

Draft Greater Dandenong
HOUSING STRATEGY

2014-2024

Summary of Submissions and
Council Response





CONTENTS

1. Introduction.....3

1.1. Background 3

1.2. How did Council develop the strategy?..... 5

1.3. The consultation process 6

2. What we heard7

2.1. Summary of community feedback on the draft strategy 7

2.2. The residential planning policy and controls project 8

2.3. Summary of submissions and Council response 9

Appendices34

Appendix A: Draft Greater Dandenong Housing Strategy 2014-2024 Summary Document..... 35

Appendix B: Draft Greater Dandenong Housing Strategy 2014-2024 Feedback Form..... 48



1. INTRODUCTION

1.1. BACKGROUND

Council released the *Draft Greater Dandenong Housing Strategy 2014-2024* for community feedback in June 2014.

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 key housing challenges addressed in the draft strategy include the need to:

- maintain and enhance the liveability and amenity of Greater Dandenong's residential areas, in the context of population and housing growth in the municipality and the southern metropolitan subregion.
- enhance the design, quality and construction of new housing to improve amenity for residents and enhance the image of the municipality.
- further diversify the housing offered in Greater Dandenong to meet the diverse needs of our community and increase options for residents to remain in their local communities as their needs change.
- improve the environmental sustainability of housing to reduce the impact on the natural environment, reduce ongoing living costs for residents, provide housing that is resilient and adaptable in design and ensure that the community is better equipped to respond to climate change.

- support the needs of our ageing population and people with disabilities who will need accessible, affordable, age-friendly homes and neighbourhoods.
- respond to entrenched structural imbalances in the local housing market, whereby Greater Dandenong has an abundance of affordable housing relative to metropolitan Melbourne house prices and rents, yet high levels of housing stress.

The *Draft Greater Dandenong Housing Strategy 2014-2024* is structured around four related housing themes, which have been summarised on the following page.



**GROWTH AND
LIVEABILITY**



**DESIGN AND
DIVERSITY**



**REVITALISATION
AND
INVESTMENT**



**HOUSING
AFFORDABILITY**

The purpose of this document is to provide an overview of community submissions to the *Draft Greater Dandenong Housing Strategy 2014-2024* and Council's response. This document also highlights where changes are recommended to the strategy in response to community feedback.



Figure 1: Summary of the Greater Dandenong Housing Strategy

Council's Housing Vision

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.





1.2. HOW DID COUNCIL DEVELOP THE STRATEGY?

The Planning and Design Department, together with the Community Services Directorate, have worked in partnership to develop the draft strategy.

A Steering Group comprised of Councillors and Council staff was established in January 2012 to provide strategic advice and oversight for the development of the strategy. Membership on the Steering Group consists of Council staff from the Planning and Design Department and the Community Services Directorate, in addition to Councillors Jim Memeti and Roz Blades.

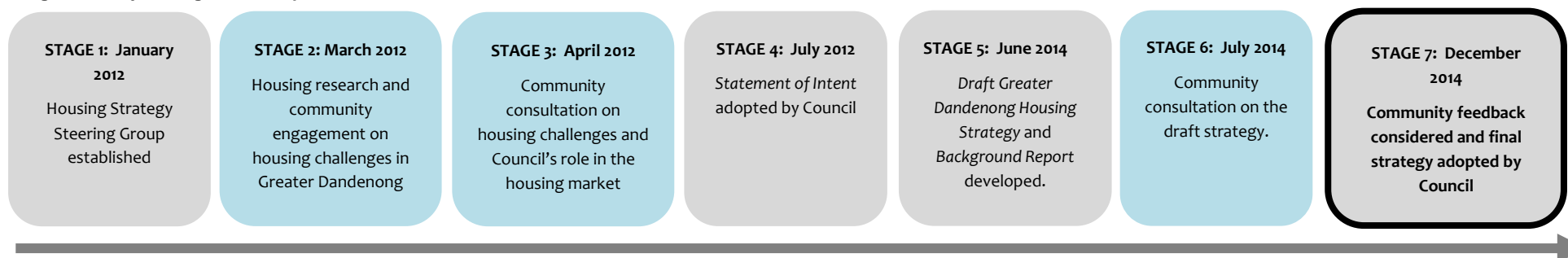
The preparation of the *Draft Greater Dandenong Housing Strategy 2014-2024* was informed by an extensive research and consultation program, involving local developers, housing associations, government agencies, local residents and community services.

A range of reports and policy documents have been produced as part of the preparation of the attached strategy, including:

- *Greater Dandenong Housing Strategy: Background Report* (CGD, 2014);
- *Mechanisms to Influence the Supply of Social and Affordable Housing* (prepared by SGS Economics and Planning for the City of Greater Dandenong, 2013);
- *Housing Development Data Analysis* (DTPLI, 2013);
- *Municipal Housing Strategy: Statement of Intent* (CGD, 2012, adopted by Council on 9 July 2012);
- *Housing in Greater Dandenong Briefing Paper* (CGD, 2012); and
- *Qualitative Housing Research Project* (prepared by Collaborations, 2012, funded by a Department of Planning and Community Development grant of \$35,000 in connection to the State Governments metro-wide Housing Growth Requirements Project).

Community consultation has been integral to the development of the strategy. As illustrated in Figure 2 below, this project has involved three stages of community consultation (shown in blue). This report focuses on the third and final stage of community consultation, completed in July 2014.

Figure 2: Project Stage and Completion Date





1.3. THE CONSULTATION PROCESS

The consultation period was conducted from 16 June to 18 July 2014. The purpose of this four week consultation period was to seek stakeholder and community feedback on the *Draft Greater Dandenong Housing Strategy 2014-2024*.

Community consultation on the draft strategy and the *Residential Planning Policy and Controls Project* were conducted concurrently.

The consultation process for the *Draft Greater Dandenong Housing Strategy 2014-2024* was promoted via:

- *The City* magazine, Council's website, social media and Council's Customer Service Centres;
- an advertisement on the big screen in the Dandenong Civic Square;
- notice to key stakeholders (including local developers, local community services, housing associations, Federal and State Ministers and adjoining municipalities); and
- notice was included in letters to all land owners and occupiers in the Residential Growth Zone (11,316 letters in total) as part of the *Residential Planning Policy and Controls Project*.

Council prepared a 20 page *Summary Document* that summarised the key elements of the draft strategy for the community (see Appendix A). A feedback form was distributed via Council's website, Customer Service Centres, Information Drop in Sessions and online (see Appendix B).

The following activities were held during the consultation phase:

- an Information Stall at the Dandenong Market at 10am to 1pm, Sunday 22 June;
- three Information Drop-In Sessions in Dandenong, Noble Park and Springvale on 24 and 26 June 2014 (held in conjunction with the *Residential Planning Policy and Controls Project*); and
- two facilitated workshops undertaken with the local development industry and Dandenong residents respectively on 26 June 2014.

The number of participants recorded at the Information Drop In-Sessions are set out in the table below. The reported attendance numbers are based on the number of individuals who filled out the attendance sheet. The figures are likely to be conservative as some people may not have filled out the sheet and others may have filled out the sheet on behalf of a larger party.

