design Outcomes</b>	
50	Update MSS via Planning Scheme amendment to reflect the key strategies outlined in this objective.
51	Ensure that substantial heritage precincts and those areas recommended for the application of the Neighbourhood Character Overlay in the Neighbourhood Character Study (2007) are included as areas of minimal housing change, as proposed in the Darebin Housing Change Framework Plan.
52	Develop a local heritage policy to guide decisions on demolition of heritage places.
53	Following the introduction of new residential zones, review and amend, if necessary, local policies of the Darebin Planning Scheme to strengthen the consideration of internal and external amenity and site design responsiveness.
54	Encourage new residential developments to integrate with the existing public open space and where possible, to front open space to encourage passive surveillance.
55	Convene a Darebin Developer Forum as a means to recognise and promote innovation in design and high quality urban design and development outcomes in Darebin.
56	Investigate the potential to host the interactive Darebin Housing Strategy Website, or similar site, on an ongoing basis as a means of raising awareness, engaging the community and seeking feedback on housing issues.
Recommendation	Develop a communication strategy that utilises the Darebin Community Newsletter and Darebin website as a means of conveying information and engaging the community on housing issues.
Recommendation	Utilise mayoral speeches and other public Council events as an opportunity to raise awareness of housing issues in the municipality.

## 4 Darebin Planning Scheme

The Planning Scheme is a statutory document that guides and shapes development in Darebin. It includes State Government provisions as well as local policies specific to Darebin and a strategic vision for the municipality.

### 4.4 4.1 State Planning Policy Framework (SPPF)

Every Victorian planning scheme includes the State Planning Policy Framework (SPPF) containing general principles for land use and development in Victoria. Planning authorities and responsible authorities must take these general

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principles and specific policies into account in their integrated decision making process. For the purposes of this assessment the Clauses 11 (Settlement) and 16 (Housing) are potentially relevant.

**4.1.1 Clause 11 Settlement**

Clause 11 (Settlement) of the Planning Policy Framework states that planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to recognise the need for, and as far as practicable contribute towards:

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together. Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services. Associated with Clause 11 are a number of more specific housing related clauses which are summarised in Table 9 below.

**Table 9 – Objectives and Strategies Associated with Clause 11 Settlement**

Clause & Objectives	Strategies
<p><b>11.01-1S Settlement</b></p> <p><b>Objective</b></p> <p>To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.</li> <li>• Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.</li> <li>• Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.</li> <li>• Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.</li> <li>• Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.</li> </ul>

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Clause & Objectives	Strategies
	<ul style="list-style-type: none"> <li>• Create and reinforce settlement boundaries.</li> <li>• Provide for growth in population and development of facilities and services across a regional or sub-regional network.</li> <li>• Plan for development and investment opportunities along existing and planned transport infrastructure.</li> <li>• Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.</li> <li>• Strengthen transport links on national networks for the movement of commodities.</li> <li>• Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:</li> <li>• Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.</li> <li>• Developing settlements that will support resilient communities and their ability to adapt and change.</li> <li>• Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.</li> <li>• Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.</li> <li>• Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.</li> <li>• Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.</li> <li>• Improving transport network connections in and between regional cities, towns and Melbourne.</li> <li>• Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.</li> <li>• Limit urban sprawl and direct growth into existing settlements.</li> <li>• Promote and capitalise on opportunities for urban renewal and infill redevelopment.</li> <li>• Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.</li> <li>• Ensure retail, office-based employment, community facilities and services are concentrated in central locations.</li> <li>• Ensure land that may be required for future urban expansion is not compromised.</li> </ul>
<p><b>11.01-1R Settlement - Metropolitan Melbourne</b></p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.</li> <li>• Focus investment and growth in places of state significance, including:             <ul style="list-style-type: none"> <li>– Metropolitan Melbourne Central City.</li> <li>– National Employment and Innovation Clusters.</li> <li>– Metropolitan Activity Centres.</li> <li>– State-Significant Industrial Precincts.</li> <li>– Transport Gateways.</li> <li>– Health and Education Precincts.</li> <li>– Major Urban-Renewal Precincts.</li> </ul> </li> <li>• Develop a network of activity centres linked by transport; consisting of Metropolitan Activity Centres supported by a network of vibrant major and neighbourhood activity centres of varying size, role and function.</li> <li>• Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.</li> </ul>

4.1.2 Clause 16 Housing

Clause 16 (Housing) of the Planning Policy Framework states that:

- Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
- Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

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- Planning for housing should include the provision of land for affordable housing.

