

Draft Greater Dandenong  
**HOUSING STRATEGY**

**2014-24**

Summary Document









# Message from the Housing Strategy Steering Group Councillors

Council recognises that residents of Greater Dandenong expect and desire high-quality, affordable housing. For many of our residents, this is not an easy feat, as many households are struggling to access appropriate housing that meets their needs. The need to improve housing choice for all residents and support residents experiencing housing stress has prompted us to steer the development of Greater Dandenong's first housing strategy.

Many of the housing challenges facing Greater Dandenong are common across Melbourne. For instance, all councils are working to direct housing growth to appropriate locations, to increase housing choice, to enhance the liveability and amenity of residential areas, to improve the quality and design of housing and to provide housing options that meet the needs of Melbourne's ageing population.

Greater Dandenong enjoys more affordable housing than the rest of metropolitan Melbourne, but at the same time has higher levels of housing stress and disadvantage. It is this complex housing issue that sets us apart from other municipalities.

On the one hand, we need to support our vulnerable residents who are struggling to access affordable and appropriate housing. Housing affordability in Greater Dandenong is declining and highlights the need for local intervention if

we are going to ensure an ongoing supply of affordable housing for our community.

On the other, we need to attract greater levels of investment in the housing market, support housing for a broader range of income earners and embark on initiatives that will turn Greater Dandenong into a favoured "residential destination" for residents, developers and investors.

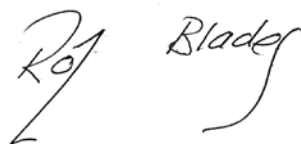
We are pleased to present the *Draft Greater Dandenong Housing Strategy*, which outlines Council's proposed response to these housing challenges.

The draft strategy builds on Council's existing housing related activities. It also steers Council in a new direction to play a greater role in the housing market to facilitate housing outcomes that meet the needs of our community and contributes to the revitalisation of Greater Dandenong. This will involve partnerships with housing associations, developers and the State Government to help deliver the housing that our community needs and expects.

The draft strategy has been informed by extensive community consultation and research. We are now conducting our third stage of community consultation and are seeking your feedback on this important document, which has the potential to shape our community for years to come.



Mayor,  
**Jim Memeti**



Councillor,  
**Roz Blades**





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## What is the Draft Greater Dandenong Housing Strategy?

The *Draft Greater Dandenong Housing Strategy 2014-24* provides Greater Dandenong with the policy framework and direction to plan for the sustainable supply of housing. This will ensure the current and future housing needs of Greater Dandenong residents are met.

## What is Council's Housing Vision for the future?

The City of Greater Dandenong will foster a strong housing market that meets the community's diverse and changing needs, contributes to the revitalisation of the municipality, directs housing growth to appropriate locations and delivers housing that enables all Greater Dandenong residents to access a range of affordable, sustainable and well-designed housing products and services.

## What is the purpose of this document?

Council is currently seeking community and stakeholder feedback on the *Draft Greater Dandenong Housing Strategy*.

The purpose of this document is to summarise the key elements of the *Draft Greater Dandenong Housing Strategy for the community*.

All feedback will be considered in the final version of the strategy, which will be submitted for Council for adoption in early 2015.

A full version of the *Draft Greater Dandenong Housing Strategy* is available on the City of Greater Dandenong website at [www.greaterdandenong.com/housingstrategy](http://www.greaterdandenong.com/housingstrategy). To find out more about the housing challenges facing Greater Dandenong or Council's proposed response to these issues, please review the unabridged version of the draft strategy.

## We need your input

We want to know your views on the *Draft Greater Dandenong Housing Strategy*.

- Do you agree with Council's Draft Housing Vision?  
If not, what would your vision be?
- What do you like about the *Draft Greater Dandenong Housing Strategy*?
- What else should the *Draft Greater Dandenong Housing Strategy* take into consideration?
- Do you have any other comments?



# How to comment

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**Please send your written feedback to Council by:**

**Mail:**

Greater Dandenong Draft Housing Strategy  
PO Box 200  
Dandenong VIC 3175

**Email:**

housingstrategy@cgd.vic.gov.au

**Hand:**

Any of Council's customer service centres or at the information drop-in sessions.