The information sessions were run informally. Several Council staff were available to discuss the proposed Housing Strategy and answer any questions or queries relating to the project. Local Councilors were also in attendance to discuss the Housing Strategy and Zones review with their constituents.

Table 1: Number of participants at the Information Drop-In Sessions

Tuesday 24 June	4:30-6:00pm	Noble Park	Paddy O'Donoghue Centre, 18-34 Buckley Street, Noble Park	12 attendees
Tuesday 24 June	6:30-8:00pm	Springvale	Springvale Senior Citizens Centre, 3 The Crescent, Springvale	15 attendees
Thursday 26 June	6:00-8:00pm	Dandenong	Greater Dandenong Civic Centre, 225 Lonsdale Street, Dandenong	52 attendees



2. WHAT WE HEARD

2.1. SUMMARY OF COMMUNITY FEEDBACK ON THE DRAFT STRATEGY

Council received 15 submissions (including feedback form responses) specifically relating to the *Draft Greater Dandenong Housing Strategy 2014-2024*.

There were differing levels of understanding within the 15 submissions received, many directly relating to other Council projects, issues and concerns that are not related to the Draft Housing Strategy.

A summary of the key themes relating to the housing strategy are as follows:

- Council should not be involved in provided social or affordable housing.
- Housing affordability is an abstract concept – people will pay what they are willing to pay.
- Greater diversity needs to be encouraged – different types of dwellings and different sizes and layout of dwellings.
- The liveability of apartments needs to be considered and improved.
- Developments should have a greater emphasis on material quality and sustainability.

- Council should focus their services on existing residents and existing concerns.
- The increased involvement of Local Government in affordable housing is supported.
- It is positive that the Housing Strategy looks at the bigger picture of the quality of live within the municipality.
- The Housing Strategy has a plan to strengthen social type housing. There should be incentives to encourage and promote “choice” living.
- The idea of greater density should be supported but it must be done right.

Section 2.3 provides a detailed summary of each submission, Council’s response and whether the strategy should be amended in response.

Some submissions on the *Draft Greater Dandenong Housing Strategy 2014-2024* referred to issues that are currently being explored as part of the *Residential Planning Policy and Controls Project* (which includes the preparation of *Residential Design Guidelines*). Section 2.3 notes where community feedback has been referred to the *Residential Planning Policy and Controls Project* for consideration.



2.2. THE RESIDENTIAL PLANNING POLICY AND CONTROLS PROJECT

The *Residential Planning Policy and Controls Project* (which includes the preparation of *Residential Design Guidelines*) is an action identified in the draft housing strategy.

As noted above community consultation on the draft strategy and the *Residential Planning Policy and Controls Project* were conducted concurrently.

Many of the submissions Council received in response to the *Residential Planning Policy and Controls Project* alluded to broader housing issues such as housing diversity, affordability, housing design, amenity and infrastructure capacity.

The *Greater Dandenong Future Housing Near Major Shopping Centres: Consultation Summary* provides an overview of community feedback received through the concurrent *Residential Planning Policy and Controls Project* consultation process. This feedback has been taken into consideration as part of the *Greater Dandenong Housing Strategy 2014-2024* development and finalisation.