Associated with Clause 16 are a number of more specific housing related clauses which are summarised in Table 10 below.

**Table 10 – Objectives and Strategies Associated with Clause 16.01 Residential Development**

Clause & Objectives	Strategies
<p><b>Clause 16.01-1S Integrated housing</b></p> <p><b>Objective</b></p> <p>To promote a housing market that meets community needs.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.</li> <li>• Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.</li> <li>• Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.</li> <li>• Facilitate the delivery of high quality social housing.</li> </ul>
<p><b>Clause 16.01-1R Integrated housing – Metropolitan Melbourne</b></p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.</li> <li>• Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.</li> </ul>
<p><b>Clause 16.01-2S Location of residential development</b></p> <p><b>Objective</b></p> <p>To locate new housing in designated locations that offer good access to jobs, services and transport.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.</li> <li>• Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.</li> <li>• Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.</li> <li>• Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.</li> <li>• Identify opportunities for increased residential densities to help consolidate urban areas.</li> </ul>
<p><b>Clause 16.01-2R Housing opportunity areas - Metropolitan Melbourne</b></p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.</li> <li>• Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:                             <ul style="list-style-type: none"> <li>• In and around the Central City.</li> <li>• Urban-renewal precincts and sites.</li> <li>• Areas for residential growth.</li> <li>• Areas for greyfield renewal, particularly through opportunities for land consolidation.</li> <li>• Areas designated as National Employment and Innovation Clusters.</li> <li>• Metropolitan activity centres and major activity centres.</li> <li>• Neighbourhood activity centres - especially those with good public transport connections.</li> <li>• Areas near existing and proposed railway stations that can support transit-oriented development.</li> </ul> </li> <li>• Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.</li> <li>• Direct new housing to areas with appropriate infrastructure.</li> </ul>
<p><b>16.01-3S Housing diversity</b></p> <p><b>Objective</b></p> <p>To provide for a range of housing types to meet diverse needs.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Ensure housing stock matches changing demand by widening housing choice.</li> <li>• Facilitate diverse housing that offers choice and meets changing household needs through:</li> </ul>

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Clause & Objectives	Strategies
	<ul style="list-style-type: none"> <li>– A mix of housing types.</li> <li>– Adaptable internal dwelling design.</li> <li>– Universal design.</li> <li>– Encourage the development of well-designed medium-density housing that:                             <ul style="list-style-type: none"> <li>– Respects the neighbourhood character.</li> <li>– Improves housing choice.</li> <li>– Makes better use of existing infrastructure.</li> <li>– Improves energy efficiency of housing.</li> </ul> </li> <li>• Support opportunities for a range of income groups to choose housing in well-served locations.</li> <li>• Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.</li> </ul>
<p><b>Clause 16.01-3R Housing diversity - Metropolitan Melbourne</b></p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Create mixed-use neighbourhoods at varying densities that offer more choice in housing.</li> </ul>
<p><b>Clause 16.01-4S Housing affordability</b></p> <p><b>Objective</b></p> <p>To deliver more affordable housing closer to jobs, transport and services.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Improve housing affordability by:                             <ul style="list-style-type: none"> <li>– Ensuring land supply continues to be sufficient to meet demand.</li> <li>– Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.</li> <li>– Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.</li> <li>– Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.</li> </ul> </li> <li>• Increase the supply of well-located affordable housing by:                             <ul style="list-style-type: none"> <li>– Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.</li> <li>– Ensuring the redevelopment and renewal of public housing stock better meets community needs.</li> </ul> </li> <li>• Facilitate the delivery of social housing by identifying surplus government land suitable for housing.</li> </ul>
<p><b>Clause 16.01-6S Community care accommodation</b></p> <p><b>Objective</b></p> <p>To facilitate the establishment of community care accommodation and support their location being kept confidential.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation that accommodates no more than 20 clients and that is funded by, or conducted by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.</li> <li>• Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.</li> </ul>
<p><b>Clause 16.01-7S Residential aged care facilities</b></p> <p><b>Objective</b></p> <p>To facilitate the development of well-designed and appropriately located residential aged care facilities.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.</li> <li>• Recognise that residential aged care facilities are different to dwellings in their purpose and function and will have a different built form (including height, scale and mass).</li> <li>• Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.</li> <li>• Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.</li> <li>• Encourage planning for housing that:                             <ul style="list-style-type: none"> <li>– Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.</li> <li>– Enables older people to live in appropriate housing in their local community.</li> </ul> </li> <li>• Provide for a mix of housing for older people with appropriate access to care and support services.</li> <li>• Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.</li> <li>• Ensure that residential aged care facilities are designed to respond to the site and its context.</li> <li>• Promote a high standard of urban design and architecture in residential aged care facilities.</li> </ul>

