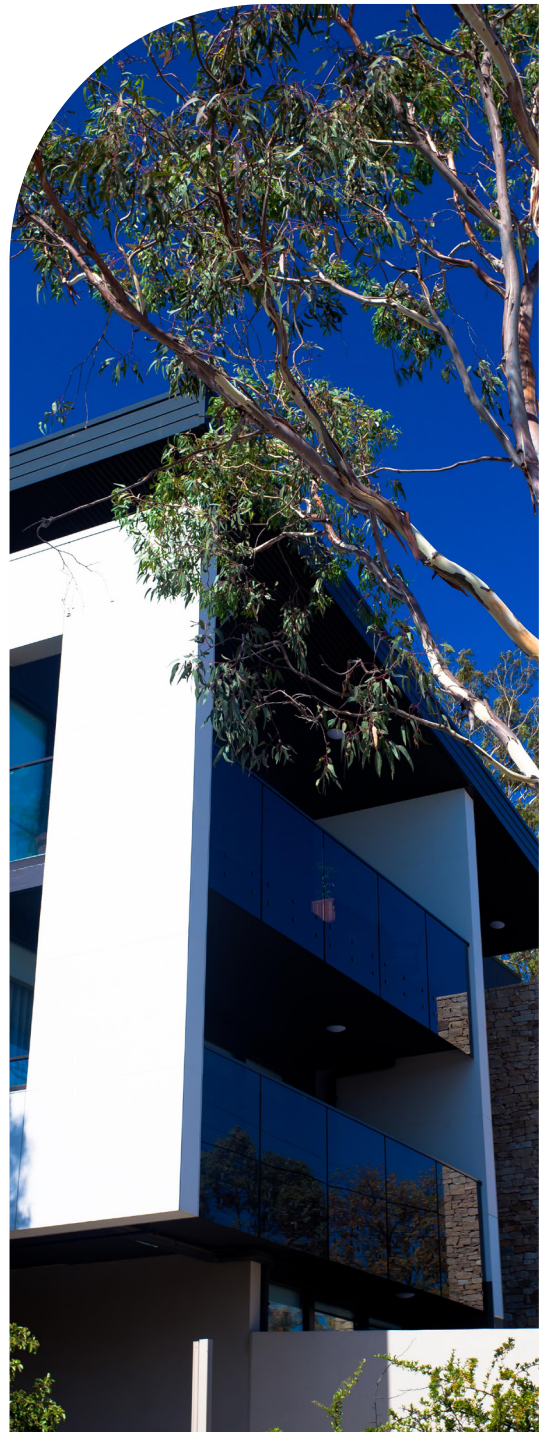


Nillumbik Housing Strategy Discussion Paper

February 2020



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Table of contents

1. Introduction	4
2. The 2001 Nillumbik Housing Strategy	6
3. How can Council influence housing outcomes?	8
4. Who lives in Nillumbik now, and who will live here in the future?	11
5. What kinds of housing does Nillumbik currently have?	14
6. What housing will Nillumbik need in the future?	16
7. What is housing diversity and housing density?	19
8. What are diverse housing delivery models?	20
9. What is affordable housing, and who needs it?	22
10. Where can additional housing be accommodated in Nillumbik?	25
11. Conclusion	28
12. Glossary	29

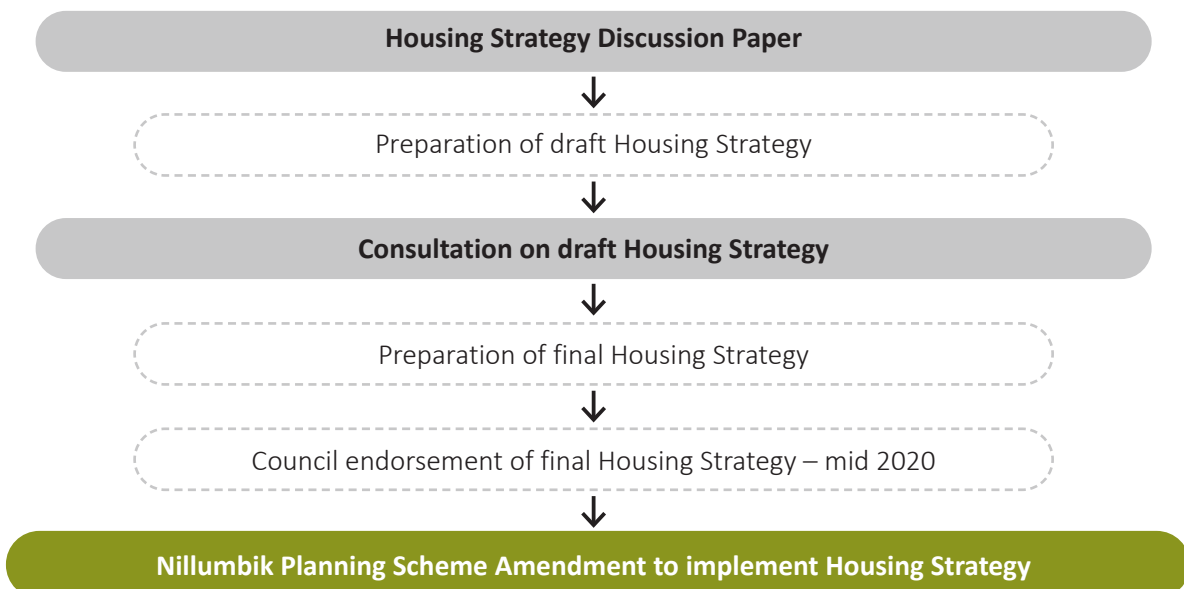
1. Introduction

Nillumbik Shire Council is updating its 2001 Housing Strategy and is seeking feedback from the community to inform the drafting of the new document. This Discussion Paper sets out the housing supply and demand challenges facing the municipality, and includes a number of questions about our housing challenges that we would like to hear your thoughts on. You can provide feedback on some or all of the questions, or on any other housing issues you would like to raise. Once the draft Housing Strategy has been prepared, Council will also release this for further public comment.