**Telephone:**

Call Council's Strategic Planning Team on 8571 1000

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You can comment on the *Draft Greater Dandenong Housing Strategy* by preparing a written submission or by completing a feedback form available from Council's Customer Service Centres or Council's website at: [www.greaterdandenong.com/housingstrategy](http://www.greaterdandenong.com/housingstrategy)

The project team will be available to receive your feedback and answer your questions about the *Draft Greater Dandenong Housing Strategy* at the following times:

**An Information Stall at the Dandenong Market**

- 10am – 1pm Sunday 22 June  
Corner of Clow and Cleeland Street, Dandenong.

**Information Drop-in Sessions:**

- 4.30pm – 6pm, Tuesday 24 June,  
18-34 Paddy O'Donoghue Centre, Buckley Street, Noble Park
- 6.30pm – 8pm, Tuesday 24 June  
Springvale Senior Citizens Centre, 3 The Crescent, Springvale
- 6pm – 8pm, Thursday 26 June  
Dandenong Civic Centre, 225 Lonsdale Street, Dandenong .

Opportunities for comment will close at 5pm on 18 July 2014.

Council will consider all submissions and feedback before finalising the strategy.

## Find out more

You can find out more by attending one of the information drop-in sessions noted above, reading the full strategy document on Council's website or calling Council's Strategic Planning team on 8571 1000.

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## Council is also reviewing the planning rules and guidelines for residential development around major shopping centres:

Council would like to know what you think about different types of housing (such as apartment buildings and townhouses) and how you think Council can improve the quality of new housing development. Council has prepared maps for the residential areas around the Dandenong, Noble Park and Springvale shopping centres showing what type of housing could be built in the future. Your feedback will help Council improve the residential planning rules and guidelines.

For more information please see Council's website at [www.greaterdandenong.com/residentialplanningzones](http://www.greaterdandenong.com/residentialplanningzones) or call Council's Strategic Planning Team on **8571 1000**.

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## Why does Council need a housing strategy?

Traditionally, the City of Greater Dandenong has not played an active role in the local housing market.

A local housing strategy enables Council to respond to local housing issues, address the policy requirements of the Victorian Government and support engagement with key stakeholders (such as developers, the community, government agencies and community housing sector) on all housing related matters.

The development of a local housing strategy is identified as a key outcome of the Council Plan 2013-2017. Developing the draft strategy gives Council the opportunity to review and collate all of its existing housing policies, objectives and priorities into a single comprehensive strategy and to reconsider how Council can influence housing outcomes.

At a metropolitan planning level, the *State Planning Policy Framework and Plan Melbourne* support the development of local housing strategies to identify and plan for expected housing needs and improve housing choice.





# How did Council develop the draft strategy?

A Housing Strategy Steering Group made up of Councillors and Council staff was established in January 2012 to provide strategic advice and oversight for the development of the housing strategy.

An extensive research and consultation program has guided the development of the draft strategy, involving local developers, housing associations, government agencies, local residents and local community services.

Community feedback and local housing research has been integral in the development of the *Draft Greater Dandenong Housing Strategy*. Council has undertaken two stages of consultation to identify the key housing challenges facing the community and Council's role in the housing market.

Council is currently conducting a third stage of community consultation to receive community feedback on the *Draft Greater Dandenong Housing Strategy*.

Figure 1: Project Stage and Completion Date





## What is Council's housing vision for the future?

The City of Greater Dandenong will foster a strong housing market that meets the community's diverse and changing needs, contributes to the revitalisation of the municipality, directs housing growth to appropriate locations and delivers housing that enables all Greater Dandenong residents to access a range of affordable, sustainable and well-designed housing products and services.



**Do you agree  
with Council's  
draft Housing  
vision?**



# Key principles of the Draft Housing Strategy

## Addressing more than just housing

Access to secure, appropriate, affordable and well-designed housing is an important source of financial stability and contributes to the social, economic and environmental wellbeing of the community.

Council takes a comprehensive view of housing, acknowledging that it is affected by, and influences, other aspects of people's lives, such as employment, education, family type, income, demographics, lifestyle and car ownership.

A strong housing market will promote a resilient economy, foster community wellbeing, contribute to the revitalisation of activity centres and consolidate central Dandenong as the regional capital of the south-east.

## Council's role in the market

Local government has a key role to play in addressing the gap between housing need and affordability. Council can use planning controls, land use policies, design guidelines and other tools to support the housing needs of local residents.

## Integrated planning

The draft strategy represents a whole-of-Council response to housing issues within Greater Dandenong, recognising that all areas of Council play a role in influencing housing outcomes or managing the effects of housing. The Strategy identifies approaches to coordinate planning across Council departments.

