


Housing Strategy Action Plan 2021 -2024

This plan replaces the Housing Strategy Action Plan
2014-2024

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1 Introduction

The Greater Dandenong Housing Strategy 2014-2024 was developed to provide Greater Dandenong with the policy framework and direction to plan for the sustainable supply of housing. Since the City of Greater Dandenong Housing Strategy was developed in 2014, housing affordability has further decreased in the municipality and remains a barrier for many residents to secure affordable and appropriate housing in Greater Dandenong. The increase in vulnerable groups, including refugees and people seeking asylum, people living with a disability, an ageing multi-cultural community and residents impacted by COVID-19, has highlighted the importance of planning for a sustainable supply of housing to meet the current and future needs of the Greater Dandenong community.

This updated action plan reflects changes in government policy, social and general housing data since the adoption by Council of the Action Plan in 2015 that was developed to guide the implementation of the Housing Strategy. The updated action plan will also include references to Council strategies and plans adopted by Council since 2015. The review process was overseen by an internal working group with representation across Council Directorates.

2 Background

Greater Dandenong Housing Strategy 2014-2024

The Strategy was developed with four key themes:

Theme A Growth and Liveability

Theme B Design and Diversity

Theme C Revitalisation and Investment

Theme D Housing Affordability

The Housing Strategy 2014-2024 established **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.

Key Principles were also identified that acknowledged the housing strategy recognised that access to appropriate, affordable and well-located housing is vital to people's health and wellbeing. Other principles identified included:

- That local government has a key role to play in addressing the gap between housing need and affordability.
- The strategy represents a whole-of-Council response to housing issues within the municipality, recognising that all areas of Council play a role in influencing housing outcomes or managing the effects of housing.
- Council recognises that a range of housing options are required to address the current and future housing needs of our community.
- Council is committed to implementing State Government policy that aims to increase residential densities near and within activity centre, as well as protecting areas of valued neighbourhood character.
- Council will seek opportunities to partner with government, the private sector and community housing sector to deliver projects that contribute to the balanced outcomes of this strategy.

2014-2024 Action Plan – Progress on Actions

In 2015, an action plan was developed by Council under the four key themes to respond to the objectives of the strategy. A review of this action plan has identified progress on these actions which are summarised below.

Theme A Growth and Liveability

The objectives set under the theme of Growth and Liveability are to:

- Understand the current and future housing needs and preferences of Greater Dandenong residents.
- Plan for adequate supply of appropriate land for residential development to address population growth.
- Ensure that future housing growth is effectively managed to maintain and enhance Greater Dandenong's liveability.

Progress on these objectives include:

- ✓ The Industrial and Commercial Change and Demand Study completed and supports the retention of CGD employment zones in accordance with Plan Melbourne priorities.
- ✓ The Residential Planning Policy and Controls review completed and tailored planning controls implemented via Planning Scheme Amendment C182 to the Greater Dandenong Planning Scheme.

Theme B Design and Diversity

The objectives set under the theme of Design and Diversity are to:

- Facilitate housing diversity in appropriate locations to support the needs of our diverse community.
- Support housing design that meets the needs of local residents.
- Improve the quality, design and environmental performance of housing.

Progress on these objectives include:

- ✓ Residential Design Guidelines developed to promote housing design that provides high amenity for residents and contributes to the public realm.
- ✓ Reviewed and refined the Residential Zones and Residential Planning policy to facilitate a mix of housing types. Findings implemented via Planning Scheme Amendment to the Greater Dandenong Planning Scheme.
- ✓ Community engagement strategy prepared and implemented to support the implementation of Planning Scheme Amendment C182.
- ✓ Environmentally Sustainable Development Policy included in the Planning Scheme to improve the environmental performance of new housing.
- ✓ Council working with State Government to increase awareness for rooming house operators and tenants on improving rooming house standards.

Theme C Revitalisation and Investment

The objective for the theme of Revitalisation and Investment is to:

- Attract investment in residential development.

Progress on this objective include:

- ✓ Council's ten-year Activity Centre Capital Improvement Program and annual placemaking programs implemented.

- ✓ Neighbourhood Activity Centres Strategy and Design Framework completed to improve the physical quality and economic productivity of all Neighbourhood Activity Centres located within the City of Greater Dandenong.
- ✓ Undertook place-based planning and development initiatives to enhance the public realm and improve levels of investment in activity centres.

Theme D Housing Affordability

The objectives for the theme of Housing Affordability are to:

- Achieve a wide choice of well-designed, high quality affordable housing in appropriate locations to meet current and future needs.
- Continue to support vulnerable households experiencing housing stress.

Progress on these objectives include:

- ✓ 2018-2019 - Appointment of a dedicated housing officer to begin implementation of Council's Housing Strategy – investigation of options for Council.
- ✓ Rates notice initiative February 2019 – four families in WAYSS Family Violence Refuge program housed in private leased facilities.
- ✓ Mayoral Forum conducted in June 2019 – “Solutions to Increase Social Housing Stock in CCD”.
- ✓ Councillors and Council officers participating in the National Housing Conference in August 2019.
- ✓ Submission to Victorian Parliamentary Enquiry into Homelessness 2020.
- ✓ Council became a signatory to the Regional Local Government Homelessness and Social Housing Charter in June 2020.
- ✓ Facilitation of Regional Local Government Charter Group Rough Sleeper Project.
- ✓ Joint funding submission for Breathing Space project for Women and Children with WAYSS and Casey Council (Federal).
- ✓ Submission to Victorian 10 Year Housing Strategy Discussion Paper April 2020.
- ✓ Review of appropriate sites for the development of affordable housing.
- ✓ A draft options report for the establishment of a Housing Development Fund (2020) completed for internal review.
- ✓ 59,194 hours of home maintenance delivered to support older people to live independently in their own homes since 2015. 1106 clients registered for the home maintenance service.
- ✓ The Rates and Charges Hardship Policy provided support to 88 residents from 2015-16 to 2018-19. During the COVID-19 Pandemic there were a total of 53 people supported with an additional 373 people provided with rebates on Jobseeker payments and 10,711 pensioners provided with rebates.