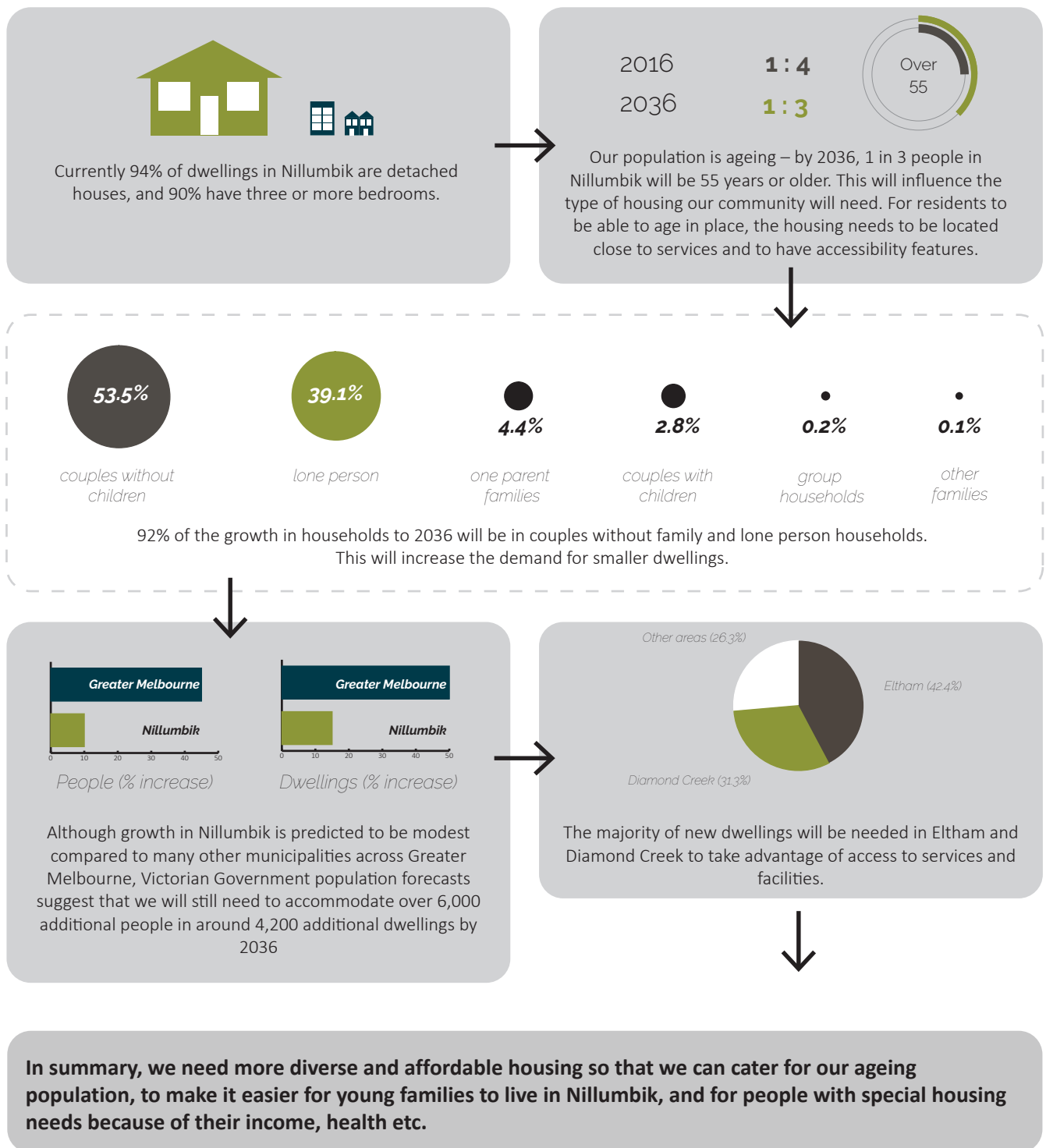
The feedback provided by the community in 2016 for the Housing Issues and Options Paper has been used to guide the preparation of this Discussion Paper. The most recent Census data, the 2019 Victoria in Future population projections from the state government, and recent examples of developments and development proposals in Nillumbik and Australia have been incorporated into this paper to provide an up-to-date picture of housing issues and trends.

This Discussion Paper provides the following:

- A one-page snapshot of our key housing challenges
- An overview of the original 2001 Housing Strategy
- A discussion about how Council can influence housing outcomes
- Data on who lives in Nillumbik now, and who will live here in the future
- Data on the types of housing Nillumbik currently has
- Identification of what housing Nillumbik will need in the future
- Information on housing diversity, housing density, diverse housing delivery models, and affordable housing
- A discussion of the potential housing capacity in the Shire
- A glossary of key terms



A snapshot of Nillumbik's housing challenges



But there are some significant limitations as to where new housing can go, as most land within Nillumbik is located within the Green Wedge and our vacant residential land within the Metropolitan Urban Growth Boundary is almost wholly developed. If we want housing choices that are close to transport and services then we will need to focus new development in and around our activity centres.

2. The 2001 Nillumbik Housing Strategy

Nillumbik's Housing Strategy provides a framework for Council's decisions affecting housing and settlement. It is used as a basis for local policies, zones and overlays in the Nillumbik Planning Scheme, and for Council when it advocates with State and Commonwealth governments about housing. It sits within a suite of documents that influence housing outcomes in Nillumbik, as shown in the diagram on the following page.

The last Housing Strategy was prepared over 18 years ago in 2001. Back then Nillumbik was projected to have a population of 62,628 people by 2021. The latest State government projections are that there will be 65,370 people living in Nillumbik in 2021, and 70,314 by 2036. The 1996 Census figures used in the original strategy identified that 60% of households were couples with children, and that the population was expected to age with the 50-74 year old population anticipated to double by 2021. The population trends since 2001 have seen a decline in the proportion of households with children to 48% in 2016 and a projected further decline to 40% in 2036, and the ageing of the population is continuing to increase. Further details of the demographic trends are provided in Section 4.