## Innovative and pioneering

Council will seek opportunities to partner with government, the private sector and the community housing sector to support projects that contribute to the balanced

outcomes of this strategy. Council will demonstrate leadership and innovation by contributing to housing outcomes through development facilitation and direct capital or asset investment.

## Directing population growth

Council is committed to implementing State Government policy that aims to increase residential densities near and within activity centres and protect areas of well-defined and valued neighbourhood character. This Strategy builds on Council's existing Neighbourhood Character Study (2007) and Residential Development and Neighbourhood Character Policy (Clause 22.09) to outline the policy basis for managing future housing growth and change

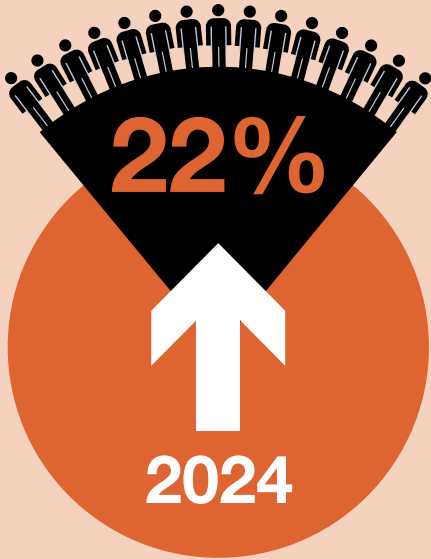
## A balanced approach to urban renewal and housing affordability

Council recognises that a range of housing options are required to address the current and future housing needs of our community. This includes planning and making provision for housing to support low-income households while also encouraging middle- as well as upper-income households to live in Greater Dandenong. This can only be achieved through close cooperation between Council, the State Government and the private and community housing sectors.

Council seeks to expand opportunities for housing investment in Greater Dandenong, while ensuring that housing remains available to those on low or supported incomes. In this way, the community's social mix remains diverse, activity centres are reinvigorated, the economic wellbeing of Greater Dandenong continues to grow, while the most vulnerable households in our community are supported.

# Housing challenges

## Population growth



Greater Dandenong's population is expected to rise by **22%** or **32,000**, from **147,000** to **179,000** in the decade to 2024.



This reflects an average annual growth of **3,000** people.



Approximately **9,950** new households will need to be accommodated across the municipality.



Greater Dandenong is forecast to experience a significant increase in **couples without children, along with group** and **one person households** in the decade to 2024.



Ensuring sufficient housing supply in appropriate locations to address demand, while also managing the impact on neighbourhood character as development pressure intensifies are key factors which will play a crucial role in the future.

Housing and population growth will place pressure on transport networks, infrastructure, services and public open space. Housing growth will need to be accompanied by the provision of family services, parklands and other amenities, as well transport, drainage and community infrastructure, to ensure a safe and liveable environment for all our residents.

## Housing investment and renewal

A strong housing market will promote a resilient economy, foster community wellbeing, contribute to the revitalisation of activity centres and consolidate central Dandenong as the regional capital of the south-east.

Greater Dandenong's relative housing market disadvantage is at odds with its strategic location and attributes. Competing locations in the south-east (such as the Casey-Cardinia growth area) have absorbed much of the regional demand for new housing.

Investment in higher quality housing would improve Greater Dandenong's image, attract people of higher incomes and help bolster the local economy. A decline in investment in housing has implications for the economic performance of retailers and local industry, as well as for the broader economic wellbeing of Greater Dandenong.

Although Greater Dandenong is attracting some regional housing demand geared to middle and upper-income households; this is largely confined to major residential redevelopment locations, such as Somerfield (Keysborough), Metro 3175 and Meridian (Dandenong). The continued supply of higher-end housing products in established

## What is urban renewal?

Urban renewal involves kick-starting the process to attract private sector investment towards enhancing a sustainable and diverse community and a rejuvenated sense of place.

Urban renewal typically involves efforts to enhance the economic base of declining areas, attract private investment, improve the quality of housing and streetscapes, improve amenity, reduce crime and increase community pride and participation.