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#### 4.5 4.2 Local Planning Policy Framework (SPPF)

##### 4.2.1 Clause 21.03 Housing

This Clause provides local content to support Clause 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

Clause 21.03-1 includes a 'Strategic Housing Framework Plan' (shown in Figure 2 on the following page with the location of the subject site included) which illustrates the directions for residential land use and development in Darebin as set by the *Darebin Housing Strategy 2013(Revised 2015)*. This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas.

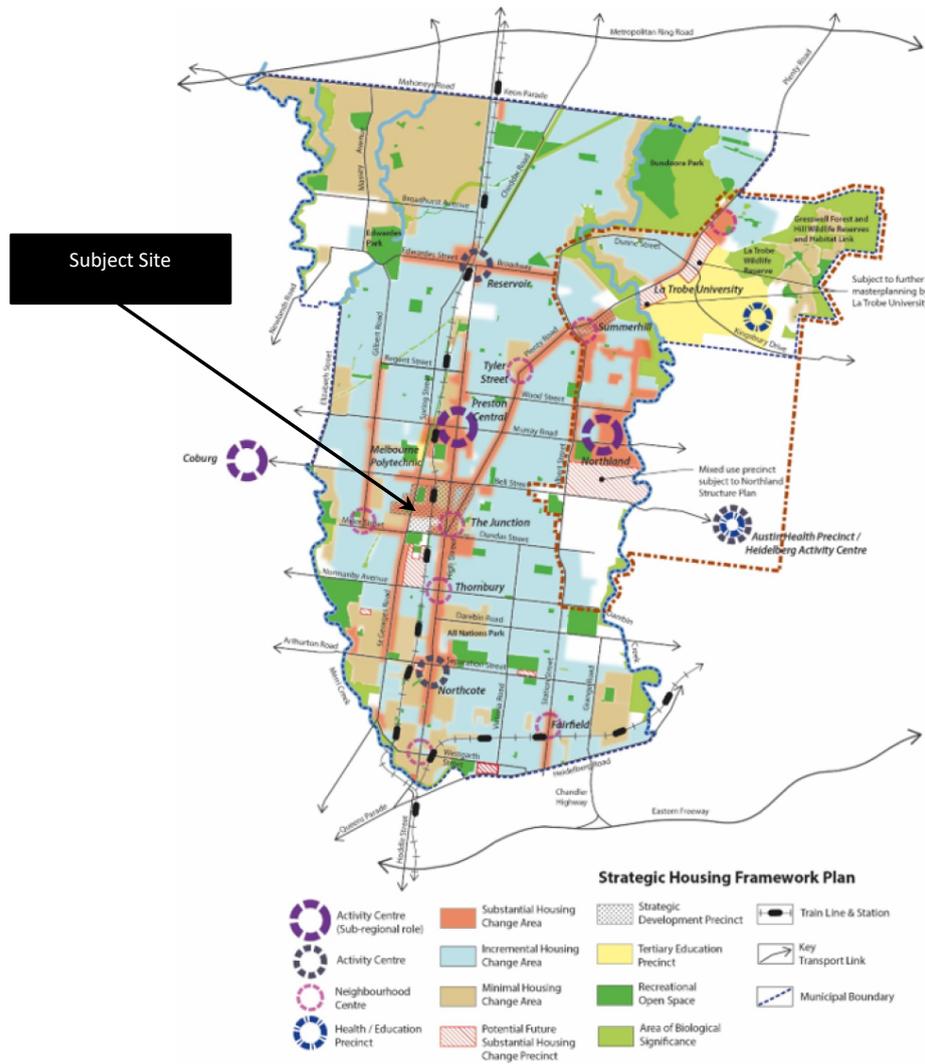
The framework plan identifies activity centres, and strategic corridors and redevelopment precincts such as The Junction – South Preston, High Street, Plenty Road, St Georges Road, Bell Street and areas within the La Trobe National Employment Cluster as having the capacity to accommodate residential uses at a range of densities.