3 Policy Context Update

Government policy has evolved since 2014 and has provided a changing context for Council's responses to the Housing Strategy actions. These changes included both legislative and strategic actions that influence how all levels of government determine their roles and responsibilities in relation to housing issues. The following provides an overview of Federal and State Government policy since 2014.

Policy Update – State Government

In 2016 the State Government introduced the **Rooming House Operators Act 2016**. People who operate rooming houses must apply for a licence. Rooming house operators must also follow standards of hygiene, safety and security.

Plan Melbourne 2017-2050 is the metropolitan planning strategy to manage Melbourne's growth and change over the next three decades. This document was the outcome of the review of Plan Melbourne 2014.

In 2017, the State Government announced their **Homes for Victorians** policy with initiatives that included abolishing stamp duty for first time buyers on homes up to \$600,000 and cuts to stamp duty on homes valued up to \$750,000 and doubling the First Home Owner Grant to \$20,000 in Regional Victoria.

Reformed residential zones were introduced to the Victoria Planning Provisions and all planning schemes by **Amendment VC110** on 27 March 2017.

The **Social Housing Growth Fund** was established in 2018 to enable partnerships between the community, private, not for profit and local government sectors to deliver housing assistance to Victorians.

Victorian Homelessness and Rough Sleeping Action Plan (HRSAP) was initiated in 2018 to reduce the incidence and impacts of rough sleeping. There are three key components of HRSAP which included assertive outreach, supportive housing teams and 12 modular units with onsite support. The City of Greater Dandenong was chosen as one of three service sites, with the program delivered by Launch Housing. The program was initially funded for a two-year period however this was extended in the 2021 State budget.



The Victorian government passed the **Residential Tenancies Amendment Bill 2018** with more than 130 reforms to Victoria's renting rules, which came into effect in March 2021. The law changes expand the rights and responsibilities of renters and rental providers (landlords). The changes to the law apply to all types of tenancies, private rentals, caravan and residential parks, and rooming houses. Some of the key changes include a ban on rental bidding, new rental minimum standards, no eviction without a reason, allowable modifications by renters, and new rules around urgent repairs.

Homes Victoria – Victoria's Big Housing Build Program

In 2020, Homes Victoria was established as a new State Government entity to manage the more than \$26 billion in housing assets where over 116,000 Victorians reside. Victoria's Big Housing Build Program intends to renew and substantially expand those housing assets through the injection of \$5.3 billion. This will enable the building of 12,000 new homes throughout metropolitan and regional Victoria.

Homes Victoria have stated their intention to work in partnership with local government:

- A 'Social and Affordable Housing Compact' will establish a new partnership between Homes Victoria and Local Government.
- Social and affordable housing plans to be developed in partnership between Local Government and Homes Victoria.
- Local Government feedback on a 10 Year Strategy for social and affordable housing in Victoria.

Planning Policy Framework

The State planning policy framework has been streamlined to prioritise new social housing, with the Victorian Government to assess and approve planning proposals funded by the Big Housing Build following consultation with councils and local communities. Planning Scheme Amendments VC187 and VC190, gazetted on 1 December 2020, introduced changes to the Victoria Planning Provisions and all planning schemes to streamline planning process:

- **Amendment VC187** Introduces a new particular provision, 'Housing by or on behalf of the Director of Housing' at clause 53.20 to streamline the planning permit process and development standards for housing projects by or on behalf of the Director of Housing. The Minister for Energy, Environment and Climate Change is the responsible authority for assessing the development of 10 or more dwellings and apartments. These applications are exempt from notice and review, but the Department intends to undertake separate community consultation for each project. Proposals for less than 10 dwellings will be assessed by the local council and are also exempt from notice and review.

- **Amendment VC190** Introduces a new particular provision and development standards for projects delivered through Victoria's Big Housing Build at clause 52.20. Proposals that meet the relevant criteria are exempt from the need for a normal planning permit, and the Minister for Energy, Environment and Climate Change is responsible for determining if the proposal complies with the set development standards under this new provision. These applications are also exempt from notice and review, but the Department is also intends to undertake separate community consultation for each project.

Policy Updates – Federal Government


The **National Rental Affordability Scheme** ('NRAS' or 'the Scheme') is an Australian Government affordable housing initiative that was established in 2008. The program is delivered in partnership with state and territory governments to stimulate the supply of affordable rental dwellings, and involves a government commitment to investors prepared to build affordable rental housing by offering annual financial incentives for up to ten years, to rent dwellings for eligible NRAS tenants at 80 per cent or less of the market value rent. In the 2014-15 Budget, the Government announced it would not proceed with Round 5 and that the Scheme would be capped at 38,000 allocations and will conclude in 2026.