In 2001 the key housing issues were explained within the Housing Strategy key policy statement as follows:

The urban and rural areas of Nillumbik have a significant role as a 'Green Wedge' in metropolitan Melbourne and are regarded as among the most desirable places to live in Melbourne. Council is committed to maintaining the liveability and sustainability of the Shire by managing the impacts of any new development on the natural environment, neighbourhood character, residential amenity and heritage assets.

Council also recognises that secure and appropriate housing underpins the ability to participate in the economic, cultural and social life of the community. Current housing

in the Shire is predominantly single dwelling in private tenure. While this will continue to be the most appropriate form of housing for many households, declining household sizes, an aging population and an unmet demand for more affordable housing indicate the need for a greater diversity of housing in the future.

As is explored later in this Discussion Paper, many of these factors remain relevant today. Detached 3+ bedroom homes still constitute the vast majority of dwellings (refer to Section 5 for further details), although there are some townhouse and recent apartment developments. More diverse and more affordable housing is still needed to cater for the ageing population and for households with specific housing needs. The protection of the Green Wedge, natural environment, neighbourhood character, residential amenity and heritage assets continue to be key development considerations.

What has changed in the last two decades is as follows:

- Melbourne's population has substantially exceeded the forecasts of 2001.
- Population growth and other socio-economic factors have meant that housing prices have become increasingly unaffordable for many households.
- There have been changes to how we plan for housing growth, including via the adoption of new metropolitan plans ('Plan Melbourne'), new residential zones in planning schemes, and numerous local strategies.

Reviewing the Housing Strategy will enable Council to prepare new policies to address the greater need for new dwellings. The updated Housing Strategy will identify how Council can ensure that enough new housing is delivered in the right locations and to a high standard of design.

Documents influencing housing outcomes in Nillumbik

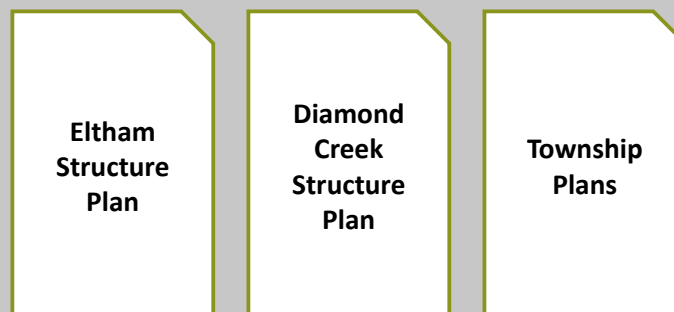
Apply to Victoria and/or Melbourne:



Apply to Nillumbik:



Apply to specific areas within Nillumbik:



3. How can Council influence housing outcomes?

National, state, metropolitan and regional influences

The housing market responds to consumer needs and wants, and it is shaped by federal, state and local regulations relating to building regulation, taxation, urban policy, zoning etc. For instance, housing markets must respond to Commonwealth government policies on taxation and population, and to State government policies on taxation, transport, urban consolidation, and the provision of social housing.

Any interventions Council seeks to implement are within this wider setting. The primary role of local government is to regulate development approaches via the Planning Scheme. Councils determine where housing goes via zoning and it can influence local siting and design via local policies and design controls. However the local planning policies and guidelines must also be consistent with the state policies and regulations.

The Victorian State government's planning policies on housing are as follows:

- Provide diverse dwelling types that offer choice and meet changing household needs
- Encourage urban consolidation by developing medium and higher density housing on sites that have good access to jobs, services and public transport
- Encourage the development of well-designed medium density housing that respects neighbourhood character, improves housing choice and makes better use of existing infrastructure
- Support opportunities for people in a range of income groups to choose housing in well-serviced locations
- Improve housing affordability including by encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes

The State government's 'Homes for Victorians' plan also includes a range of initiatives that include:

- Increasing the supply of housing through faster planning
- Supporting people to buy their own home
- Increasing and renewing social housing stock
- Promoting stability and affordability for renters

At a metropolitan level, Plan Melbourne directs us to provide housing choices in locations close to jobs and services, and to increase the delivery of affordable housing. It also seeks to create inclusive, vibrant and healthy neighbourhoods where people can access their daily needs (the '20 minute neighbourhood'). In Nillumbik, the Eltham and Diamond Creek Major Activity Centres, and to a lesser extent Hurstbridge, will be the focus for implementing these outcomes.

Within the north-east region, there are a number of State government transportation projects that could improve accessibility to the Eltham and Diamond Creek centres and thus increase the viability of development. These are:

- The North-East Link
- Hurstbridge rail duplication
- Yan Yean Road duplication
- Fitzsimmons Lane upgrade

Local influences

The majority of land within Nillumbik is rural land located within the Metropolitan Green Wedge. These areas comprise a mixture of farmland and bushland that are protected from future urban development under State planning legislation.

The current planning controls that apply to Nillumbik's rural and green wedge areas provide discretion to allow dwellings to be constructed on some land within these areas. However, environmental and other constraints such as native vegetation, agricultural activities, bushfire risk, slope, site access and servicing often mean that there is very limited potential for such lots to accommodate new dwellings. Any growth within the rural townships is to be contained within the existing township boundaries, and the existing character of these is to be retained, so they will play limited roles in providing additional housing.

The remaining area of Nillumbik is urban land located within the metropolitan urban growth boundary. The existing housing stock in these areas is typically located on larger lots of land within the General Residential, Neighbourhood Residential or Low Density Residential zones. Whilst many such lots are large enough to support varying degrees of residential consolidation, local factors such as vegetation cover and land slope impose constraints on how much residential redevelopment is possible.

Current local planning policies encourage the creation of an increased diversity of housing (including various types of medium density housing) to generally be located within designated activity centres, or within a 400m walking catchment of such centres. The designated activity centres in Nillumbik are the Eltham and Diamond Creek 'major' activity centres, and smaller neighbourhood-scale activity centres at Hurstbridge and Apollo Parkways. These locations offer relatively better access to jobs, services and public transport than other residential areas across the municipality. Details of relevant local planning policies are provided in the table on the following page.