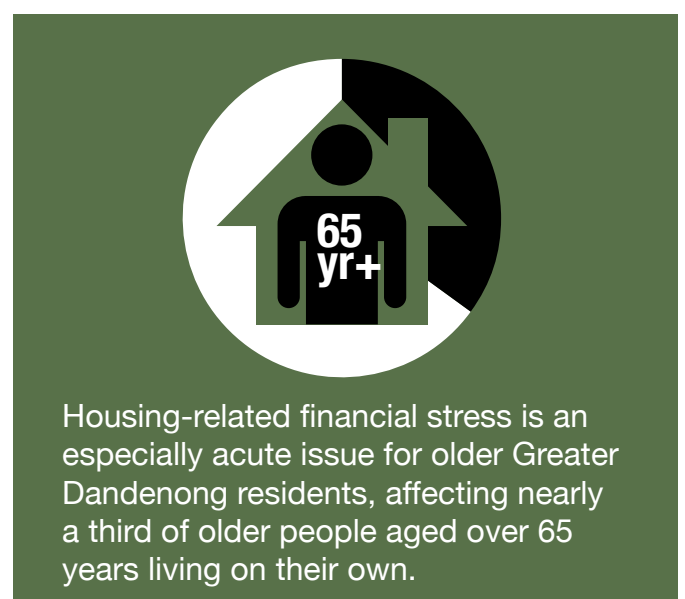
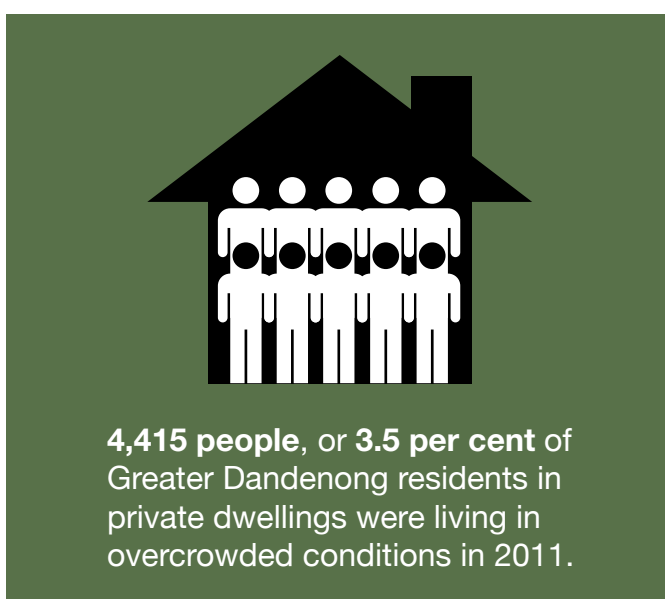
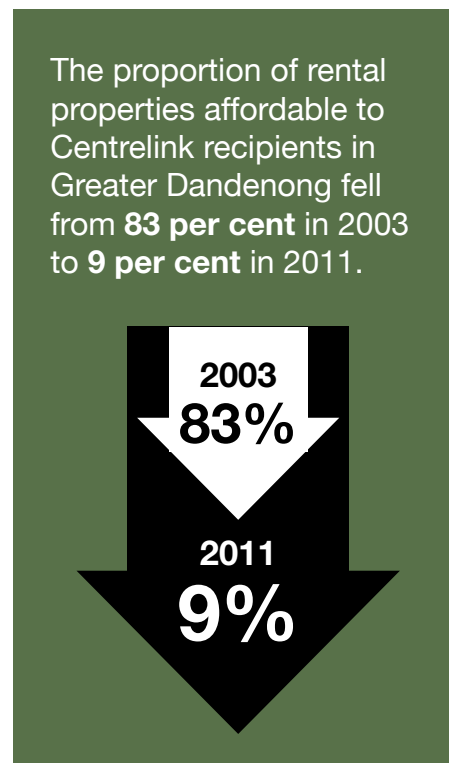
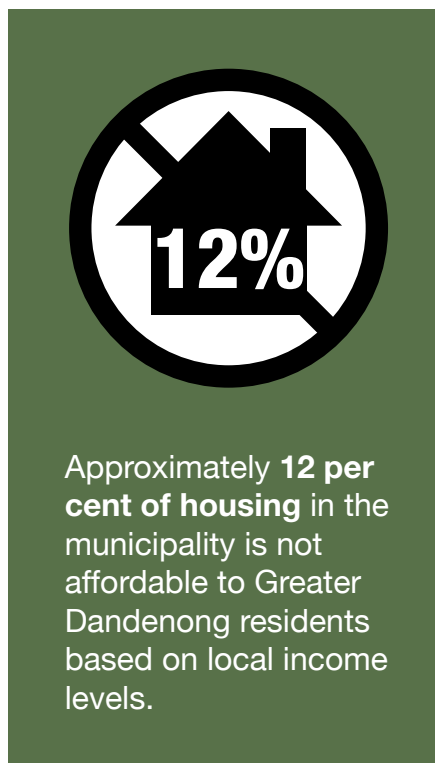
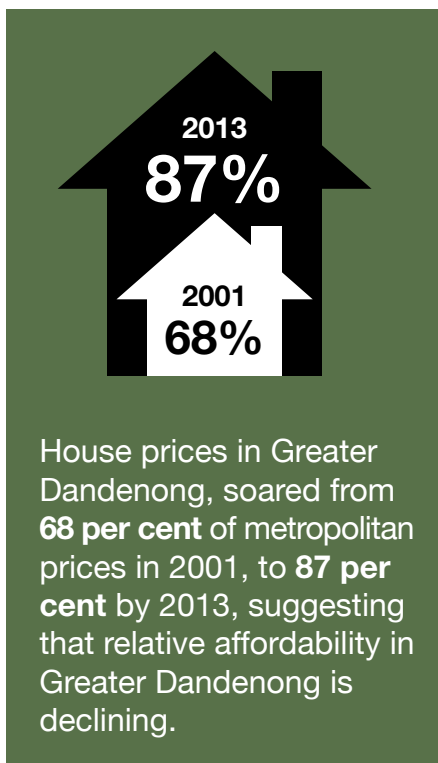
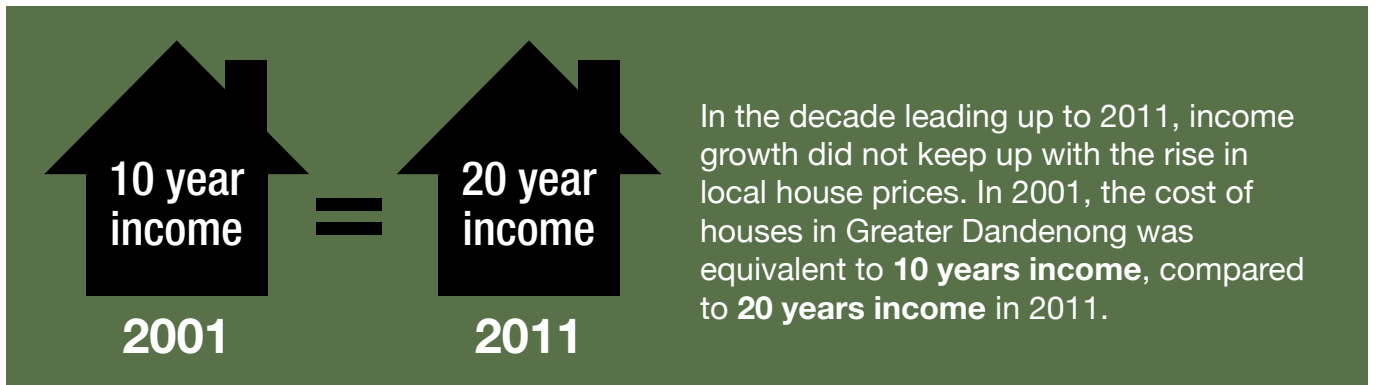
Urban renewal brings new people and energy to an area. This includes achieving a critical mass of residents, workers and visitors and contributes towards the sustainable growth of a community.