2.3. SUMMARY OF SUBMISSIONS AND COUNCIL RESPONSE

No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
1.	Dandenong VIC 3175	<p>The submitter does not support Council’s proposed role in the housing market, noting that it is not Council’s responsibility to provide affordable housing. The submission contends that housing affordability is driven by the housing market.</p>	<p>The draft strategy does not propose that Council <i>provide</i> affordable housing. The draft strategy acknowledges that 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 direct contributions to support local community housing needs and <i>facilitate</i> affordable housing.</p> <p>The draft strategy also recognises that some aspects of the housing market are beyond its sphere of influence and will require commitment from the Australian and Victorian Governments and other key stakeholders.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submitter argues that Council’s role in the housing market should focus on:</p> <ul style="list-style-type: none"> ensuring developers do not build inappropriate housing in residential areas and check that developers are complying with the requirements; regulating the design, appearance and size of housing development; and existing issues, including “<i>traffic management issues, lack of sufficient services and the influx of refugees and disadvantaged people</i>”. 	<p>It is considered that the issues raised are adequately addressed in the draft strategy.</p> <p>The draft strategy represents a whole-of-Council response to housing issues within Greater Dandenong, to enable Council to better identify issues and coordinate planning across Council departments. Housing Objective 3 outlines numerous strategies for ensuring that the provision of infrastructure is well co-ordinated with population and housing growth. Strategies include transport advocacy, updating Council’s <i>Integrated Transport Strategy</i>, the preparation of car parking management plans and the implementation of Council’s <i>Open Space Strategy</i> (2009).</p> <p>In relation to planning, built form and development, Council influences the location, design, diversity, density, affordability and sustainability of housing through building</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			<p>approvals, development planning, administering the planning scheme, enforcement activities, social planning initiatives and strategic planning policy development and implementation. The draft strategy recognises and expands on these housing roles.</p> <p>Council employs Planning Enforcement Officers to ensure land uses and buildings are in accordance with their permit and endorsed plans and/or the Planning Scheme. If a permit is breached, Council can ensure conformity is met or enforce penalties</p> <p>The Design and Diversity Theme discusses the housing challenges facing asylum seekers and will continue to support refugee and asylum seekers through the <i>Greater Dandenong Asylum Seeker and Refugee Communities Action Plan 2014-2017</i>.</p>	
		<p>Council should provide more funds for community services and facilities within the municipality.</p>	<p>Council provides two rounds of Community Support Grants per year to support the activities of local groups. Grants of up to \$20,000 are available for initiatives that seek to benefit the community and promote health and wellbeing. Through the provision of these grants Council aims to enhance skills, support independence and encourage social interaction.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submitter recommends that Council consider community views in the assessment of planning permits and residents should have more opportunities for providing input into long term strategic planning.</p>	<p>Council actively seeks community input and feedback on strategic planning initiatives. Community consultation forms a key part of the development of Local Planning Policies (which are focused on community needs). Council officers consider the Local Planning Policies in the <i>Greater Dandenong Planning Scheme</i> when assessing development proposals.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			<p>Planning applications for residential development are assessed against the <i>Greater Dandenong Planning Scheme</i> (including the Local Planning Policies) and are advertised to affected land owners and occupiers so that community views can be sought during the application process. All of these factors are assessed before a decision is made. It is also noted the Councillors, elected representatives of the community, play an integral role in the decision making process.</p>	
		<p>Council should consider re-zoning the old stockyards and surrounding land along the railway line for multi-density residential development.</p> <p>The submission also noted that Council should budget for a review (involving demographic and growth analysis, along with community consultation) regarding the possible development in the Stockyards and Dandenong Station areas.</p>	<p>Significant strategic planning and community visioning has been undertaken to inform the master planning and development of the former stockyards and Dandenong Station areas. These projects are currently being implemented, and their progress is regularly monitored by Council.</p> <p>The old stockyards in Dandenong are within a Comprehensive Development Zone and have been identified for mostly residential development of varying density. The Metro Village 3175 estate forms part of that development, as does the vacant land along the railway. The Comprehensive Development Zone actively encourages higher density development, more so than the Residential Growth Zone.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>There are parking and traffic problems for people using the facilities along David Street.</p>	<p>The number of car parking spaces required within developments is governed by Clause 52.06 of the <i>Greater Dandenong Planning Scheme</i>. If a proposal complies with these provisions, it is deemed that sufficient parking has been provided on site.</p> <p>David Street is a hub for medical practices including the Dandenong Hospital together with surrounding schools and</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			<p>higher educational learning centres which have an impact on parking.</p> <p>Under the Growth and Liveability Theme, the draft strategy proposes that Council prepare car parking management plans to address parking issues in that area.</p>	
		<p>The submitter raised numerous concerns regarding the quality of new development. These concerns are set out below:</p> <ul style="list-style-type: none"> • That occupants of flats and apartments have more than 1 vehicle which results in on-street car parking. • All proposed development should provide more open space and children’s playground. • All residential development should provide a front green space and landscaping. • Development which changes the way communities interact should be avoided. • Developers are only looking for an opportunity to make a profit with no concern for the community’s needs or identity. 	<p>Developers must work within the scope of the <i>Greater Dandenong Planning Scheme</i>.</p> <p><i>Car Parking:</i> As outlined above, the number of car parking spaces required within developments is governed by Clause 52.06 of the <i>Greater Dandenong Planning Scheme</i>. If a proposal complies with these provisions, it is deemed that sufficient parking has been provided on site. Moreover, higher density housing is encouraged at both State and Local level to be located adjoining or within close proximity to public transport or activity centres, thereby reducing the reliance on private transport modes and fossil fuels.</p> <p><i>Open Space:</i> In accordance with the <i>Greater Dandenong Planning Scheme</i>, proposals to subdivide land must make a contribution to Council for public open space.</p> <p><i>Landscaping and front setbacks:</i> In accordance with the three residential zones, all new residential development are required to provide 70% of the front setback with substantial landscaping.</p> <p>Council officers consider Local Planning Policies (which are focused on community needs) in the <i>Greater Dandenong Planning Scheme</i> when assessing development proposals.</p> <p>These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		<p>The submission expressed general concerns that “Council must take the concerns of the community into account, rather than the possibility of increasing its revenue from investment and more flats, units, townhouses and more intense residential areas providing more funding from rates”. The submitter also expressed concerns that as the population increases, rates will also rise to ensure the satisfactory provision of services.</p>	<p>According to <i>Plan Melbourne</i>, Melbourne’s population will reach 7.7 million people by 2050, requiring around 1.6 million additional homes. Within the southern subregion, the population is expected to rise by 400,000 to 480,000 people by 2031, requiring 165,000 to 205,000 additional dwellings.</p> <p>The Growth and Liveability Theme focuses on how Council can manage population growth and enhance the liveability and amenity of Greater Dandenong’s residential areas in the context of population and housing growth in the municipality and the southern subregion.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The housing market is based on what people are prepared to pay, not on what is fair and equitable.</p>	<p>Based on the findings of the 2011 Census, it is estimated that approximately 620 people in Greater Dandenong were homeless in that year – representing a similar rate to metropolitan Melbourne. Most lived in boarding houses, private hotels, government-supplied shelters or other accommodation, or in temporary arrangements with friends or acquaintances.</p> <p>Unemployment rates have declined markedly in recent times, from 10.9 per cent in mid-2010, to 9 per cent by March 2013 - a level still substantially higher than the metropolitan rate of 5.6 per cent and representing 5600 residents.</p> <p>These statistics demonstrate that some people are unable to afford to enter the private housing market. Housing affordability is applicable to everyone, not just low income households and a lack of affordable housing can result in social implications such as increased homelessness.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submissions raises numerous specific</p>	<p>These comments have been referred to the <i>Residential</i></p>	<p>No changes required to the</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		<p>concerns which relate to the <i>Residential Planning Policy and Controls Project</i>, including:</p> <ul style="list-style-type: none"> • multi-storey or high density housing in the middle and outer residential areas should be reduced because of traffic problems and a lack of parking; • there are issues of noise, privacy, personal security which have not been taken into consideration but are influenced by the density of development. 	<p><i>Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.</p>	<p><i>Draft Greater Dandenong Housing Strategy 2014-2024.</i></p>
		<p>The submission raised concerns regarding the community consultation process. Key concerns include:</p> <ul style="list-style-type: none"> • that there was insufficient opportunity for residents to have their say; • number of drop-in sessions should have been increased (particularly in the Dandenong office); and • the format and facilitation of the sessions was not conducive to discussion. 	<p>The consultation process was conducted in accordance with Council’s <i>Community Engagement Policy (2013)</i> and <i>Community Engagement Planning Framework (2013)</i>.</p> <p>The submitter’s concerns regarding the number and format of the sessions have been noted.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i></p>
2.	Dandenong VIC 3175	<p>This submission raises a number of concerns in relation to the population forecasts that are included in the draft strategy. These concerns are set out below:</p> <ul style="list-style-type: none"> • The forecast is not consistent with the .id document <i>Predicting the Growth Suburbs of the Future</i>. • Whether the forecasts consider current 	<p>The population projections include the addition of new private dwellings for each year into the future. These are based on the net additional of new private dwellings in each of the municipalities’ suburbs as recorded by Council over the past three years together with the planned rate of construction of dwellings (including major development sites in Metro 3175, Meridian and Somerfield in Keysborough South).</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i></p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		<p>developments such as Metro 3175 or the Meridian or Keysborough estates and whether this “inflates” the forecast.</p> <ul style="list-style-type: none"> • Clarification sought on how the population forecasts were developed. • Queried whether the forecasts have been independently assessed. 	<p>The forecast is the rate of addition of new dwellings on the basis of existing trends and plans. The population is adjusted in each forecast year to accommodate the effects of factors relating to likely changes in population – independent of addition of dwellings – due to births, deaths and the movement of people in and out of Greater Dandenong.</p> <p>The factors that have informed the development of the City of Greater Dandenong population forecasts are also typically considered by the State Government, demographers and consultants when developing population forecasts.</p> <p>Greater Dandenong City Council does not have a subscription with .id or commission this consultancy to prepare population forecasts for the municipality.</p> <p>Council’s population projections have not been independently validated.</p>	
		<p>This submission raises the following concerns in relation to apartment and higher density residential development:</p> <ul style="list-style-type: none"> • affordability; • amenity and neighbourhood character; • quality; and • overcrowding 	<p>The draft strategy encourages housing diversity. This provides opportunities for different family types (and sizes) to find a housing product that suits their needs.</p> <p>When considering applications for residential development, Council considers a number of assessment criteria in the <i>Greater Dandenong Planning Scheme</i> that alludes to potential overdevelopment of sites. The criteria relate to setbacks, site coverage, permeability, height, landscaping, car parking etc. If a development does not comply with the standards and objectives of these provisions, it may be considered to be an overdevelopment.</p> <p>Comments raised in relation to quality, design and amenity</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			<p>of apartment development, along with their impact on neighbourhood character, have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration. This feedback will help Council to develop new planning rules and guidelines for residential development.</p>	
		<p>Greater involvement is required by State and Federal Government in providing / facilitating affordable housing. Moreover, Local, State and Federal Government initiatives to support affordable housing should also focus on improving access to education and employment.</p>	<p>A local housing strategy enables Council to engage with key stakeholders (including all levels of government, developers, the community and the community housing sector) on all housing related matters.</p> <p>The draft strategy proposes a multi-faceted approach to improve efficiencies in the housing market and facilitate affordable and social housing development. This approach – the <i>Greater Dandenong Affordable Housing Toolkit</i> - proposes a series of “tools” ranging from research and advocacy through to direct financial and property contributions towards social housing development and establishes the parameters for engagement with the private sector, community housing sector and other levels of Government. Ultimately, the success of the strategy will rest upon the active participation of all areas of Council, in partnership with these key external stakeholders.</p> <p>Education is governed by the State Government and Council is unable to provide primary or tertiary education. Council’s <i>Local Economic and Employment Development Strategy</i> aims to stimulate the creation of greater employment prospects and the provision of better quality job opportunities.</p> <p>It is also noted that Dandenong South is a major employment area within the municipality and wider area</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			and has been identified as a National Employment Cluster under the State Government's <i>Plan Melbourne</i> strategy.	