Council's Positive Ageing Strategy 2013-2018 has identified that Nillumbik's older residents want a variety of affordable housing choices including smaller homes, rental properties, retirement villages and residential care options. Council also seeks to ensure the design of housing takes into consideration its impacts on its surroundings and on the environment. Neighbourhood character is a key design consideration for development in the urban residential and township areas (refer to the table on the following page for further details). Although the Nillumbik Planning Scheme does not have a specific environmentally sustainable design (ESD) policy, some zones and overlays require consideration of this.

Relevant Planning Scheme policies relating to housing

<p>Clause 22.01 – Medium Density Housing Policy</p>	<ul style="list-style-type: none"> • <i>To identify appropriate locations for the facilitation of medium density housing development.</i> • <i>To ensure that medium density housing development is compatible with the existing character of the area.</i>
<p>Clause 22.07 – Eltham Town Centre Policy</p>	<ul style="list-style-type: none"> • <i>To promote an increase in the amount and diversity of housing by providing medium density housing, particularly that suited to one and two person households.</i>
<p>Clause 22.12 – Neighbourhood Character Policy</p>	<ul style="list-style-type: none"> • <i>To ensure that development is responsive to the preferred future character of the area.</i> • <i>To retain and enhance the identified elements that contribute to the character of the area.</i> • <i>To implement the recommendations of the Shire of Nillumbik Neighbourhood Character Study 2000 and the Nillumbik Residential Design Guidelines 2000.</i> • <i>To recognize the potential for change as a result of new social and economic conditions, changing housing preferences and State and local housing policies.</i>
<p>Clause 22.14 – Diamond Creek</p>	<ul style="list-style-type: none"> • <i>To develop additional higher density housing in the centre to meet projected needs and increase dwelling type diversity.</i>

Discussion Questions:

- 1. How can we better balance the needs to accommodate housing change whilst at the same time protecting the natural environment and neighbourhood character of our existing residential areas?**
- 2. How might more medium density housing be created in and around our activity centres in a manner that contributes to the valued (village) character of these places?**

4. Who lives in Nillumbik now, and who will live here in the future?

Compared to Greater Melbourne, Nillumbik has significantly more mature families comprising people aged 45-64 and 10-19, and less people aged 20-39. This indicates that it may be more difficult for young families and young people to access housing in the municipality, as they may not be able to afford the local housing.

In the future, it is projected that Nillumbik will have more people aged 55 years and older. By 2036, 1 in 3 residents will be in this age group compared to 1 in 4 in 2015.

The future trend is that Nillumbik will transition from primarily housing mature families to instead housing empty nesters and retirees.

In terms of household types, couples with children households are currently the dominant category. However, it is projected that the number of couple and one person households will increase substantially by 2036, with very little change in the other types. Only 114 additional households will be couples with children, whereas 2,199 additional households will be couples without children, and there will be 1,609 additional lone person households.

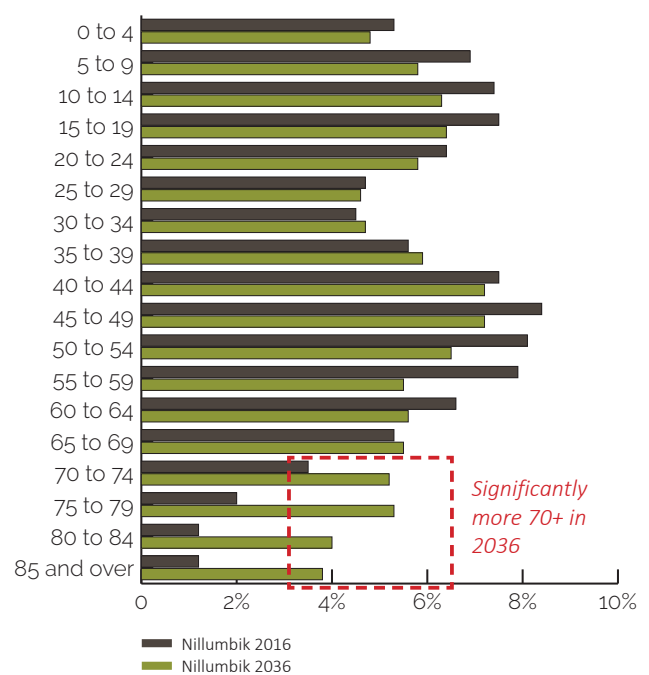
These demographic changes have implications for the types of housing that may be needed in Nillumbik the future.