residential areas is critical, as there is the ongoing risk that people will seek to purchase homes in alternate locations, most likely towards the fringe of Melbourne.

The ad hoc nature of infill housing development, the limited availability of large-scale sites for residential development and fragmented land ownership is unlikely to change the property market or shift perceptions of Greater Dandenong as a preferred "residential destination". The identification and availability of large-scale sites for urban renewal, are vital in order to have an impact on residential areas and attract larger building companies and developers to Greater Dandenong.

A significant risk of urban renewal is that property prices and rents rise beyond the reach for all but highest income earners. As Council facilitates urban renewal, the ongoing availability of quality affordable housing as a share of overall stock will need to be preserved for the long-term.

## Housing affordability





Rising property and rental prices have reduced relative affordability in Greater Dandenong and highlighted the need for intervention to ensure housing costs remain comparatively low. With an additional 32,000 people projected to live in Greater Dandenong by 2024, Council must consider how it can encourage an ongoing affordable supply of housing.

The Victorian Government has gradually moved away from a role as primary provider and operator of social housing, with not-for-profit and community housing associations taking on this role. Victorian Government involvement in affordable housing has shifted to providing subsidies for low-income households to bridge the gap in rent in the private housing market and provide incentives for other organisations to develop and manage social housing for those who are still unable to enter the private housing market.