The framework plan also identifies "Housing Change Areas", which apply to all land in the municipality that currently has a zoning that permits residential uses. These housing change areas are:

1. **Minimal Housing Change:** Residential areas that have a limited capacity to accommodate future residential development. Minimal Change Areas do not prohibit all residential development, but seek to allow a modest level of development that respects the type, scale and character of the area.
2. **Incremental Housing Change:** Residential and commercial areas that have the capacity to accommodate a moderate level of residential development over time. It is expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated.
3. **Substantial Housing Change:** Residential, commercial and designated activity centres that have the capacity to accommodate substantial residential development over time. Substantial Change Areas will support increased residential densities and increased housing diversity. It is expected that the character of these areas will change substantially in the future.
4. **Strategic Opportunity Sites:** Strategic Opportunity Sites are sites that possess characteristics that make them suitable for residential and/or mixed use redevelopment at increased densities.

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**Figure 2 – Subject Site Location in the Context of the Strategic Housing Framework Plan**



Source: Darebin Planning Scheme - Clause 21.03-1 Strategic Housing Framework Plan

As shown in Figure 2 above, the subject site is located in both a Substantial Housing Change Area and Strategic Development Precinct and is located close to a train station (Bell Station) and The Junction Neighbourhood Centre. Associated with Clause 21.03 are a number of more specific housing related clauses, objectives and strategies which are summarised in Table 11 below.

**Table 11 – Objectives and Strategies Associated with Clause 21.03**

Clause & Objectives	Strategies
<p><b>21.03-2 Housing Development</b></p> <p><b>Objective 1 – Housing Provision</b></p> <p>To facilitate housing development that has an appropriate scale and intensity in locations across the municipality.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>Encourage housing development in accordance with the Strategic Housing Framework Plan as follows:                             <ul style="list-style-type: none"> <li>In Minimal Housing Change Areas, encourage housing development that is consistent with the type, scale, style and prevailing character of the area and allows for minimal housing growth and change over time</li> </ul> </li> </ul>