The **National Housing and Homelessness Agreement** replaces the National Affordable Housing Agreement which came into force on 1 January 2009. The National Housing and Homelessness Agreement recognises the Commonwealth and the State's mutual interest in improving housing outcomes across the housing spectrum, including outcomes for Australians who are homeless or at risk of homelessness, and need to work together to achieve those outcomes. From **1 July 2018**, the National Affordable Housing Specific Purpose Payment was replaced by National Housing and Homelessness Agreement funding and maintains the funding associated with the National Partnership Agreement on Homelessness.

The 2017-2018 budget released a **Housing Affordability Plan** that included a National Housing Infrastructure Facility to fund critical infrastructure that will speed up the supply of housing, releasing suitable Commonwealth land for housing development and specifying housing supply targets in a new National Housing and Homelessness Agreement (NHHA) with the States and Territories.

Commonwealth Rent Assistance (CRA) provides supplement payments to Australians renting in the private market who receive a Centrelink pension, allowance or income support.

First Home Super Saver (FHSS) Scheme was introduced in the 2017–18 Federal Budget to reduce pressure on housing affordability. The FHSS scheme enables eligible people to save money for a first home using their superannuation fund arrangements (ATO 2019).



The **First Home Loan Deposit Scheme (FHLDS)** is an Australian Government initiative to support eligible first home buyers to build or purchase a first home sooner. The Scheme is administered by the **National Housing Finance and Investment Corporation (NHFIC)**. On 8 May 2021, under the 2021- 2022 Budget, the Australian Government announced the extension of the FHLDS (New Homes) and the establishment of a new program called the Family Home Guarantee, which provides eligible single parents with dependants the opportunity to build a new home or purchase an existing home with a deposit of 2 per cent, subject to the individual's ability to service a home loan.

4 City of Greater Dandenong Community Profile

Population Profile

A Diverse Community

The City of Greater Dandenong is the most multicultural and diverse municipality in Australia with residents from 167 birthplaces and 64 per cent of its population born overseas. Over 200 languages and dialects are spoken within the municipality with languages other than English spoken by over two-thirds (70 per cent) of its residents – the highest level in Victoria.

Settlement

A significant portion of the residents are recent migrants, refugees and people seeking asylum. In 2019 -2020, 4,092 people who had migrated from overseas settled in Greater Dandenong – the fourth highest level of settlement in Victoria (after Melbourne, Wyndham and Casey). Among them over half (57 per cent) had arrived under immigration provisions, 37 per cent under family reunion schemes, and 6 per cent as humanitarian arrivals – a decline from 2011- 2012, when a third of settlers had arrived under humanitarian arrangements.

A notable feature of current, local settlement patterns is a rise in recent years. From 2011-2012 to 2019-2020, the annual rate of settlement into Greater Dandenong rose by 50 per cent, from 2,737 to 4,092.

Aboriginal and Torres Strait Islander Community

The number of Aboriginal and Torres Strait Islanders recorded by the Census in Greater Dandenong trebled from 150 in 1981, to 516 by 2016, representing 0.3 per cent of the population. Aboriginal and Torres Strait Islanders in Greater Dandenong are half as likely to own or be purchasing their homes (33 per cent) as the general population (61 per cent), and more often rent their accommodation.

Older Population

In 2021, approximately 18,000 people in Greater Dandenong – or one in ten residents – were aged 70 years or more. In the decade to 2031, this number may increase by 4,700, or 26 per cent, to 22,700. Meantime, the population aged 85+ is forecast to swell by 1,460 – a rise of 40 per cent.

In 2016, nearly three-quarters (73 per cent) of residents in Greater Dandenong aged 70 or more were born overseas – higher than the metropolitan level of 51 per cent, and the largest proportion in Victoria.

Families

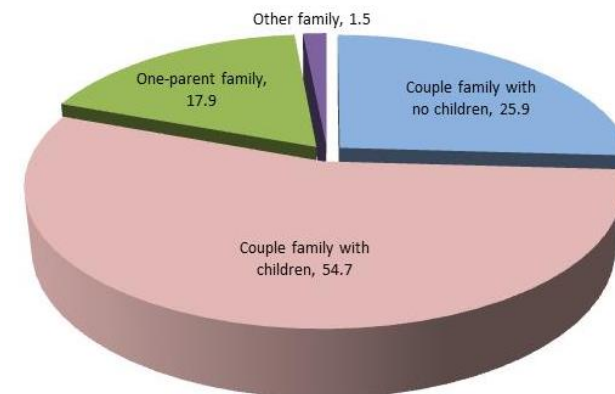
In 2016, there were 38,471 families in Greater Dandenong. Among them, 55 per cent couples with children, which was an increase from 46 per cent in 2011. 26 per cent were couples, which was a decrease from 30 per cent 2011.

There was little change to the number of one parent families with 19 per cent in 2011 compared to 18 per cent in 2016. Similarly, there was no change since 2011 with over three-quarters of families with children were headed by overseas-born parents – compared with a quarter of families across Victoria.