This change in the Victorian Government policy context has highlighted the increased need for local government involvement in the provision of social and affordable housing in partnership with housing associations.

## Housing diversity

A greater mix of housing stock is required to support the current and future needs of our diverse community, which includes people and families of different cultures, ages, lifestyles, incomes and life stages.

Greater Dandenong suffers from a lack of housing diversity in several ways, with current housing failing fully to cater for our community's diverse needs.

## What is Affordable Housing?

The term 'affordable housing' generally refers to housing for low to moderate income households where people are able to meet basic and long term living costs, together with rent or mortgage payments.

## What is Social Housing?

'Social housing' is a term used to describe public and community housing. Social housing is for people who are on low incomes and in greatest need including the homeless, those living in inappropriate housing or where rental costs are too high. Social housing is provided and managed by either government or non-government organisations.

- Public Housing is financed, owned and managed by the Victorian Government through the Director of Housing.
- Community Housing is managed by registered housing associations or providers. It can be financed, developed and owned by State Government housing authorities, by a registered housing association, or under joint ventures with State Government housing authorities where the costs are shared.

By comparison with the rest of Melbourne, Greater Dandenong has some of the cheapest house prices and rents in Melbourne and this appears to be having the effect of attracting low-income earners. A key challenge facing Council is how it can support housing for a broader range of incomes. This is particularly important in areas with high levels of older and low-cost housing stock and areas with high concentrations of government-subsidised housing.

## **An ageing population**

An ageing population will increasingly need access to housing that is affordable for people on the aged pension and consistent with the needs of aged households. This can include low-maintenance, conventional, accessible housing, along with a broad range of supported residential care accommodation, ranging from residential villages, retirement villages, nursing homes or live-in carer arrangements.

Adaptable and accessible housing designed to meet the changing needs of residents across their lifecycle creates the greatest opportunity to address the needs of our ageing population. This can include “step-free” design, a bedroom at ground level, enough space to turn a wheelchair and easy access to showers and other facilities.

## **The design, quality and appearance of housing**

Managing and enhancing housing quality and design presents a key challenge for Council, particularly as housing growth and development pressure further intensifies. Improving the design and appearance of housing can enhance residential areas, improve Greater Dandenong’s image and offer improved amenity for residents.

The infill multi-unit housing market in Greater Dandenong must compete with ‘new home markets’ such as Somerfield (Keysborough), Metro 3175 and Meridian (Dandenong), along with new residential estates in the Casey-Cardinia growth area. To provide a lower-priced, competitive housing product, the short-term success of the Greater Dandenong multi-unit housing market often relies on reduced quality, increased yields and cheaper construction and materials. Managing and enhancing the quality of new housing (particularly multi-unit development such as apartments) presents a key challenge for Council.

## **Environmental sustainability of housing**

Buildings play a key role in resource use and pollution. They consume 32 per cent of the world’s resources, including 12 per cent of its water, and

up to 40 per cent of the energy we use. Activity that occurs in buildings also produces 40 per cent of waste going to landfill and generates 40 per cent of all air emissions<sup>1</sup>.

Improving the environmental performance of housing can reduce impacts on the natural environment, reduce the cost of running a home, provide for housing that is resilient and adaptable in design and ensure that the community is better equipped to respond to climate change.

## **Shared accommodation, caravan parks and residential villages**

As more residents are priced out of the private rental market and the demand for social housing outstrips supply, low-income and vulnerable households have limited options for secure and affordable housing in Greater Dandenong.

Ensuring that all rooming houses, student accommodation, caravan parks and residential villages in Greater Dandenong comply with permit conditions and legislation, while seeking to enhance the standard of low-cost housing beyond the scope of current legal requirements presents a key challenge for Council.

Poor quality low-cost housing can affect the health and wellbeing of residents and may cause additional amenity impacts on surrounding properties.

## **Working in partnership with other stakeholders**

Council recognises that many aspects of the housing market are beyond its control and that commitment from the federal and state governments, along with other key stakeholders is required.

The figure to the right highlights the key stakeholders which have an influence on the housing market. The success of this strategy rests upon the active participation of all areas of Council in partnership with these external stakeholders.

<sup>1</sup> Australian Federal Department of Industry Science and Tourism, Environmental & Economic Life Cycle Costs of Construction, Canberra (1998) cited in Organica Engineering (2013), Background Report: Sustainability in Planning for the City of Greater Dandenong.