Population by Age 2016¹



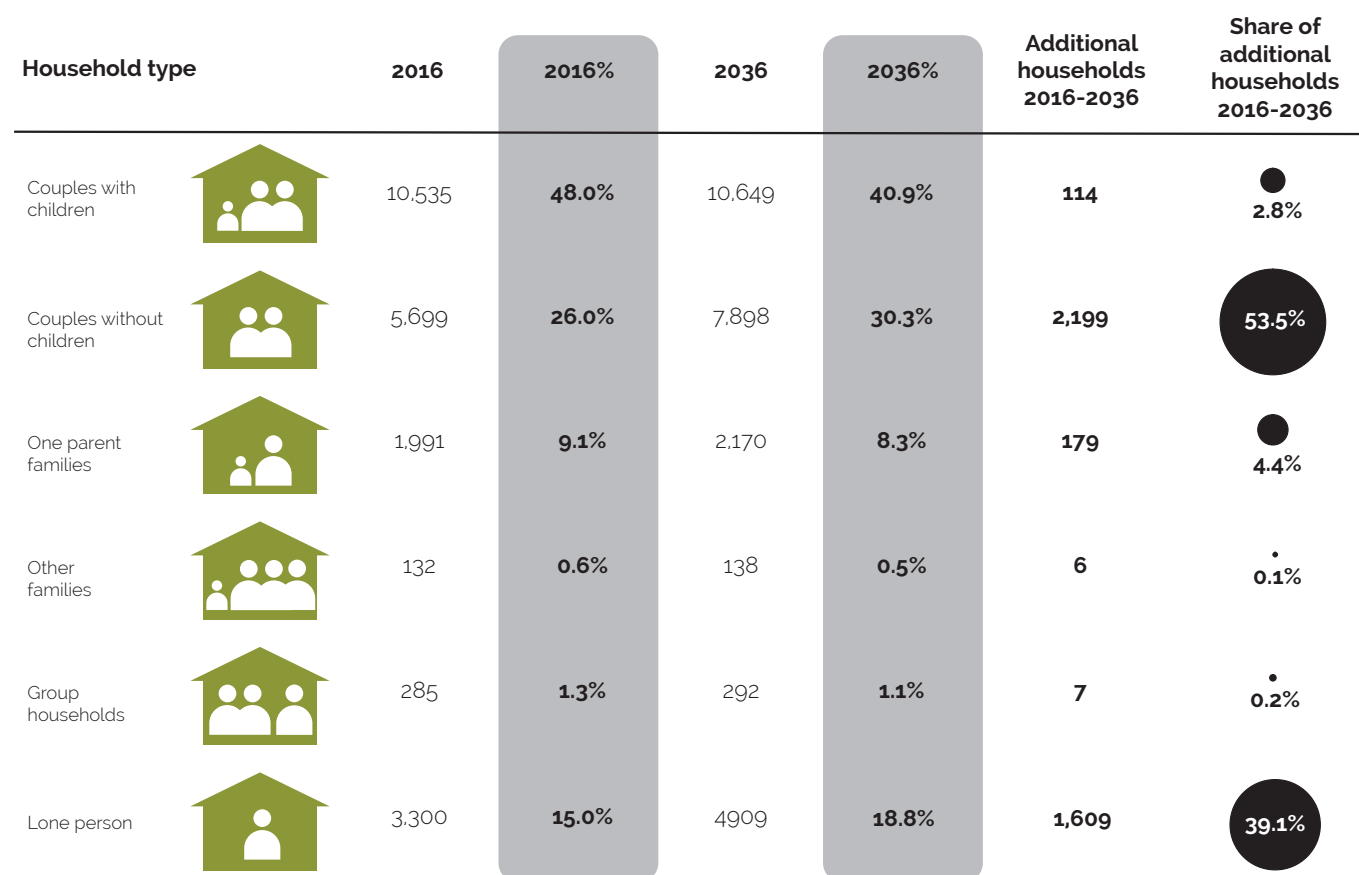
1 Source: Victoria In Future 2019

Nillumbik Population by Age 2016-2036²



2 Source: Victoria In Future 2019

Household types 2016 to 2036³



Nillumbik currently has a population of around 64,000 residents and our population is growing, although at a slower rate than in Greater Melbourne. Victorian Government population forecasts suggest that around 4,200 additional dwellings will be needed between 2016 and 2036 to accommodate the just over 6,000 additional people living in Nillumbik.

Projected population, households and dwellings 2016-2036⁴

	2016	2036	Change	Change %
Nillumbik population	64,174	70,314	6,140	10%
Nillumbik households	21,942	26,057	4,115	19%
Nillumbik dwellings	22,371	26,564	4,193	19%
Nillumbik average household size	2.87	2.65	-0.22	
Greater Melbourne population	4,642,177	6,736,146	2,093,969	45%
Greater Melbourne households	1,755,216	2,614,718	859,502	49%
Greater Melbourne dwellings	1,824,010	2,736,908	912,898	50%

3 Source: Victoria In Future 2019

Over the last 5 years, 990 dwellings have been built in Nillumbik, which equates to an average of 198 dwellings per year⁵. To understand how many dwellings would need to be built on an annual basis in the future, Council has looked at the population and dwelling estimates prepared by the Victorian Government and iD Consultants as per the tables below. Both have similar population estimates, but use different methods to estimate the dwellings needed.

The Victorian Government figures estimate that an annual average of 210 dwellings would need to be constructed, representing a small increase to the current rate of dwelling construction. The iD Consultants figures estimate that an annual average of 194 dwellings would need to be constructed, representing a small decrease to the current rate of dwelling construction.

Projected dwellings needed – Victorian Government estimates⁶

Year	VIF estimate of population	VIF estimate of dwellings needed	VIF annual average number of dwellings needed
2016	64,174		
2021	65,370	1,104	221
2026	66,760	1,102	220
2031	68,410	1,026	205
2036	70,314	961	192
Total Dwellings Needed		4,193	
Annual Average		210	

Projected dwellings needed – iD Consultants estimates⁷

Year	VIF estimate of population	VIF estimate of dwellings needed	VIF annual average number of dwellings needed
2016	64,276		
2021	65,125	991	198
2026	66,737	1,055	211
2031	68,312	915	183
2036	70,391	915	183
Total Dwellings Needed		3,876	
Annual Average		194	

Discussion Questions:

- 3. How and where can we provide housing options for the projected ageing community?**
- 4. How and where can we plan for the significant increases in couples without children and lone person households?**
- 5. How can we make it easier for young families and young adults to rent or purchase in Nillumbik?**

⁵ Source: iD Consultants residential building approvals, sourced from ABS, Building Approvals, Australia (8731.0)

⁶ Source: Victoria in Future, 2019

⁷ Source – iD Consultants population and dwelling forecasts 2016-2036

5. What kinds of housing does Nillumbik currently have?

The majority of existing dwellings in Nillumbik are detached houses with three or more bedrooms; these are located throughout its urban community, towns and rural areas. In recent times, some apartments and townhouses are starting to be built in and around the Eltham and Diamond Creek activity centres.

A higher proportion of people own or are buying their home in Nillumbik than is the case across Greater Melbourne. As a result, Nillumbik also has proportionally fewer renters.