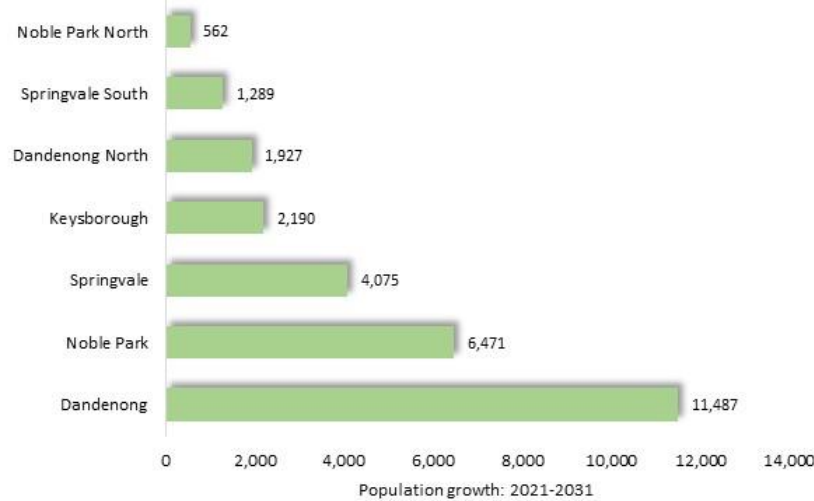
Disability

There was a small increase in the number of people living with a severe or profound disability, requiring daily assistance with mobility, communication, or self-care since 2011. The 2016 Census found that 6.8 per cent (6.6 per cent in 2011) of people in Greater Dandenong are living with a disability - compared with 5.5 per cent across metro Melbourne. These included 1.8 per cent of residents aged up to 24 years, 4.6 per cent among those aged 25-64, 13 per cent of those aged 65-69, 40 per cent of 80-84 year-olds and 71 per cent of residents aged over 90.

Family types: Greater Dandenong, 2016



Population Growth



The population of Greater Dandenong grew from 135,605 in 2011 to 152,050 in 2016.

In the decade between 2021 and 2031, the population of Greater Dandenong is expected to rise by 16 per cent, or to at least 203,000 – representing average annual growth of approximately 2,800 persons.


Projected growth will be most pronounced in Dandenong, which is expected to account for almost half of the rise in population during this period.

Above: Forecast population growth: 2021-2031, by suburb

Housing Structure

In 2016, 70 per cent of households in Greater Dandenong were detached, 11 per cent flats and 17 per cent semi-detached. These dwelling types have experienced different local growth trends, and are distributed unevenly across Melbourne, and within Greater Dandenong.

During the fifteen years to 2016, the number of local separate houses rose by 2,930, or 9 per cent, and the number of semi-detached dwellings burgeoned by 7,740 – a 2,200 per cent rise. Meantime, the number of flats declined by 1,525, or 23 per cent - the opposite



of the trend witnessed in inner-metropolitan areas, where, for example, the number of units rose by 63 per cent in Yarra during this period.

Across metropolitan Melbourne, flats tend to be concentrated among the inner-urban areas: 85 per cent of dwellings in the municipality of Melbourne are flats, compared with just 0.5 per cent of those in Cardinia. Within Greater Dandenong, flats are largely confined to sections of Springvale, Noble Park and Dandenong - localities with proximity to the principal transport corridors of the municipality.

Housing Tenure

In 2016, over half (54 per cent) of private dwellings in Greater Dandenong were either owned or being purchased by their occupants – a decline from 65 per cent in 2011. Across metropolitan Melbourne, a slightly higher proportion of homes (57 per cent), were owned or being purchased. In Greater Dandenong, 31.2 per cent of dwellings are rented, compared with 26.3 per cent across Victoria.

In Greater Dandenong, home ownership levels are lowest among recent settlers: 90 per cent of Sudanese residents and over 75 per cent of those from Afghanistan, Samoa, Burma, Pakistan and Iran rent their accommodation, compared with fewer than one in five from China, Vietnam, Cambodia, Greece, Croatia or Italy.

Housing Affordability

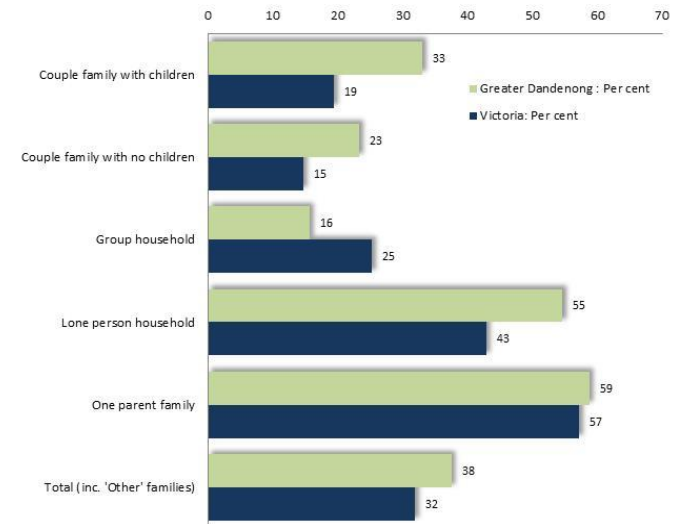
Housing affordability can be determined by the number of households which are within the lower 40 per cent of incomes across Victoria and expend more than 30 per cent of their incomes on rent or mortgage repayments. This condition is termed 'rental stress' or 'mortgage stress'.

Rent-related Financial Stress

Findings from the 2016 Census concerning incomes, family structure and rental levels, were examined to document the extent of financial stress faced by families, after paying rent. Rental costs are deducted from household incomes for various types of one-family households, then equivalence scales applied to determine the percentage of households with an income, after paying rent, equivalent to a single person on the poverty line of \$354 p.w. Households falling below that standard of living were regarded as experiencing rent-related poverty.