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Clause & Objectives	Strategies
	<ul style="list-style-type: none"> <li>– In Incremental Housing Change Areas, encourage housing development and diversity that is generally consistent with the character of the area and responsive to varying local conditions, allowing for moderate housing growth and diversification over time</li> <li>– In Substantial Housing Change Areas, encourage a variety of housing typologies at increased densities and to discourage underdevelopment, with the scale of development appropriate to precinct characteristics and context as identified by a structure plan or adopted policy of Council, and generally in accordance with the hierarchy of residential growth identified at Clause 21.03-1</li> <li>– On Strategic Opportunity Sites, encourage housing development at increased densities and discourage underdevelopment, with the scale and style of development responsive to location and context.</li> <li>• Ensure that the design of development at interfaces between Substantial Change and Incremental or Minimal Change Areas, or between Incremental and Minimal Change Areas, provides a sensitive transition, with particular consideration given to:             <ul style="list-style-type: none"> <li>– Design and layout which avoids unreasonable amenity impacts on adjoining sensitive residential interfaces due to overshadowing, loss of privacy and unreasonable visual intrusion</li> <li>– Site orientation, layout and topography in determining the appropriate built form envelope and in assessing the impact of proposed development on adjoining amenity</li> <li>– Sympathetic response to the identified values of any adjoining heritage overlays.</li> </ul> </li> </ul>
<p><b>Objective 2 – Housing Density</b></p> <p>To achieve higher density housing outcomes in identified locations to accommodate Darebin’s projected population growth.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Support a diversity of housing types, sizes, designs and configurations and support redevelopment at higher overall densities in Substantial Housing Change Areas and on Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.</li> <li>• Discourage underdevelopment of areas that are identified as Substantial Housing Change Areas and on Strategic Opportunity Sites.</li> <li>• Encourage lot consolidation in Substantial Housing Change Areas, to facilitate increased densities, efficient use of land and to facilitate sustainable design outcomes.</li> <li>• Support low scale medium density housing development that respects existing neighbourhood character in Incremental Housing Change Areas, particularly in areas that are in proximity to shops, facilities, services and transport.</li> <li>• Encourage housing development in the Preston Central, Northland East Preston, Northcote and Reservoir Activity Centres in accordance with Structure Plans and related zone and overlay provisions in this Planning Scheme.</li> <li>• Encourage intensive and innovative housing development to locate within or in proximity to activity centres and in strategic redevelopment precincts such as The Junction – South Preston, Summerhill Village and Oakover Village, in accordance with adopted Structure Plans and precinct plans.</li> <li>• Encourage apartment development in the Northland residential neighbourhood precinct which extends from Murray Road in the Northland East Preston Activity Centre to (and including) Summerhill Road and between the Albert Street corridor and the Darebin Creek.</li> <li>• Encourage new housing near retail and employment precincts and above ground floor level within these precincts.</li> <li>• Encourage greater housing densities and mixed use development along High Street, Plenty Road, St Georges Road and Bell Street.</li> <li>• Encourage multi-level, mixed use developments that incorporate contemporary designs, providing interesting architectural forms and creative urban design responses, including the development of landmark buildings that contribute to the distinctiveness and positive image of Darebin.</li> <li>• Ensure new housing is located so as to allow pedestrian access to local services, employment and facilities, including commercial areas.</li> </ul>
<p><b>Objective 3 – Residential Amenity</b></p> <p>To facilitate residential and mixed use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Require a high standard of design (including architectural quality and environmentally sustainable design) be achieved in residential and mixed use developments through the use of design and development overlays, urban design frameworks, development plans and local policies as appropriate.</li> <li>• Ensure non-residential use and developments in residential zones are designed to minimise negative amenity impacts on the surrounding residential neighbourhood.</li> <li>• Ensure mixed use developments are designed to provide adequate amenity to residences on the site, minimising the need for screening and limiting unreasonable negative amenity impacts on surrounding residential uses.</li> <li>• Ensure that housing development within and adjoining retail and employment areas is designed to minimise the potential for conflict between commercial and residential uses, including noise and operational considerations.</li> <li>• Support the consolidation of retail and employment activities within activity centres.</li> </ul>
<p><b>Clause 21.03-3 Housing Diversity and Equity</b></p>	

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Clause & Objectives	Strategies
<p><b>Objective 1 – Increase Diversity</b></p> <p>To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Support a diversity of housing types, sizes, designs and configurations in areas identified for Substantial Housing Change and Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.</li> <li>• Promote the consolidation of lots, particularly in Substantial Housing Change areas, to enable developments that can accommodate a greater diversity of housing types.</li> <li>• Encourage new residential apartment developments to include a mix of one, two and three bedroom dwellings in a variety of configurations to cater for a variety of household sizes and types.</li> <li>• Encourage the development of a variety of forms of medium density housing, including villa style housing, townhouses and low scale apartment developments in appropriate locations.</li> </ul>
<p><b>Objective 2 – Aged Care Accommodation</b></p> <p>To encourage the provision of accessible and appropriate housing and accommodation for elderly residents.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Encourage and facilitate the provision of different types of aged care accommodation and facilities in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.</li> <li>• Provide adequate standards of building access to and within multi-level developments especially for the elderly and people with limited mobility.</li> <li>• Encourage the provision of housing that meets or is adaptable to meet the needs of residents with limited mobility and residents ageing in place.</li> <li>• Encourage aged care accommodation to develop in locations of high accessibility including activity centres and locations with convenient access to public transport.</li> </ul>
<p><b>Objective 3 – Student Accommodation</b></p> <p>To encourage the provision of appropriately located student accommodation.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Encourage and facilitate the provision of different types of student accommodation in areas identified for Substantial and Incremental Housing Change in the Strategic Housing Framework Plan.</li> <li>• Encourage major educational institutions to develop on-site student accommodation.</li> <li>• Encourage student accommodation in locations accessible to public transport and within walking distance to La Trobe University and Melbourne Polytechnic.</li> </ul>
<p><b>Objective 4 – Affordable and Social Housing</b></p> <p>To increase the supply of affordable and social housing.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan.</li> <li>• Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities.</li> <li>• Facilitate the provision of affordable housing in terms of purchase price as well as lower ongoing operational costs, by promoting housing growth in areas with good access to services and public transport and encouraging best practice environmentally sustainable housing design to minimise ongoing utility costs.</li> <li>• Support Council-led initiatives that partner with the community housing sector to develop surplus Council land for social housing projects.</li> </ul>
<p><b>Clause 21.03-4 Character</b></p> <p><b>Objective</b></p> <p>To facilitate the development of well-designed and appropriately located residential aged care facilities.</p>	<p><b>Strategies</b></p> <ul style="list-style-type: none"> <li>• Recognise the varied and distinctive qualities of residential neighbourhoods in Darebin.</li> <li>• Ensure Darebin’s ability to meet its housing needs in activity centres, substantial Change Areas and on Strategic Opportunity Sites is not compromised by the protection of neighbourhood character.</li> </ul>