		The submitter is concerned with the size of the Residential Growth Zone and the impact of higher density residential development on neighbourhood character.	These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
3.	Dandenong VIC 3175	The submitter supports the draft strategy, particularly increased Council involvement in affordable housing. The submitter notes that increased Council involvement is necessary because of reduced investment from State and Federal Governments and because Local Government is well positioned to identify and influence affordable housing needs and outcomes.	Considered as agreeing with the draft strategy.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
4.	Dandenong VIC 3175	The submitter does not support Council's proposed role in the housing market, noting that it is not Council's responsibility to provide affordable housing. The submitter argues that it is the State Government's responsibility to provide affordable housing stock. <i>[This is the same submitter as referred in 1. above]</i>	The draft strategy does not propose that Council <i>provide</i> affordable housing. The draft strategy acknowledges that 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 direct contributions to support local community housing needs and <i>facilitate</i> affordable housing. The draft strategy also recognises that some aspects of the housing market are beyond its sphere of influence and will require commitment from the Australian and Victorian Governments and other key stakeholders.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submitter does not support the rezoning of Dandenong into four areas (shopping centers,	These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to	No changes required to the <i>Draft Greater Dandenong</i>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		inner, middle and outer) is not suitable as proposed.	help Council to develop new planning rules and guidelines for residential development.	<i>Housing Strategy 2014-2024.</i>
		The submitter requests that the population forecast be reviewed in 5-10 years to inform Council's housing policy.	<p>It is considered that this issue is adequately addressed in the draft strategy under:</p> <ul style="list-style-type: none"> • Housing Objective 1; and • Section 4.1-Implementation, which proposes that a review of the effectiveness and relevance of the strategy's objectives and actions occur every five years. <p>It is proposed that the preparation of annual population forecasts be included as an action in the <i>Greater Dandenong Housing Strategy Action Plan 2014-2024</i>.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p> <p>It is proposed that the preparation of annual population forecasts be included as an action in the <i>Greater Dandenong Housing Strategy Action Plan 2014-2024</i>.</p>
		The submission notes that there should be greater consultation with the community.	<p>The consultation process was conducted in accordance with Council's <i>Community Engagement Policy (2013)</i> and <i>Community Engagement Planning Framework (2013)</i>.</p> <p>The submitter's concerns regarding the number and format of the sessions have been noted.</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		<p>The submitter raises concerns that the draft strategy would impact rates because the draft strategy is seen to be:</p> <ul style="list-style-type: none"> • supporting higher density housing; and • encouraging people from low socio-economic backgrounds to move into the municipality. 	<p>The draft strategy represents a whole-of-Council response to housing issues within Greater Dandenong, to enable Council to better identify issues and coordinate planning across Council departments. Each property including new developments within the municipality pay rates to assist in the provision of services.</p> <p>The strategy takes a balanced approach in seeking to expand opportunities for housing investment, while ensuring that housing remains available for people on low or supported incomes. This approach recognises that a</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			<p>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 household while also encouraging middle and upper-income households to live in Greater Dandenong.</p>	
		<p>The submission contends that greater emphasis needs to be placed on the value of open space, landscaping and liveability for residents.</p>	<p>These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submitter is concerned that there is insufficient social infrastructure for the community and a lack of services for an ageing population.</p>	<p>Greater Dandenong provides a number of safe and accessible facilities for community groups. Community facilities provide space for a wide range of sporting, recreational, educational, health and wellbeing activities. Examples include:</p> <ul style="list-style-type: none"> • Indoor sport and recreational activities at the Springers Leisure Centre; • Women's only programs at Aquatic Centres; • Lifelong learning opportunities at Neighbourhood Houses and Community Centres; • Social and educational opportunities at Seniors Clubs; and • Playgroups at Paddy O'Donoghue Centre and other family and early year's facilities. <p>Programs are reviewed routinely to ensure they meet the needs of Greater Dandenong's diverse community. Council also seeks funding and partnerships with organisations to make programs more accessible to all members of the</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			community.	
5.	Springvale VIC 3171	The submitter likes that the draft strategy “looks at the bigger picture of the quality of live within the municipality”, takes a “balanced approach to urban renewal and housing affordability” and notes that “a mix of rental, low income, modest and more expensive housing leads to a good mix of income levels in the area and adds value and vibrancy to the area”.	Considered as agreeing with the draft strategy.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submitter recommends the Council focus on improving housing design, particularly, energy efficiency and sustainability.	It is considered that these issues are adequately addressed in the draft strategy under the Design and Diversity theme.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submitter suggests that the strategy look at other housing models recently established in Melbourne involving “not for profit” real estate agents.	The draft strategy proposes that Council support and work in partnership with not-for-profit community housing associations to facilitate affordable and social housing. The <i>Greater Dandenong Affordable Housing Toolkit</i> proposes a range of tools to improve market efficiencies and facilitate social and affordable housing, including direct financial and property contributions towards social housing development. It is a bit unclear what models the submitter is referring to. It should be noted that Council does not propose to become a real estate agent.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submitter notes that negative gearing is an inefficient mechanism for providing affordable housing stock and should be abolished; and the additional taxes collected should be provided to secure low income housing.	Negative gearing and taxes, outside of rates, are not controlled by Local Governments and cannot be considered under this document.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
6.	Springvale VIC 3171	<p>Housing should be aesthetically pleasing and well designed so that the area is a desirable place to live, rather than just cheap housing.</p>	<p>It is considered that the issue of housing design is adequately addressed in the draft strategy under the Design and Diversity and Revitalisation and Investment themes of the draft strategy.</p> <p>These comments have also been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submitter raised concerns in relation to the design of development in Balmoral Avenue and notes that it is difficult to use the car parking within the building as the car parking spaces are too small.</p>	<p>Development must comply with the requirements of the <i>Greater Dandenong Planning Scheme</i>. Council is currently looking at improving the rules and guidelines for development as part of the <i>Residential Planning Policy and Controls Project</i> and the Springvale structure planning process.</p> <p>The car parking bays within and surrounding Balmoral Avenue comply with Australian Standards. Improvements to the management of this car park (and parking in Springvale in general) will be considered as part of the development of a parking strategy for the Springvale Activity Centre.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submission:</p> <ul style="list-style-type: none"> • recommends that Council review housing designs at the Glen Waverley shopping centre as they are desirable; and • suggests that Springvale is ideal for high density housing due to its position to public transport and schools. 	<p>These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
7.	Noble Park VIC 3174	The submitter raises concerns regarding the density of development, suggesting that Council restrict the built form and height of developments and that the internal amenity and liveability of development needs to improve.	These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submission recommends that the abandoned School on Athol Road should be turned into open space/parkland.	The Athol Road Primary School at 30 Athol Road, Noble Park is owned by the Department of Education and, therefore, is not under Council's control.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submitter is concerned that high-density development causes traffic problems and congestion.	The number of car parking spaces required within developments is governed by Clause 52.06 of the <i>Greater Dandenong Planning Scheme</i> . If a proposal complies with these provisions, it is deemed that sufficient parking has been provided on site. Moreover, higher density housing is encouraged at both State and Local level to be located adjoining or within close proximity to public transport or activity centres, thereby reducing the reliance on private transport modes and fossil fuels.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
8.	Malvern East 3145	The submitter notes that the creation of a <i>“thriving, vibrant and modern city”</i> may be incompatible with strategies to support affordable and social housing, as <i>“people who are looking for affordable, social and aged housing are less likely to be big spenders”</i> and consequently, may not be able to financially support this vision. Therefore, the submitter recommends that the strategy also include incentives to <i>“encourage and promote ‘Choice’ living”</i> . Specifically, the submitter recommends that Council target and encourage <i>“higher profile housing”</i> within the Declared Area	<p>It is considered that this feedback is generally supportive of the draft strategy's balanced vision of expanding opportunities for housing investment and revitalisation, while ensuring that housing remains available to people on low or supported incomes.</p> <p>The Design and Diversity and the Revitalisation and Investment themes include implementation strategies designed to diversify the housing offering in Greater Dandenong to support a broader range of income earners.</p> <p>The draft also strategy also proposes that Council prepare and implement “place-based action plans” for capital works</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		<p>along Market Street, Ronald Street or Scott Street (West of Robinson st), through street beautification strategies (including tree planting, footpaths, street art, feature lighting and signage improvements).</p>	<p>and infrastructure improvements with the aim of improving the appearance and amenity of Greater Dandenong’s activity centres and attracting broader commercial investment in these locations. The submitter recommends certain streets that should be targeted as a priority. This feedback will be considered as part of the implementation of this strategy.</p>	
		<p>The submitter is concerned that the Infrastructure Recovery Charge is a disincentive to private investment within the Declared Area. The submitter recommends that Council add a small levy on all properties benefiting from the Revitalising Central Dandenong Initiative.</p>	<p>It is considered that this issue has been adequately addressed in the draft strategy under the Revitalisation and Investment theme.</p> <p>The draft strategy proposes that Council investigate the impact of the Infrastructure Recovery Charge on the development and the delivery of state and local urban consolidation policies.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submitter proposes that Council tighten controls and enforcement controls for rooming houses and student accommodation.</p>	<p>Considered as agreeing with the draft strategy.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submitter suggests that the <i>Residential Planning Policy and Controls Project</i> should consider opportunities for higher density housing in the following areas:</p> <ul style="list-style-type: none"> • along Princes Highway; • near major freeway/highway intersections (possibly in conjunction with commercial development); • along main bus routes and train lines; and • Harrisfield, Brady Road and Menzies Avenue 	<p>These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		Neighbourhood Activity Centres.		
		The submission raises concerns with the quality and design of specific housing typologies (including reverse living units, walk-up developments, battle axe block, dual occupancy developments). The submitter also recommends a range of improvements for apartment and low rise development, along with suggestions to improve the planning requirements for private open space, habitable room windows and car parking.	These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
9.	Strathpine QLD 4500	The submitter generally supports the concept of higher density to “ <i>make areas feel alive and to increase commercial activity</i> ”, provided that development is high quality, of adequate size, offers sufficient car parking and storage spaces and does not result in overdevelopment.	All residential development applications are assessed against the <i>Greater Dandenong Planning Scheme</i> and include various requirements to prevent the overdevelopment of land (such as controls around site coverage, permeability, building height and setbacks). Improving the design of residential development beyond these minimum standards form a key priority of the draft strategy. These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		With respect to high-density and apartment development, the submitter recommends that Council: <ul style="list-style-type: none"> • increase the size of rooms / units; • prohibit studio apartments and restrict 1 bedroom apartment development; 	Clause 55.02-3 within the <i>Greater Dandenong Planning Scheme</i> aims to encourage a range of dwelling sizes and types in developments of ten or more dwellings. Standard B3 requires developments of ten or more dwellings to provide a range of dwelling sizes and types including dwellings with a different number of bedrooms. Whilst Council actively encourages each development to	The Design and Diversity theme of the draft strategy has been amended to discuss the need for increased diversity within the same subset of dwellings (for instance, that a range of townhouses be