In Greater Dandenong, 55 per cent of lone person households and 59 per cent of renting one-parent families were living in rent-related poverty. By contrast, just 16 per cent of group households faced such hardship.

Overall, 38 per cent of renting households in Greater Dandenong faced poverty after paying their rent, exceeding the comparable State figure of 32 per cent and the second highest level in Victoria.

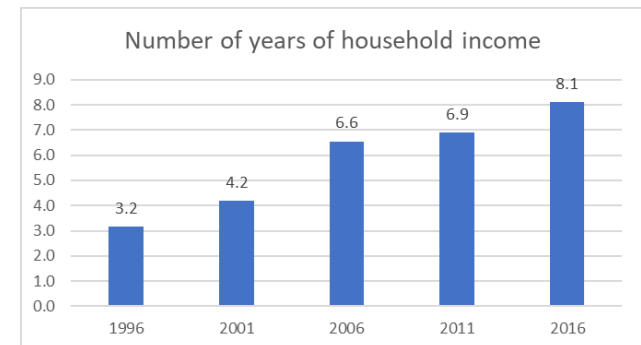


Percentage of Renters in Housing-related Poverty, by Household Type: Greater Dandenong, 2016

Mortgage Stress

In 2016, 2,687 local, mortgaged private dwellings, or 18.2 per cent of all mortgaged households, were in financial stress – the highest proportion of mortgaged dwellings in Victoria and nearly double its prevalence across Melbourne, of 10.2 per cent.

The cost of purchasing a home has also risen with a steady increase to the number of years of household income it would cost to purchase a house in the City of Greater Dandenong, rising to 8.1 years in 2016.



Rental Trends

In June 2020, the average cost of renting a three-bedroom house in Greater Dandenong was \$390 – similar to the metropolitan average of \$400. In the past 21 years, the real cost of renting a three-bedroom house in Greater Dandenong (that is, after adjustment for inflation) has risen 45 per cent, compared with 32 per cent across Melbourne.

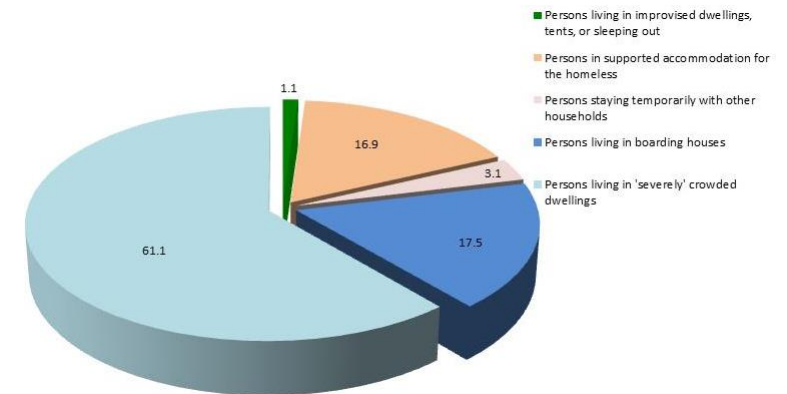
By contrast, the median weekly rental cost for one-bedroom units – the cheapest private accommodation in Greater Dandenong – stood at \$260 in June 2020 – the third lowest rental cost in Melbourne (after Cardinia and Frankston). The cost of renting a one-bedroom unit has risen 54 per cent in the past 21 years (after inflation), similar to the corresponding metropolitan increase.

The proportion of rental properties deemed affordable to Centrelink recipients in Greater Dandenong fell from 83 per cent in 2001, to 9.3 per cent by 2020, thereby aggravating the financial difficulties faced by many renting households.

Homelessness

In 2018, the Australian Bureau of Statistics published estimates of the number of homeless people in each municipality and suburb, derived from the findings of the 2016 Census. Homelessness persons were defined as those sleeping outdoors, residing in homeless accommodation or boarding houses, living with friends temporarily, or enduring severely overcrowded conditions.

A total of 1,942 persons in Greater Dandenong were homeless, over three-fifths (61 per cent) of them living in overcrowded circumstances. It was further estimated that approximately 620 people in Greater Dandenong were homeless in 2011.

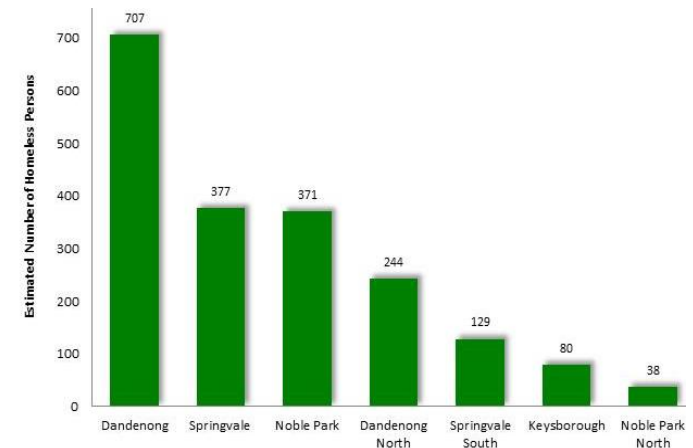


Percent of Homeless Persons, by Type of Shelter: Residents of Greater Dandenong, 2016

Homeless residents accounted for 1.2 per cent of the population of Greater Dandenong in 2016 – nearly three times the Victorian level of 0.42 per cent. The number and percentage of homeless persons in Greater Dandenong were the highest in Victoria.