## STAKEHOLDER

INFLUENCE IN THE HOUSING MARKET		Local Government	State Government	Federal Government	Service Sector	Development Industry	Community Housing Sector
PASSIVE ROLE	Research and Advocacy	✓	✓	✓	✓	✓	✓
	Promotion and Education	✓	✓	✓	✓	✓	✓
	Policy Development	✓	✓	✓			
	Regulatory Role	✓	✓	✓			
	Development facilitation	✓	✓	✓		✓	✓
	Incentive and Grant Schemes	✓	✓	✓			
	Financial Sector Regulation, Taxation and Assistance		✓	✓			
	Infrastructure Planning and Improvement	✓	✓	✓		✓	
	Service Provision	✓	✓	✓	✓		✓
	Capital/Asset Investment	✓	✓	✓		✓	✓
ACTIVE ROLE	Housing Provider / Landlord	✓	✓		✓	✓	✓



How does the Draft Strategy respond to these challenges?



To respond to these challenges, the draft strategy is structured around four related housing themes:



### THEME A: Growth and Liveability

This theme focuses on how Council will address population growth and enhance the liveability and amenity of Greater Dandenong's residential areas.



### THEME B: Design and Diversity

This theme focuses on how Council will increase housing choice, enhance the design and quality of housing and support housing design that meets the needs of residents.



### THEME C: Revitalisation and Investment

This theme focuses on how Council will attract investment in the housing market and support housing opportunities for a wide range of income groups.



### THEME D: Housing Affordability

This theme focuses on how Council will support low-income households in housing stress and increase the supply of affordable and social housing.

Council has proposed a range of actions to achieve its housing vision and objectives, from changing the *Greater Dandenong Planning Scheme*, to other actions involving all of Council. For further information please review the full version of the *Draft Greater Dandenong Housing Strategy*, available at [www.greaterdandenong.com/housingstrategy](http://www.greaterdandenong.com/housingstrategy).

Council believes that the supply of land is the most important issue that needs to be addressed if the housing vision to improve housing affordability and achieve urban renewal is to be realised. The draft strategy identifies two key ways to realise the housing vision:

1. Expand the role of the Greater Dandenong Housing Strategy Steering Group
2. Establish a Housing Development Fund

This will enable Council to:

- drive the actions recommended by the draft strategy
- identify vacant or underutilised public and private sites with redevelopment potential and facilitate their development for urban renewal and social housing
- pursue development opportunities and engage in partnerships with housing associations, developers and the Office of Housing to redevelop strategically located Council land for housing.
- ensure cross Council coordination.

## Implementation and evaluation

Council proposes to monitor and review the implementation of the Strategy. This includes:

- reporting annually to Council on the implementation of the strategy
- evaluating the effectiveness and relevance of the strategy's objectives and actions every five years.





## Theme A: Growth and liveability

### Our goal for Greater Dandenong in 10 years

Council housing policies and guidance materials are influencing the location, design, diversity, affordability and sustainability of housing.

Well- designed residential development is increasing in appropriate locations, while areas of valued neighbourhood character are protected.

Council's integrated approach to land use, as well as environmental, community and infrastructure planning, supports housing growth and enables residents to live, shop and work in their local area.

The municipality is a safe, attractive and desirable place to live.

### What are the draft housing objectives?

#### OBJECTIVE 1:

Understand the current and future housing needs and preferences of Greater Dandenong residents.

#### OBJECTIVE 2:

Plan for adequate supply of appropriate land for residential development to address population growth.

#### OBJECTIVE 3:

Ensure that future housing growth is effectively managed to maintain and enhance Greater Dandenong's liveability.

### What will Council do to achieve these objectives?

Council will continue to monitor population and housing trends, engage with the developers, housing associations and community services and participate in regional housing networks.

Council will review residential planning controls to ensure that Greater Dandenong can accommodate housing growth and diversity in appropriate locations within and in close proximity to major shopping centres, while also protecting areas of valued character. Council will research the housing capacity of residential land, update structure plans for the Dandenong, Noble Park and Springvale activity centres and investigate if business or light industrial areas can be converted to residential use.

Council will continue to maintain the amenity and liveability of residential areas through an integrated approach to land use, environmental, community and infrastructure planning. This will ensure that the provision of physical infrastructure and services is well coordinated with population and housing growth. Council will also advocate for new and upgraded physical infrastructure where appropriate.



## Theme B: Design and Diversity

### What are the draft housing objectives?

#### OBJECTIVE 4:

Facilitate housing diversity in appropriate locations to support the needs of our diverse community.