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		<ul style="list-style-type: none"> introduce mandatory requirements for three bedroom apartments so that they can be occupied by families; and introduce mandatory requirements regarding the dwelling mix. The submitter recommends that developments should comprise a mix of 3 bedroom (40%) 2 bedroom (40%) and 1 bedroom units (20%) units. 	<p>provide dwellings with a different number of bedrooms, mandatory bedroom ratios may have an overall negative impact on some developments as it could lead to a loss of open space, increased hard stand areas etc. An emphasis on increased housing diversity would enable Council to use its discretion in balancing the design to provide a favourable outcome for all stakeholders.</p> <p>The draft strategy encourages the provision of housing stock in a range of sizes and designs for the community's households needs and accommodates changes in people's circumstances through life. Whilst the draft strategy encourages a diversity of dwelling and accommodation types (e.g. detached dwellings, apartments, townhouses etc), it does not specifically encourage diversity in relation to the same type of dwelling, with respect to size, configuration, number of bedrooms and open space provision. It is recommended that the strategy be amended to encourage greater diversity within the same subset of housing types.</p>	<p>provided in various configurations, sizes, bedrooms etc).</p>
		<p>The submitter recommends that more car parking spaces be provided in higher density residential development.</p>	<p>The number of car parking spaces required within developments is governed by Clause 52.06 of the <i>Greater Dandenong Planning Scheme</i>. If a proposal complies with these provisions, it is deemed that sufficient parking has been provided on site. Moreover, higher density housing is encouraged at both State and Local level to be located adjoining or within close proximity to public transport or activity centres, thereby reducing the reliance on private transport modes and fossil fuels.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
10.	Anonymous	<p>The submitter is concerned that the draft strategy simply consists of motherhood statements and</p>	<p>Following Council adoption, a comprehensive Action Plan will be prepared to give effect to the policy statements</p>	<p>Section 4 – Next Steps has been amended to include</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		lacks a comprehensive implementation strategy.	contained in the strategy. It is recommended that further information on the proposed Action Plan be included within the strategy document in Section 4 – Next Steps.	reference to the Action Plan.
		The Submitter is concerned that there are a few inconsistencies in Council’s locational criteria for higher density housing. In particular, the submitter recommends that Council investigate if there are opportunities for higher density development to the south of the Dandenong railway station and in the residential areas around Parkmore activity centre.	These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>
		The submitter is concerned that the strategy is weighted too heavily to affordable, high-density housing, and that this may lead to the development of ghettos.	It is considered that well-designed, high-quality, higher density housing can have positive effects on the surrounding area. It allows people to reside within close proximity to social and physical infrastructure including schools, public transport, medical support and parks and open space. It also assists the local economy by enabling increased spending and patronage to activity centres. The draft strategy, together with the <i>Residential Planning Policy and Controls Project</i> , aims to increase the quality and design of higher density development. This will help ensure the benefits listed above can be enjoyed, whilst improving the liveability, amenity and durability of such developments.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>
		Overall, the submission suggests that the Revitalisation and Investment and Housing Affordability themes are difficult to reconcile, and that, without a more detailed action plan, the strategy appears to be weighted further to the	A key principle underpinning the development of the draft strategy is that Council’s housing approach must be balanced – focused on expanding opportunities for housing investment and revitalisation, while also ensuring that housing remains available to people on low or supported	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		affordable housing end.	incomes.	
		The submission recommends that Council make provisions for the acquisition of land for more open space areas.	<p>The City of Greater Dandenong's <i>Place for People: Open Space in Greater Dandenong</i> (adopted in 2009) identifies areas lacking adequate open space provision to service the local community and recommends various actions to improve the quality, distribution and access to open space.</p> <p>Land acquisition for open space purposes go beyond the scope of a local housing strategy. Therefore, the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> proposes that Council continue to implement the <i>Open Space Strategy</i> (2009) to improve the liveability of residential environments.</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The strategy must integrate with other long term requirements (including physical services, transport, community building, environmental management and social services).	<p>The draft strategy represents a whole-of-Council response to housing issues within the municipality, with all directorates providing input into the document.</p> <p>It is considered that the issue raised by this submission has been adequately addressed as part of Housing Objective 3, as appropriate links to long-term social, community, environmental and infrastructure strategies have been made. This will ensure that the provision of physical and social infrastructure is well-coordinated with population and housing growth.</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submitter argues that the car parking and traffic management issues have not been adequately addressed in the draft strategy or the <i>Residential Planning Policy and Controls Project</i> .	<p>It is considered that these issues have been adequately addressed in the draft strategy. Under the Growth and Liveability theme, the draft strategy proposes that Council prepare:</p> <ul style="list-style-type: none"> • car parking management plans to address parking issues in the City's activity centres; and 	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			<ul style="list-style-type: none"> an <i>Integrated Transport Strategy</i> to ensure a holistic response to transport planning in Greater Dandenong. <p>These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.</p>	
11.	Anonymous	<p>The submitter raises a number of concerns regarding the density of development in Noble Park. These concerns are set out below:</p> <ul style="list-style-type: none"> three/four storey developments are not appropriate in central Noble Park; Council should limit the construction of new apartment blocks to two storeys; apartments do not provide enough parking, resulting in overflow of vehicles on the street; all housing blocks adjoining each other should all have the same residential zoning; and residential streets are too narrow to accommodate higher density development. 	<p>These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
12.	Anonymous	<p>The submission notes that the following elements of the draft strategy are supported:</p> <ul style="list-style-type: none"> the proposed vision for the future; high density and mixed use around activity centres and transport hubs; Council efforts to address housing affordability; and 	<p>Considered as agreeing with the draft strategy.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		<ul style="list-style-type: none"> efforts to provide greater housing diversity and revitalise the City. 		
		The submitter recommends that the strategy should also consider changing setback requirements, varying architectural styles and changing car parking ratios.	<p>The number of car parking spaces required within developments is governed by Clause 52.06 of the <i>Greater Dandenong Planning Scheme</i>. If a proposal complies with these provisions, it is deemed that sufficient parking has been provided on site</p> <p>Feedback relating to changing setback requirements and varying architectural styles have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration.</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submission recommends that Council consider increasing social infrastructure, particularly for youth.	<p>This recommendation goes beyond the scope of a local housing strategy.</p> <p>Council is committed to providing young people with the best possible opportunities to grow and develop. In partnership with young people, key agencies, service providers and the community, Council's <i>Youth Strategy 2012-2017</i> strives to assist young people in achieving their goals and aspirations.</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submitter proposes that Council enhance the public realm through " <i>clever public spaces</i> ", increased lighting, water features, seating and way-finding signage (" <i>like in Springvale</i> ").	<p>It is considered that these issues have been adequately addressed in the draft strategy. Under the Revitalisation and Investment theme, the strategy proposes that Council prepare and implement "place-based action plans" for capital works and infrastructure improvements with the aim of improving the appearance and amenity of Greater Dandenong's activity centres and attracting broader commercial investment in these locations.</p> <p>Further stages of the Central Dandenong way finding</p>	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
			signage will occur subject to approval of future capital improvement funding and staged as per the Central Dandenong Way Finding and Signage Strategy.	
		The submitter proposes that Council encourage the development of sustainable buildings that exceed the 6 star energy rating and include other innovative sustainability features.	Each new residential development is required to meet 6 star energy rating under the state-wide building regulations. It is considered that environmental sustainability of the new housing development has been adequately addressed in the draft strategy under the Design and Diversity themes.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		The submission recommends that Council: <ul style="list-style-type: none"> encourage and promote alternative transport modes, such as a “car park and ride” option (e.g. a free commuter bus between car parks); and increase the bicycle path network, together with bicycle storage cages/parking. 	It is considered that these issues have been adequately addressed in the draft strategy under the Growth and Liveability theme. Public Transport Victoria (PTV) is the statutory authority that manages Victoria’s train, tram and bus services. They are the responsible authority for determining the need for new public transport services. Council has been and will continue to advocate on behalf of the residents for improvements and extensions to existing bus services and for the introduction of new services into our rapidly growing residential estates and industrial areas, such as Keysborough South and Dandenong South. Council will continue to implement the <i>Bike Shared Paths Network Plan</i> to improve and extend active transport infrastructure.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
		Increase tourism through the provision of free walking tours.	This suggestion goes beyond the scope of a local housing strategy. Council is currently developing a <i>Tourism Strategy & Action Plan</i> . This feedback has been referred to the relevant project team for consideration.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i> .
13.	Anonymous	Overall, the submission suggests that the	It is considered that the issues raised are already being	The Revitalisation and