Homeless residents resided largely in Dandenong, Springvale, or Noble Park, with few in Keysborough or Noble Park North. At 2.3 per cent, the percentage of Dandenong residents who were homeless was the highest in Victoria and five times the state level.

Number of Homeless Persons by Suburb: Greater Dandenong 2016



Overcrowding

In 2016, 4.1 per cent of private dwellings in Greater Dandenong were overcrowded – the highest proportion in metropolitan Melbourne. This is an increase since 2011 where 4,415 people, or 3.5 per cent of Greater Dandenong residents in private dwellings, were living in overcrowded conditions. In 2016, residents in rented accommodation were most at risk of overcrowding, with 7.2 per cent living in overcrowded conditions, compared with 2.2 per cent of those in dwellings owned or being purchased by their occupants.

Many of the 1,056 people seeking asylum living within Greater Dandenong in 2021, live in low-quality housing, with highly precarious tenures and inadequate physical standards – an issue of most acute concern for the welfare of their children.

Impact of Family Violence

Family violence makes a substantial contribution to the risk and prevalence of homelessness in this municipality. Of the 3,000 requests for assistance from specialist homelessness services in Greater Dandenong in 2018-19, 57 per cent involved females, of whom, nearly half (43 per cent) cited family violence as their reason for seeking assistance.

5 Relationship to current Council Policies and Plans

The Housing Strategy was informed by key Council plans and strategies and the following is a summary of objectives and actions that are relevant to the Housing Strategy and subsequent revised actions.

Council Plan 2021-25

Strategic Objective 1: A socially connected, safe and healthy city.

- Increase emergency, crisis, transitional housing accommodation and support to address the needs of persons who are homeless in the public domain.

Strategic Objective 3: A city of accessible, vibrant centres and neighbourhoods.

- Advocate for affordable quality housing and legislated change in the operation of rooming houses.
- Ensure an appropriate mix of housing, industrial and commercial development across the city.
- Increase access and availability of social housing stock in the city by activation of Council and community assets for delivery of social housing, and advocating for increased State and Federal Government provision.

Council Annual Plan 2021-22

An annual plan is developed to identify key areas of focus and create actions which align with the annual budget and the community's vision for the future.

Strategic Objective 1: A socially connected, safe and healthy city.

- Develop an Anti-Poverty Strategy through community consultation and partnership with local community agencies and organisations.
- Investigate the feasibility of implementing a 'Functional Zero' model of homelessness in Greater Dandenong.

Strategic Objective 3: A city of accessible, vibrant centres and neighbourhoods.

- Implement the Dandenong Visitor Attraction Plan.
- Complete the Noble Park Activity Centre Structure Plan Planning Scheme Amendment.
- Commence the Environmentally Sustainable Design 2.0 Planning Scheme Amendment.
- Advocate to the State Government to create a State and Local Government Task Force to address inconsistencies in the standards of social housing providers.
- Advocate for greater social and affordable housing through membership with the Regional Local Government Homelessness and Social Housing Charter group of Councils.
- Provide assistance to housing associations seeking to develop social or affordable housing projects that support vulnerable CGD residents.
- Implement and monitor the 10 Year Infrastructure Plan for Activity Centres.

COVID-19 Recovery Plan

Developed to outline Council's commitment to providing ongoing support across a range of areas to its residents. Actions relating to housing security include:

- **Rates Hardship Policy** which provides access for ratepayers to apply for a rate waiver of up to \$500 for financial hardship.
- **COVID Food Relief Program** Council facilitated a partnership with 14 local relief agencies and commenced a program of material aid, that will continue to work with its partner agencies to ensure service to those in need is ongoing.
- **High Risk Accommodation Response (HRAR)** program: In partnership with DHHS and EACH, Council established a program to visit every Rooming House (116), Caravan Park (5) and Support Residential Service or SRS (9) in Greater Dandenong.

Disability Action Plan 2017 to 2023

Sets out Council priorities and actions for achieving inclusion under four key pillars:

- inclusive communities
- health, housing and wellbeing
- fairness and safety
- contributing lives

Objective 3: Physical and natural environment

The following actions relate specifically to the Housing Strategy.

3.5.1 Ensure that new housing developments meet the building standards for disability access.

3.5.2 Support advocacy for increased disability access and universal design standards included in both the Building Regulations and the Victoria Planning Provisions as part of increasing the supply of accessible housing stock across the State.

Positive Ageing Strategy 2017-2025

Has been created to guide the development, management, delivery and future directions for an integrated, whole-of Council approach to supporting, promoting, encouraging the contribution of older people in our community and in conjunction with older people advocating for their needs.

Objective 3.1: Improve housing outcomes for older people.

3.1.1 Identify housing needs for older people in our community and encourage participation in the review of the Housing Strategy.

3.1.2 Promote housing issues for older people, including homelessness, and encourage accessibility, affordability and suitability through the Housing Strategy.

3.1.3 Encourage the community and development sector to consider the need for a range of housing types and densities to accommodate the housing needs of older people including incorporating adaptable and accessible housing design principles in new residential developments.

Greater Dandenong People Seeking Asylum and Refugees Action Plan 2018-2021

Outlines Council's key actions and initiatives to support people seeking asylum and refugees, within Greater Dandenong.