#### OBJECTIVE 5:

Support housing design that meets the needs of local residents.

#### OBJECTIVE 6:

Improve the quality, design and environmental performance of housing.

### What will Council do to achieve these objectives?

Council's planning policies will continue to support increased housing diversity and density in appropriate locations (near and within major shopping centres). Council will also support housing development that caters for a wide range of income groups.

Council will promote accessible and adaptable design principles to meet the needs of our ageing population. Council will also encourage housing development that supports older residents.

Council will prepare easy-to-use Residential Design Guidelines to improve the quality of new housing development. Council will prepare new planning controls to improve the environmental sustainability of housing.

Council will continue to monitor and enhance the quality, standard and amenity of low-cost housing options, such as rooming houses, student housing, caravan parks and residential villages. This will be achieved through a mix of activities such as:

- the development of design guidelines for rooming houses and student housing
- continuing to ensure that low-cost housing is used and occupied in accordance with relevant legislation
- reviewing the application process for caravan park and residential village proposals.

### Our goal for Greater Dandenong in 10 years

A range of housing options are available in Greater Dandenong to meet the different needs and aspirations of local residents .

The quality and design of residential development enhances residential areas.

Housing development in Greater Dandenong demonstrates best practice sustainable design and is accessible to our ageing population and people with a disability.



## Theme C: Revitalisation and Investment

### Our goal for Greater Dandenong in 10 years

Greater Dandenong is a destination for public and private investment and provides high-quality housing development and public spaces for all who live, work and recreate in Greater Dandenong.

Council supports and works with the private and public sectors to facilitate high quality residential development.

Greater Dandenong retains and attracts middle- and upper-income households, while supporting vulnerable residents experiencing housing stress.

Greater Dandenong's activity centres feature high-quality urban design and provide a diverse range of jobs, services, activities and housing.

### What are the draft housing objectives?

#### OBJECTIVE 7:

Attract investment in residential development.

### What will Council do to achieve these objectives?

Council will continue to undertake urban renewal, with the aim of attracting investment and improving the appearance and amenity of Greater Dandenong's residential area, activity centres and major shopping centres.

Council will advocate to the Office of Housing to redevelop and enhance areas with high concentrations of social housing through an urban renewal process.

Council will continue to promote Greater Dandenong as an attractive place to live and invest. Council will identify and promote emerging market opportunities by providing regular housing bulletins to major investors and developers. These bulletins will include information on housing and population trends, emerging development opportunities and Council policies and strategies. Council will further support development activity by encouraging site consolidation and improve efficiencies in the planning process.

Council will identify vacant and underutilised public and private sites with redevelopment potential and pursue partnership opportunities with the private and public sector to deliver urban renewal and social housing outcomes for the community.

As the housing market is linked to the performance of the local economy, Council will also complement this housing renewal strategy with efforts to enhance the economic foundation of Greater Dandenong, by promoting the municipality as a destination for industrial and commercial development, tourism and education.





# Theme D: Housing affordability

## What are the draft housing objectives?

### OBJECTIVE 8:

Achieve a wide choice of well-designed, high-quality affordable housing in appropriate locations to meet current and future needs.

### OBJECTIVE 9:

Continue to support vulnerable households experiencing housing stress.

## What will Council do to achieve these objectives?

Council will continue to support vulnerable households experiencing housing stress. This will be achieved through actions ranging from direct support (such as supporting older residents to remain in their homes) through to advocacy to improve security and access to housing for vulnerable and low income residents.

Council has established the Greater Dandenong Affordable Housing Toolkit to improve housing affordability for the community. This toolkit outlines the range of ways that Council will improve efficiencies in the housing market and support social and affordable housing development. The tools range from research and advocacy through to direct financial and property contributions towards social housing development.

## Our goal for Greater Dandenong in 10 years

There are increasing opportunities to attract housing investment in Greater Dandenong and ensure that, in the process of urban renewal, housing remains available to those on low or supported incomes.

Council, government, the private sector and community housing associations are working in partnership to increase the range and quality of affordable housing.

Council will increase the supply of social housing through strategic use of its land assets and direct financial contributions.

## Council tools to improve housing affordability





To find out more about the housing challenges facing Greater Dandenong or Council's proposed response to these issues, please review the full version of *the Draft Greater Dandenong Housing Strategy*, available on the City of Greater Dandenong website at [www.greaterdandenong.com/housingstrategy](http://www.greaterdandenong.com/housingstrategy).



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