Table 12 on the following page summarises how the proposed Village Bell development is consistent with and supports these key housing policies and strategies.

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**Table 12 - Consistency with and Support for Key Housing Policies and Strategies**

Policy / Strategy	Actions / Recommendations Consistent with / Supported by Village bell
<p><b>Plan Melbourne 2017-2050</b></p>	<p>The Village Bell development is consistent with and supports key Outcome 02 of Plan Melbourne (Melbourne provides housing choice in locations close to jobs and services) in the following ways:</p> <ul style="list-style-type: none"> <li>• Manage the supply of new housing in the right locations to meet population growth and create a sustainable city (Direction 2.1);</li> <li>• Deliver more housing closer to jobs and public transport (Direction 2.2);</li> <li>• Increase the supply of social and affordable housing (Direction 2.3); and</li> <li>• Provide greater choice and diversity of housing (Direction 2.5).</li> </ul>
<p><b>Homes for Victorians (2017)</b></p>	<p>The Village Bell development supports the Victorian Government’s response to the housing affordability crisis by:</p> <ul style="list-style-type: none"> <li>• Supporting people to buy their own home;</li> <li>• Promoting stability and affordability for renters; and</li> <li>• Increasing and renewing social housing stock.</li> </ul>
<p><b>Darebin Housing Strategy 2013 (Revised 2015)</b></p>	<p>The Village Bell development is consistent with and supports a large number of the actions and recommendations of the Darebin Housing Strategy including:</p> <p>Plan for growth</p> <ul style="list-style-type: none"> <li>• Action 3 Support and facilitate a diverse range of housing types at increased densities and discourage underdevelopment in areas and sites identified as being suitable to accommodate substantial residential growth, in accordance with the Darebin Housing Change Framework Plan.</li> </ul> <p>Address Changing Demographics and Diverse Housing Needs</p> <ul style="list-style-type: none"> <li>• Action 15 Encourage a diversity of dwelling types in identified Substantial Change Areas.</li> <li>• Action 16 Determine priority sites from the identified Strategic Opportunity Sites for development facilitation purposes to achieve a diverse range of housing stock.</li> <li>• Action 17 Prepare and apply Development Plan Overlays (DPO) to priority strategic opportunity sites and include a requirement to provide a diversity of dwelling types and sizes, and where identified, to be designed to allow for a mixture of uses on the ground floor to facilitate adaptability and conversion over time.</li> <li>• Action 18 Encourage residential aged care accommodation and other forms of diverse housing suitable for the elderly in identified Substantial and Incremental Change Areas.</li> <li>• Action 23 Develop staff and developer skills with regard to universal design principles requirements of the Disability Discrimination Act, 1992.</li> </ul> <p>Address Housing Affordability and Social Housing Needs</p> <ul style="list-style-type: none"> <li>• Action 28 Encourage the provision of affordable housing development in identified Substantial Housing Change Areas.</li> <li>• Action 30 Investigate options for specifying affordable housing as a component of larger developments. Threshold for determining developments could commence with proposals that will result in more than fifteen or more dwellings on a lot, and be monitored over time to ensure efficacy in the delivery of affordable housing outcomes.</li> <li>• Action 34 Convene a Darebin Developer Forum for private and not-for-profit developers as a means to promote the benefits of social housing investment and opportunities for the provision of affordable housing in Darebin.</li> <li>• Recommendation - Work with the local area Office for Housing and social housing providers through the Darebin Housing Advisory Committee (DHAC) to advocate for the enhancement and refurbishment of existing public housing in Darebin and to ensure that whenever possible, yield will be increased.</li> <li>• Recommendation - Maintain an ongoing partnership and dialogue with community housing associations and providers to examine opportunities and facilitate social and affordable housing developments in Darebin.</li> </ul> <p>Acknowledge a Changing Local Economy</p> <ul style="list-style-type: none"> <li>• Action 35 Complete Structure Plans, Strategic Corridor studies and other area-based studies as a means to identify urban renewal sites and precincts and identify opportunities for their renewal, including working with the Office for Housing to facilitate the redevelopment of their housing stock in accordance with the social housing needs of the community.</li> <li>• Action 41 Encourage diverse housing options close to retail and employment centres to cater for the diverse housing needs of the local workforce.</li> </ul> <p>Respond to Climate Change and Environmental Considerations</p> <ul style="list-style-type: none"> <li>• Action 45 Review and amend Council’s local planning policies to strengthen the consideration of ESD and Water Sensitive Design principles and to encourage residential and mixed use proposals to achieve best practice environmentally sustainable development.</li> </ul>