Objective 2: Housing

Advocate for adequate resource allocations and innovative approaches to improve accessibility to short and long term local housing options for people seeking asylum.

Greater Dandenong Climate Emergency Strategy 2020–2030

Sets out Council's vision in response to the climate emergency:

4.2.1 – Increased awareness within the community of energy efficiency and renewable energy to facilitate the transition to a net zero carbon emission city.

Action G: Work with key stakeholders and local community service providers to facilitate increased community awareness of existing programs that:

- Support disadvantaged households in reducing their exposure to climate risks, and minimising utility consumption and associated costs.
- Assist residents' equitable access to energy.

The Rates and Charges Hardship Policy (updated 2019)

Provides Council with a policy framework to provide rate relief to individuals who need assistance. Under the Local Government Act Council may waive a whole or part of any rate or charge or interest if a person is suffering financial hardship. The Act goes on to say Council may defer, in whole or part, any payment due on the grounds of hardship. Residents can apply for a deferment or waiver of Council rates due to financial hardship.

Regional Local Government Homelessness and Social Housing Charter

In June 2020, Council became a signature to the Charter as one of thirteen Councils from across eastern and south eastern metropolitan regions. The Charter Councils seek systemic change to increase the supply of permanent, safe, appropriate and timely housing for our most vulnerable community members, and to embed housing first as a key foundational principle.

6 Actions for 2021 to 2024

The following actions have been developed to reflect current documents including the Council Plan 2021-25 and the Municipal Strategic Statement in the Greater Dandenong Planning Scheme. The opportunities from recent changes in State Government housing and planning policies have also been considered.

Since the Greater Dandenong Housing Strategy was developed in 2014, housing affordability has further decreased in the municipality and remains a barrier for many residents to secure affordable and appropriate housing in the City of Greater Dandenong. Since 2011, there has been a decline in private dwellings in Greater Dandenong that were either owned or being purchased by their occupants. Affordable rental properties for people in a Centrelink income also declined and the number of homeless people has increased.

Vulnerable groups including refugees and people seeking asylum, people living with a disability, an ageing multi-cultural community and residents impacted by COVID-19 has highlighted the importance of planning for a sustainable supply of housing to meet the current and future needs of the Greater Dandenong community. This updated action plan provides connection and consistency to current council strategies and action plans that have been developed through active engagement with the community including the Disability Action Plan, Positive Ageing Strategy and the People Seeking Asylum and Refugees Action Plan, Greater Dandenong Climate Emergency Strategy 2020–30 and the COVID-19 Recovery Plan. Council also became a signatory to the Regional Local Government Homelessness and Social Housing Charter in June 2020, which has provided opportunities to work with other Councils in the South East Region on key housing advocacy issues.

Theme A Growth and Liveability

Housing Strategy Objectives

- Understand the current and future housing needs and preferences of Greater Dandenong residents.
- Plan for adequate supply of appropriate land for residential development to address population growth.
- Ensure that future housing growth is effectively managed to maintain and enhance Greater Dandenong's liveability.

Related Council plan or strategy (where applicable)	Housing Strategy Action	Timeframe	Responsibility	Outcome Indicator
Council Plan 2021-25	Prepare regular population projections for the municipality.	2024	Community Development, Sport and Recreation	Regular Population and Household Forecasts prepared and disseminated on Council's website.
Positive Ageing Strategy 2017-25	Support the development of affordable and varied accommodation options for aged residents and people with disabilities to ensure their security, comfort and wellbeing.	2024	Community Care	Investigation of innovative intergenerational housing models that could be implemented in Greater Dandenong commenced.
Council Plan 2021-25	Regularly monitor the delivery of all new housing in the City of Greater Dandenong.	2024	Community Development, Sport and Recreation	Maintain a system for annually recording the volume, structure and location of new dwellings.
Climate Emergency Strategy 2020-30	Work with key stakeholders and local community service providers to facilitate increased community awareness of existing programs that: <ul style="list-style-type: none"> • Support disadvantaged households in reducing their exposure to climate risks, and minimising utility consumption and associated costs • Assist residents' equitable access to energy. 	2024	Planning & Design Community Development, Sport and Recreation	Activities undertaken with key stakeholders such as the Energy and Water Ombudsman Victoria and local community organisations.

Greater Dandenong Planning Scheme	Encourage the provision of affordable housing in association with larger residential developments.	2024	Planning and Design	Discussion with developers on affordable housing opportunities is conducted.
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Theme B Design and Diversity

Housing Strategy Objectives:

- Facilitate housing diversity in appropriate locations to support the needs of our diverse community.
- Support housing design that meets the needs of local residents.
- Improve the quality, design and environmental performance of housing.

Related Council plan or strategy (where applicable)	Housing Strategy Action	Timeframe	Responsibility	Outcome Indicator
Greater Dandenong Planning Scheme	Continue to ensure that new housing is of high-quality design through the assessment of planning permits.	2024	Planning and Design	Standards for high quality design are met through planning permit approvals.
Regional Local Government Homelessness and Social Housing Charter	Advocate to State Government for the creation of a single-step process for assessment and compliance of rooming houses.	2024	Building and Compliance	Advocacy conducted with State Government.