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		<p>Revitalisation and Investment theme should be strengthened, specifically, that:</p> <ul style="list-style-type: none"> greater employment opportunities are needed to support housing and population growth; and Council should aim to entice business to the municipality. 	<p>addressed through <i>Plan Melbourne</i>, the <i>Greater Dandenong Planning Scheme</i>, Council's <i>Local Economic and Employment Development Strategy</i> and <i>Tourism Strategy</i> (currently under development).</p> <p>Page 60 of the draft strategy notes that “<i>As the housing market is intrinsically linked to the performance of the local economy, Council will also complement this housing renewal strategy with efforts to promote the municipality as a destination for industry, business, tourism and education</i>”. It is recommended that this section should refer to specific strategies listed above so that it is clear to the community these economic development and employment matters are already being addressed through other major strategic policies.</p>	<p>Investment theme has been amended to include a reference to Council’s <i>Local Economic and Employment Development Strategy</i> and <i>Tourism Strategy</i>, along with the <i>Greater Dandenong Planning Scheme</i>.</p>
		<p>The facades on shops need to be updated.</p>	<p>Alterations and renovations to buildings are at the owner’s discretion. Council is unable to force works onto owners, unless they pose a safety threat.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The City needs to be more vibrant like New York or Las Vegas with shops and buildings having neon signs.</p>	<p>This issue is considered to go beyond the scope of a local housing strategy.</p> <p>Council has an Advertising Signage Policy within the <i>Greater Dandenong Planning Scheme</i> that is applicable to all signage applications and outlines what type of signs are encouraged and discouraged by Council.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>The submitter advised that Council must consider car parking and garbage collection issues as residential densities increase.</p>	<p>The planning process multi-unit development proposals include consideration of car parking and the waste facilities.</p>	<p>No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024</i>.</p>
		<p>There is insufficient parking within Central Dandenong and the parking that is available is</p>	<p>Council is in the process of preparing parking management</p>	<p>No changes required to the <i>Draft Greater Dandenong</i></p>