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Policy / Strategy	Actions / Recommendations Consistent with / Supported by Village bell
	<ul style="list-style-type: none"> <li>Action 49 Support large developments and discourage underdevelopments on opportunity sites on transport corridors and Substantial Housing Change Areas identified for more intensive development, in accordance with the Darebin Housing Framework Plan, and ensure that the MSS is updated to reinforce this direction.</li> </ul>
<b>Darebin Planning Scheme</b>	The Village Bell development supports many of the housing objectives and strategies contained within the Darebin Planning Scheme including:
<b>State Planning Policy Framework</b>	
<b>Clause 11 Settlement</b>	<ul style="list-style-type: none"> <li>Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.</li> <li>Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.</li> <li>Promote and capitalise on opportunities for urban renewal and infill redevelopment.</li> <li>Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.</li> </ul>
11.01-1R Settlement - Metropolitan Melbourne	<ul style="list-style-type: none"> <li>Focus investment and growth in places of state significance, including Major Urban-Renewal Precincts.</li> <li>Create mixed-use neighbourhoods at varying densities, including through the development of urban-renewal precincts, that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.</li> </ul>
<b>Clause 16.01-1S Integrated housing</b>	<ul style="list-style-type: none"> <li>Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.</li> <li>Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.</li> <li>Facilitate the delivery of high quality social housing.</li> </ul>
16.01-1R Integrated housing – Metropolitan Melbourne	<ul style="list-style-type: none"> <li>Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.</li> </ul>
16.01-2S Location of residential development	<ul style="list-style-type: none"> <li>Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.</li> <li>Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.</li> <li>Facilitate residential development that is cost effective in infrastructure provision and use, energy efficient, water efficient and encourages public transport use.</li> <li>Identify opportunities for increased residential densities to help consolidate urban areas.</li> </ul>
16.01-2R Housing opportunity areas - Metropolitan Melbourne	<ul style="list-style-type: none"> <li>Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.</li> <li>Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:                             <ul style="list-style-type: none"> <li>Urban-renewal precincts and sites.</li> <li>Areas near existing and proposed railway stations that can support transit-oriented development.</li> </ul> </li> <li>Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.</li> </ul>
16.01-3S Housing diversity	<ul style="list-style-type: none"> <li>Ensure housing stock matches changing demand by widening housing choice.</li> <li>Facilitate diverse housing that offers choice and meets changing household needs through:                             <ul style="list-style-type: none"> <li>A mix of housing types.</li> <li>Adaptable internal dwelling design.</li> <li>Universal design.</li> </ul> </li> <li>Encourage the development of well-designed medium-density housing that:                             <ul style="list-style-type: none"> <li>Respects the neighbourhood character.</li> <li>Improves housing choice.</li> <li>Makes better use of existing infrastructure.</li> <li>Improves energy efficiency of housing.</li> </ul> </li> <li>Support opportunities for a range of income groups to choose housing in well-serviced locations.</li> <li>Ensure planning for growth areas provides for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.</li> </ul>
16.01-3R Housing diversity - Metropolitan Melbourne	<ul style="list-style-type: none"> <li>Create mixed-use neighbourhoods at varying densities that offer more choice in housing.</li> </ul>
16.01-4S Housing affordability	<ul style="list-style-type: none"> <li>Improve housing affordability by:                             <ul style="list-style-type: none"> <li>Ensuring land supply continues to be sufficient to meet demand.</li> </ul> </li> </ul>