Regional Local Government Homelessness and Social Housing Charter	Investigate the preparation of a shared accommodation local planning policy or other mechanism as appropriate to promote best practice design for shared accommodation.	2024	Building and Compliance	Best practice for shared accommodation is promoted to providers.
Disability Action Plan 2017-25	Ensure that new housing developments meet the building standards for disability access	2024	Building and Compliance Planning and Design	Disability access assessed through planning permit application process.
Disability Action Plan 2017-25	Support advocacy for increased disability access and universal design standards included in both the Building Regulations and the Victoria Planning Provisions as part of increasing the supply of accessible housing stock across the State.	2024	Community Care	Advocacy opportunities identified and implemented,
Positive Ageing Strategy 2017-25	Encourage the community and development sector to consider the need for a range of housing types and densities to accommodate the housing needs of older people including incorporating adaptable and accessible housing design	2024	Community Care	The Liveable Housing Design Guidelines (or equivalent) materials available to planning applicants.

	principles in new residential developments.			
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Theme C Revitalisation and Investment

Housing Strategy Objective:

- Attract investment in residential development

Related Council plan or strategy (where applicable)	Housing Strategy Action	Timeframe	Responsibility	Outcome Indicator
Council Plan 2021-25	Undertake place-based planning and development initiatives to enhance the public realm and improve levels of investment in activity centres.	2024	Business and Revitalisation	Preparation of place-based action plans for Springvale, Noble Park and Dandenong Activity Centres and commence implementation.
Council Plan 2021-25	Prepare a Greater Dandenong Activity Centres Investment Attraction prospectus to promote these centres as a preferred place to live and invest. Implement the Dandenong Visitor Attraction Plan.	2024	Business and Revitalisation	Greater Dandenong Activity Centres Investment Attraction prospective finalised. Dandenong Visitor Attraction Plan finalised.
Council Plan 2021-25	Review the role of finance availability, construction costs		Business and Revitalisation	Completion of investigation.

	and other factors that may be influencing the provision of housing and apartments in central Dandenong and other key precincts.	2024		
Council Plan 2021-25	Continue to engage with the development industry and community housing sector to monitor local housing requirements and trends and enable investors/developers better understand emerging development opportunities in Greater Dandenong's Activity Centres.	2024	Business and Revitalisation	Number of private developers and community housing sector organisations engaged.
Council Plan 2021-25	Continue to implement Neighbourhood Activity Centres Strategy and Design Framework to guide capital improvements to neighbourhood shopping areas.	2024	Planning and Design	Implement the Neighbourhood Activity Centres Strategy and Design Framework to guide capital improvements to neighbourhood shopping areas.

Theme D Housing Affordability

Housing Strategy Objectives:

- Achieve a wide choice of well-designed, high quality affordable housing in appropriate locations to meet current and future needs.
- Continue to support vulnerable households experiencing housing stress.

Related Council plan or strategy (where applicable)	Housing Strategy Action	Timeframe	Responsibility	Outcome Indicator
Council Plan 2021-25	Provide assistance to housing associations seeking to develop social or affordable housing projects that support vulnerable CGD residents.	2024	Community Development, Sport and Recreation Business and Revitalisation	Increased affordable housing projects in Greater Dandenong arising from partnership arrangements and private sector development.
Council Plan 2021-25	Increase access and availability of social housing stock in the municipality by activation of Council and community assets for delivery of social housing, and advocating for increased State and Federal Government provision.	2024	Community Development, Sport and Recreation Business and Revitalisation	Increased social housing stock within the City of Greater Dandenong.
Positive Ageing Strategy 2017-25	Continue to support older residents to age in place by offering assistance to undertake minor safety and environmental adjustments to their homes through Council's Community Care model.	2024	Community Care	Number of residents using Council's Home Maintenance Service.

Council Plan 2021-25	Deliver support services for vulnerable families, including those experiencing or at risk of, family violence.	2024	Community Wellbeing	Number of Families and Children engaged through the delivery of the Family Support Services
Council Plan 2021-25	Continue to develop and implement an Anti-Poverty Collective Impact program with high community and cross Council departmental involvement.	2024	Community Development Sport and Recreation	Anti-Poverty Collective Impact program developed and implemented.
COVID Recovery Plan 2020-21	Continue to offer rate rebates to vulnerable households in housing stress through Council's Rates and Charges Hardship Policy	2024	Corporate Services	Continued operation of Council's Rates and Charges Hardship Policy Number of residents who receive a rate waiver or deferral.
People Seeking Asylum and Refugees Action Plan 2018-21	Advocate for adequate resource allocations and innovative approaches to improve accessibility to short and long term local housing options for people seeking asylum.	2022	Community Development, Sport and Recreation	Information about the feasibility of these social housing options and potential next steps to implement is presented to Council.
Greater Dandenong Climate Emergency Strategy 2020–30	Work with key stakeholders and local community service providers to facilitate increased community	2024	Community Care Planning and Design	Activities undertaken with key stakeholders such as the Energy and Water Ombudsman Victoria, SECCCA and local community organisations.

	<p>awareness of existing programs that:</p> <ul style="list-style-type: none"> • Support disadvantaged households in reducing their exposure to climate risks, and minimising utility consumption and associated costs • Assist residents' equitable access to energy. 		<p>Community Development, Sport and Recreation</p>	
<p>Regional Local Government Homelessness and Social Housing Charter</p>	<p>Participate in the implementation of the Regional Local Government Homelessness and Social Housing Charter Group projects</p>	<p>2022 - 2024</p>	<p>Community Development, Sport and Recreation</p>	<p>Participation in working groups, forums and planning activities.</p>