

Housing



The Opportunity

Greater Dandenong will evolve into a vibrant, diverse community with a wide range of housing options to meet the needs of residents. By fostering an inclusive housing market, we can attract a diverse population, support economic growth and create a more dynamic and sustainable urban environment.

Council is committed to becoming a net zero city and integrating sustainable initiatives into addressing housing affordability.

Among renters in Greater Dandenong, 21% of families live in acute financial hardship, compared to 16% across Victoria.



How you can help us

Fund a pilot program requiring 10% affordable housing in all new developments.

- This would be modelled after successful initiatives like the West Melbourne Structure Plan.
- This will ensure a mix of housing options, making Dandenong more inclusive and appealing to a diverse range of residents, including students and key workers.

Utilise public owned land to drive housing diversity in Central Dandenong.

- This approach will allow for the development of a range of housing types, including affordable and student housing as well as workers accommodation, and support broader urban renewal efforts in the area.

How the community will benefit:

Over the past forty years, the increases in housing prices in the area have outstripped growth in incomes for Greater Dandenong residents. The proportion of affordable rental properties for low-income earners has declined to just 6% in 2023.

By developing inclusive and affordable housing options in Greater Dandenong, Council will encourage economic growth, as well as become a place to call home for more Victorians.

Housing continued



The Opportunity

To develop an innovative and sustainable housing initiative on council-owned car park land. This project aims to address the urgent need for affordable housing within our community by transforming underutilised council-owned car park sites. Council proposes to reimagine the council-owned car park at 32-34 Warwick Avenue by constructing an underground parking facility, which will allow the surface space to be utilised for residential development.

Among renters in Greater Dandenong, **21% of families live in acute financial hardship, compared to 16% across Victoria.**



How you can help us

To move this project forward, the Council is requesting **\$5 million in federal funding** to cover the upfront costs of constructing the underground parking structure. This financial support is essential to enabling the Council to deliver critically needed housing without compromising existing infrastructure.

Utilise Council owned land to drive housing diversity in Springvale.

This approach maximises land use efficiency, enabling the Council to provide much-needed housing while still meeting local parking needs. The proposed redevelopment would create a mix of affordable and market-rate housing units through a public-private partnership model.

How the community will benefit:

Housing Provision: The site has the potential to accommodate approximately 50 dwellings, including designated affordable housing, directly addressing housing shortages in the area.

Enhanced Land Use Efficiency: Moving parking underground and utilising the surface for residential purposes maximises land use, making efficient use of limited urban space.

Economic and Social Impact: This project will contribute to community growth, local job creation, and urban sustainability, serving as a model for similar urban housing initiatives.