Dwelling type 2016¹

	Nillumbik #	Nillumbik %	Greater Melb%
Separate house	18,502	93.9%	67.8%
Semi-detached, row or terrace house, townhouse etc	677	3.4%	16.8%
Flat or apartment	504	2.6%	20.3%
Other dwelling	14	0.1%	0.4%

¹ Source: ABS 2016 Census QuickStats

Number of bedrooms 2016¹

	Nillumbik #	Nillumbik %	Greater Melb%
None (includes bedsitters)	22	0.1%	0.4%
1 bedroom	272	1.4%	5.7%
2 bedrooms	1,488	7.5%	20.3%
3 bedrooms	8,129	41.1%	42.1%
4 or more bedrooms	9,575	48.5%	29.2%
Number of bedrooms not stated	269	1.4%	2.3%

¹ Source: ABS 2016 Census QuickStats

Housing Tenure 2016¹

Tenure	Nillumbik	Greater Melb	Regional Victoria
Owned	37.6	29.0	35.7
Mortgage	47.8	34.3	32.2
Rent	9.3	28.8	23.9

¹ Source: 2016 ABS

Discussion Questions:

6. What types of housing does Nillumbik need to meet the changing housing needs of our ageing population?

Examples of dwelling types in Nillumbik



Rural Dwelling



Cooperative Housing



Dwelling in township



Townhouse



Dwelling in suburb



Apartment

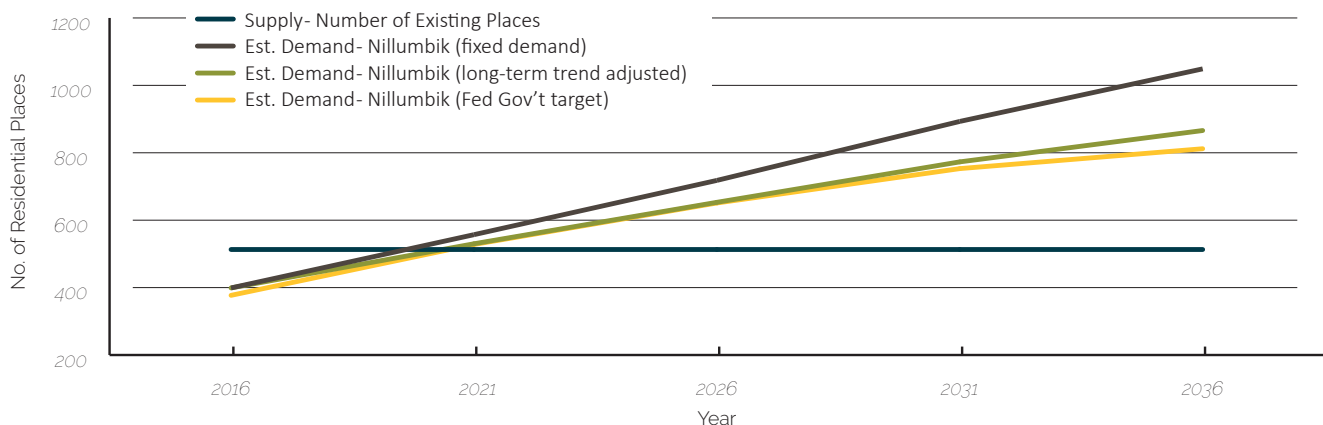
6. What housing will Nillumbik need in the future?

As the proportion of people 55 years and older in Nillumbik will increase from a quarter to a third of Nillumbik’s population by 2036, special consideration needs to be given to what housing this group will need. This could include¹:

- A strong demand for smaller dwellings around existing social networks
- Growing demand for medium density developments (e.g. townhouses, villas, and some low-rise apartment choices located close to public transport and services)
- Greater diversity of housing including designs that meet the needs of older persons or persons with disabilities
- In regards to residential aged care places, there are currently 513 places in Nillumbik. It is predicted that by 2036, 866 places will be needed, meaning that an additional 353 need to be constructed in the next two decades.

¹ Source: iD Consultants (2016) Housing implications for Nillumbik’s ageing population

Residential aged care places 2016-2036¹



¹ Source: Geografia, 2019

Victorian Government projections indicate that around 4,200 additional dwellings will be needed in Nillumbik between 2016 and 2036.

Given the environmental and other constraints in Nillumbik’s Green Wedge areas and many parts of its established urban areas, most of the additional dwellings will be required in Eltham and Diamond Creek. As per the population projections, almost all of these dwellings will be needed for couples without children and lone person households.

In order to meet Planning Scheme policies relating to housing diversity and affordability, Nillumbik will also need to provide dwellings at a range of sizes and prices points. Explanations of what affordable housing is, and who needs it, are provided in Section 9.

Forecast increase in dwellings¹

Area	2016 dwelling #	2036 predicted dwelling #	Change in dwellings	% increase in dwellings	Share of additional households 2016-2036
Nillumbik Shire	22,005	25,881	3,876	17.6%	
Eltham	8,469	10,114	1,645	19.4%	42.4%
Diamond Creek	4,180	5,393	1,213	29.0%	31.3%
Plenty- Yarrambat	1,296	1,694	398	30.7%	10.3%
Kangaroo Ground- Wattle Glen	1,020	1,133	113	11.1%	2.9%
Hurstbridge	1,271	1,383	112	8.8%	2.9%
Rural North West	663	766	103	15.5%	2.7%
Greensborough	1,868	1,955	87	4.7%	2.2%
Rural East	1,242	1,315	73	5.9%	1.9%
Research	942	1,009	67	7.1%	1.7%
North Warrandyte	1,054	1,119	65	6.2%	1.7%