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Village Bell Development Plan – Preston (Oakover & Stokes/Penola)  
**Housing Diversity Report**

Policy / Strategy	Actions / Recommendations Consistent with / Supported by Village bell
	<ul style="list-style-type: none"> <li>– Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.</li> <li>– Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.</li> <li>– Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.</li> <li>• Increase the supply of well-located affordable housing by:               <ul style="list-style-type: none"> <li>– Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.</li> <li>– Ensuring the redevelopment and renewal of public housing stock better meets community needs.</li> </ul> </li> <li>• Facilitate the delivery of social housing by identifying surplus government land suitable for housing.</li> </ul>
<b>Local Planning Policy Framework</b>	
<b>21.03-2 Housing Development</b>  Objective 1 – Housing Provision	<ul style="list-style-type: none"> <li>• Encourage housing development in accordance with the Strategic Housing Framework Plan as follows:</li> <li>• In Substantial Housing Change Areas, encourage a variety of housing typologies at increased densities and to discourage underdevelopment, with the scale of development appropriate to precinct characteristics and context as identified by a structure plan or adopted policy of Council, and generally in accordance with the hierarchy of residential growth identified at Clause 21.03-1</li> <li>• On Strategic Opportunity Sites, encourage housing development at increased densities and discourage underdevelopment, with the scale and style of development responsive to location and context.</li> </ul>
Objective 2 – Housing Density	<ul style="list-style-type: none"> <li>• Support a diversity of housing types, sizes, designs and configurations and support redevelopment at higher overall densities in Substantial Housing Change Areas and on Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.</li> <li>• Discourage underdevelopment of areas that are identified as Substantial Housing Change Areas and on Strategic Opportunity Sites.</li> <li>• Encourage lot consolidation in Substantial Housing Change Areas, to facilitate increased densities, efficient use of land and to facilitate sustainable design outcomes.</li> <li>• Encourage intensive and innovative housing development to locate within or in proximity to activity centres and in strategic redevelopment precincts such as The Junction – South Preston, Summerhill Village and Oakover Village, in accordance with adopted Structure Plans and precinct plans.</li> <li>• Encourage greater housing densities and mixed use development along High Street, Plenty Road, St Georges Road and Bell Street.</li> </ul>
Objective 3 – Residential Amenity	<ul style="list-style-type: none"> <li>• Ensure mixed use developments are designed to provide adequate amenity to residences on the site, minimising the need for screening and limiting unreasonable negative amenity impacts on surrounding residential uses.</li> </ul>
<b>Clause 21.03-3 Housing Diversity and Equity</b>  Objective 1 – Increase Diversity  Objective 2 – Aged Care Accommodation  Objective 4 – Affordable and Social Housing	<ul style="list-style-type: none"> <li>• Support a diversity of housing types, sizes, designs and configurations in areas identified for Substantial Housing Change and Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.</li> <li>• Promote the consolidation of lots, particularly in Substantial Housing Change areas, to enable developments that can accommodate a greater diversity of housing types.</li> <li>• Encourage new residential apartment developments to include a mix of one, two and three bedroom dwellings in a variety of configurations to cater for a variety of household sizes and types.</li> <li>• Encourage the development of a variety of forms of medium density housing, including villa style housing, townhouses and low scale apartment developments in appropriate locations.</li> <li>• Provide adequate standards of building access to and within multi-level developments especially for the elderly and people with limited mobility.</li> <li>• Encourage the provision of housing that meets or is adaptable to meet the needs of residents with limited mobility and residents ageing in place.</li> <li>• Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan.</li> <li>• Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities.</li> <li>• Facilitate the provision of affordable housing in terms of purchase price as well as lower ongoing operational costs, by promoting housing growth in areas with good access to services and public transport and encouraging best practice environmentally sustainable housing design to minimise ongoing utility costs.</li> </ul>

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