No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		timed and expensive.	plans for the City's Activity Centres.	<i>Housing Strategy 2014-2024.</i>
		Dandenong should be diversified and not have defined areas such as "Little India" and "Afghan Bazaar".	The City of Greater Dandenong is extremely diverse municipality with a number of different cultures. The Indian and Afghani are two prevalent cultures within Dandenong with the large numbers of businesses within a specific area resulting in the names "Little India" and "Afghan Bazaar". Whilst these areas play a key role in Council's tourism and are well known outside of the municipality, the municipality itself is known for being extremely diverse with numerous cultural shopping and dining experiences available.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>
14.	Anonymous	The submitter recommends that Council should only allow more intense development, including double storey or higher developments, within a 15 minute walk of a shopping centre.	These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to help Council to develop new planning rules and guidelines for residential development.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>
15.	Anonymous	The submitter supports the draft strategy's approach to facilitate higher density living within walking distance to the city centre and public transport.	Considered as agreeing with the draft strategy.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>
		Multi Unit Development provides insufficient parking.	As outlined previously, the number of car parking spaces required within developments is governed by Clause 52.06 of the <i>Greater Dandenong Planning Scheme</i> . If a proposal complies with these provisions, it is deemed that sufficient parking has been provided on site. Higher density is encouraged at both State and Local level to be located adjoining or within close proximity to public transport or activity centres thereby reducing the reliance on private transport modes and fossil fuels.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>
		The submitter recommends that Council review setback requirements. The submitter suggests	These comments have been referred to the <i>Residential Planning Policy and Controls Project</i> for consideration to	No changes required to the <i>Draft Greater Dandenong</i>



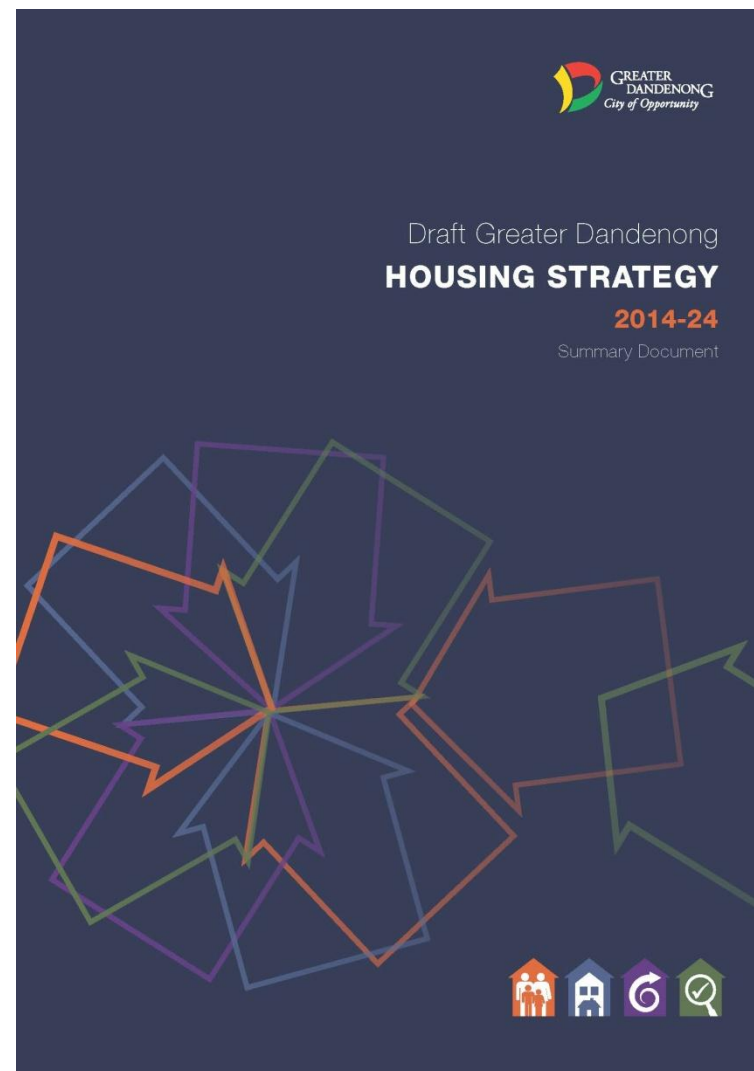
No.	SUBURB	SUMMARY OF POINTS RAISED	COUNCIL RESPONSE	AMENDMENTS REQUIRED
		that Council consider if garages (when paired with landscaping) can be permitted within the front setback.	help Council to develop new planning rules and guidelines for residential development.	<i>Housing Strategy 2014-2024.</i>
		The colour of dwellings can be an eyesore and impact on the value of adjoining properties.	Council is unable to control the colours of many dwellings unless a permit is required under the Planning Scheme. Pursuant to Clause 62 of the <i>Greater Dandenong Planning Scheme</i> , a permit is not required for domestic services normal to a dwelling, which includes painting, unless specifically required under the Scheme such as a Heritage Overlay.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>
		The submitter is concerned that there is excessive illegal rubbish dumping in the municipality.	It is considered that this issue goes beyond the scope of a local housing strategy, and is not an issue which be addressed through this strategy.	No changes required to the <i>Draft Greater Dandenong Housing Strategy 2014-2024.</i>