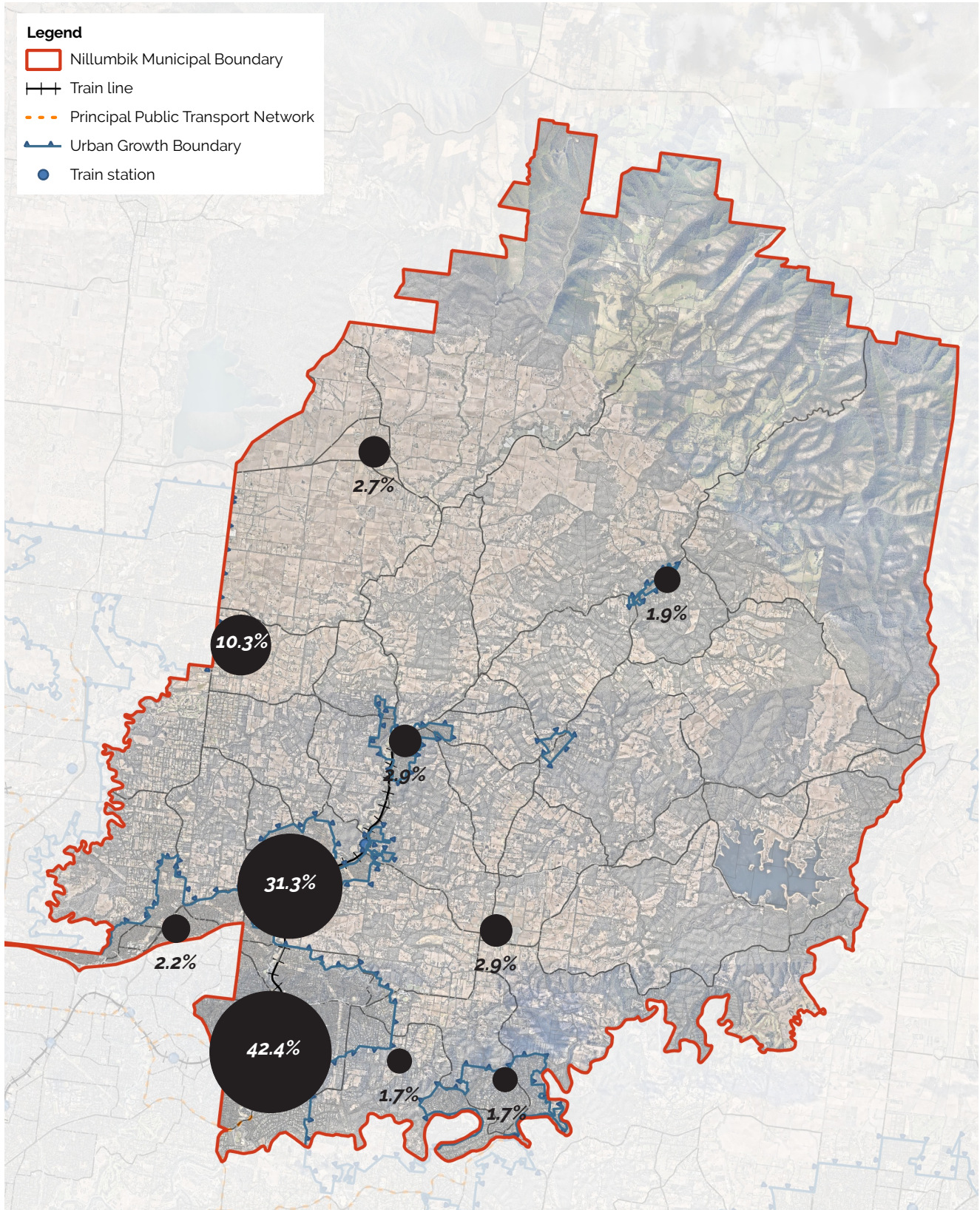
1 Source: iD Consultants population and household forecasts, 2016-2036, prepared October 2017 – It is noted that these were prepared before the release of the Victoria in Future 2019 population projections and as such the dwelling demand may be higher in light of these

74% of the additional households will be in Eltham and Diamond Creek. Refer to Map 1 for the distribution of these.

Discussion Questions:


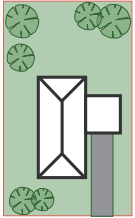

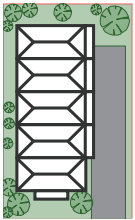

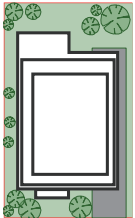

- 7. How and where can Nillumbik accommodate the future demand for additional housing?**
- 8. How and where can Nillumbik accommodate the future demand for aged care?**

Map 1: Share of additional households 2016 to 2036



7. What is housing diversity and housing density?

The existing planning policies direct us to provide a greater diversity of housing. But what does this mean? The diagram below explains what housing diversity is, and provides examples of different housing densities.

<p><u>Housing diversity</u></p> <p>Housing diversity is where a range of dwelling types are provided to cater to a range of household types and budgets. A diverse housing supply provides a greater range of choice for existing and future residents.</p> <p>Diversity can also refer to the way housing is delivered. For a discussion of new delivery models, refer to the following page.</p>	Low density	Detached houses		
	<p><u>Housing density</u></p> <p>Housing density is often expressed as the number of dwellings per hectare, however it can be more easily understood by identifying the typical housing found within various categories.</p> <p>Low density housing generally refers to detached dwellings.</p> <p>Medium density housing generally includes dual occupancies/duplexes, villa units/townhouses, terraced houses and low-rise apartments (from 2 storeys up to approximately 5-6 storeys).</p> <p>High density housing includes medium to high rise apartments (above 5-6 storeys). Nillumbik does not contain high density housing.</p>	Medium density	Dual occupancy and duplexes	
Villa units and townhouses				
Terraced houses				
Low-rise apartments				
	High density	Medium-rise apartments		
		High-rise apartments		