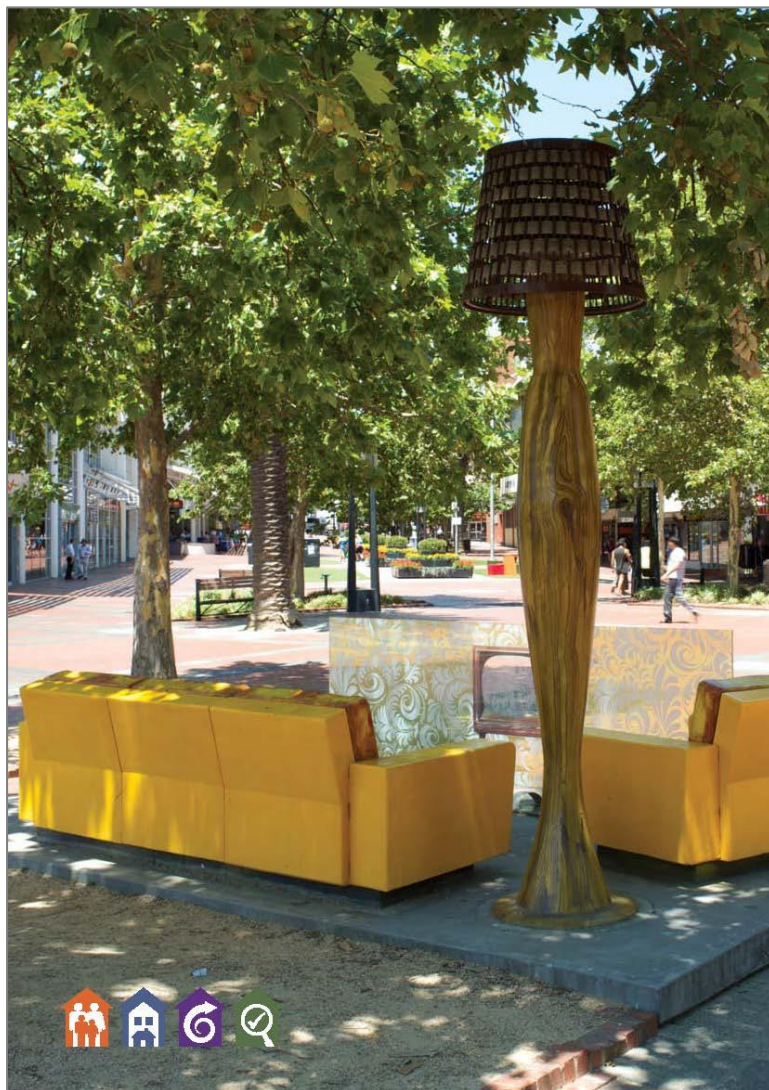


APPENDICES



APPENDIX A: DRAFT GREATER DANDENONG HOUSING STRATEGY 2014-2024 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.






Contents

What is the Draft Greater Dandenong Housing Strategy? 2

What is the purpose of this document? 2

How to comment 3

Find out more 3

Why does Council need a housing strategy? 4

How did Council develop the draft strategy? 5

What is Council's housing vision for the future? 6

Key principles of the Draft Housing Strategy 7

Housing challenges 8

How does the Draft Strategy respond to these challenges? 14

 Theme a: growth and liveability 16

 Theme b: design and diversity 17

 Theme c: revitalisation and investment 18

 Theme d: housing affordability 19



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. 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.



How to comment

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

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

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.

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 or call Council's Strategic Planning Team on 8571 1000.



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.

Addressing more than just housing
 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.

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.

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.

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



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.

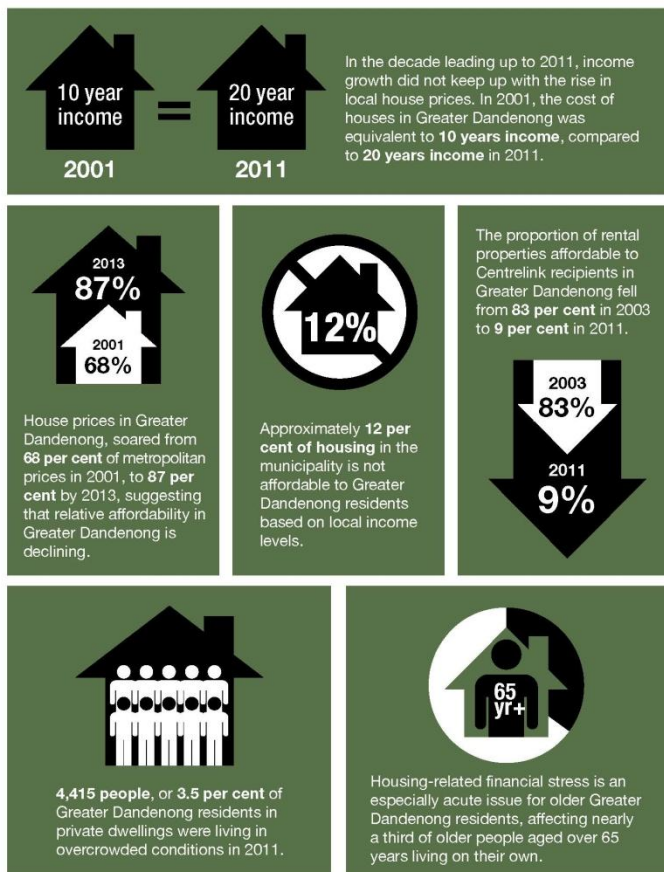
residential areas is critical, as there is the ongoing risk that people will seek to purchase homes in alternate locations, most likely towards the fringe of Melbourne.

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.

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.

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.

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 emissions¹.

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.

1 Australian Federal Department of Industry Science and Tourism, Environmental & Economic Life Cycle Costs of Construction, Canberra (1998) cited in Organics 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.

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.

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Find us online www.greaterdandenong.com
www.facebook.com/greaterdandenong
www.twitter.com/greterdandy
www.youtube.com/citygreaterdandenong



APPENDIX B: DRAFT GREATER DANDENONG HOUSING STRATEGY 2014-2024 FEEDBACK FORM

Draft Greater Dandenong Housing Strategy 2014-24 FEEDBACK FORM

Q1. Do you agree with Council's draft housing vision?

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.

Yes No (please tick)

Q2. If not, what would your vision be?

Q3. What do you like about the Draft Greater Dandenong Housing Strategy?

Q4. What else should the Draft Greater Dandenong Housing Strategy take into consideration?

Q5. Do you have any other comments?

Feedback due by 5pm Friday 18 July 2014

Send feedback forms and written submission by:

Mail: Greater Dandenong Draft Housing Strategy
PO Box 200
Dandenong VIC 3175

Email: housingstrategy@cgd.vic.gov.au

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

This survey can also be completed online at www.greaterdandenong.com/housingstrategy and downloaded from Council's website.

If you would like to be placed on a database to be kept informed of the project, please complete the following (PLEASE PRINT):

Name: _____

Address: _____

Phone No: _____

Email: _____

If you have any queries, please contact Council's Strategic Planning Team on (03) 8571 1000 or email housingstrategy@cgd.vic.gov.au

We respect your privacy. We will not sell or give away your personal information, unless required by law. Occasionally, we may use your details for our own research purposes or to let you know about other Council information. If you want to see your personal data, modify your details, or if you receive information from us you do not want in the future please contact Council on 8571 1000.