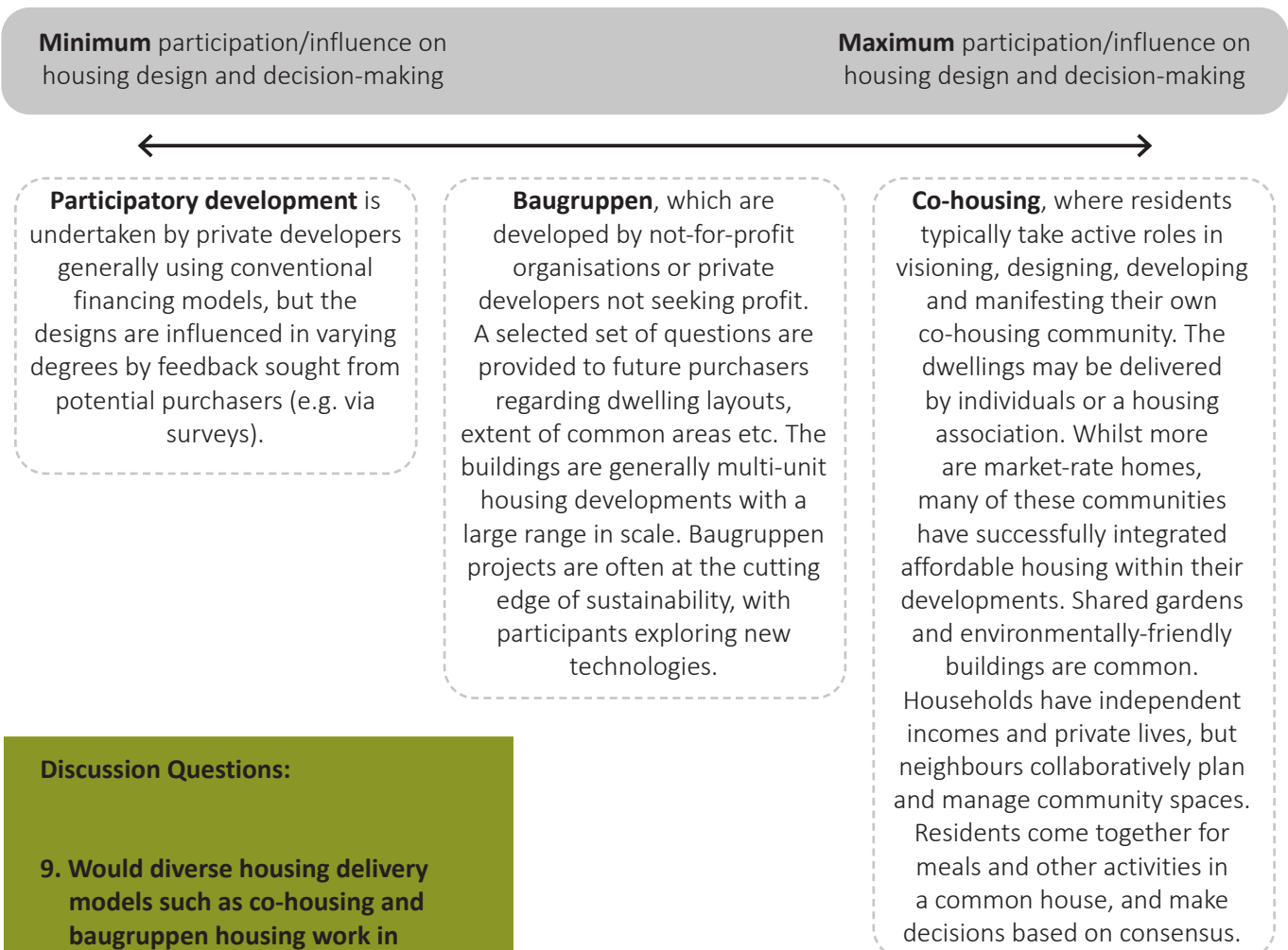
8. What are diverse housing delivery models?

In Victoria most housing is created via property developers and home builders responding to market needs. Some housing is provided by government or non-profit organisations in the form of public or social housing but this is a small and diminishing part of the wider housing supply. There are also some emerging examples of new housing delivery models where the home owner plays a more active role in the creation of new housing.

Historically Melbourne’s housing market has been dominated by developer-led processes which produce relatively generic and standardised dwellings. However, people are beginning to look for different ways that housing can be delivered.

The limited options for downsizers, difficulties for young people entering the housing market, and increased interest from people to actively participate in the design and delivery of their housing, are all leading to new housing models being explored.

The ‘deliberative development’ approach where the development process is actively led by the intended owner-occupiers includes a number of models that are starting to be adopted in Melbourne. These include co-housing, baugruppen and participatory development models as discussed below and illustrated on the following page.



Discussion Questions:

9. Would diverse housing delivery models such as co-housing and baugruppen housing work in Nillumbik? If so how can these be encouraged?

Co-housing example – Murundaka Cohousing Community

This co-housing community in Heidelberg Heights consists of 20 smaller-than-average private units clustered around large shared spaces like the common house and garden. Regular meetings are held to make decisions and residents share babysitting and approximately three communally cooked meals each week. Residents pay rent that is generally capped at 25 per cent of their disposable income.



Baugruppen example – White Gum Valley Baugruppe

This baugruppen development in Fremantle WA is currently under construction and will consist of 17 apartments in clusters of 3-storey buildings. The common spaces include a shared garden, an activity and meeting room, and guest suite. The development is being undertaken as a zero-profit development by LandCorp (Western Australian Government's land and development agency) and the University of WA. Each building group member contributed 30% of the cost of their home prior to construction, and was actively involved in the design process.



Participatory development example – The Commons, Nightingale

Nightingale was initiated by a group of Melbourne architects who sought to challenge the speculative form of housing development. The original Nightingale model which started with The Commons project is an example of participatory development as it involves asking specific questions on what is valued by the future owner/occupier and tailors the apartment layout and infrastructure provided to meet their needs.

The strategies to reduce costs include removing non-essential amenities such as underground parking spaces, additional bathrooms and individual laundries, as well as bypassing the need for real estate agents, lowered marketing costs, and developer margins capped at 15%. The development includes communal spaces (including shared laundry facilities on the rooftop garden) and it places a focus on environmental outcomes.

Future Nightingale projects are intended to be developed under the baugruppen model.



9. What is affordable housing, and who needs it?

Definitions of affordable housing

The Victorian Government's report "Homes for Victorians" provides a definition of affordable housing as:

"housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs".

The government has also set a definition in the Planning and Environment Act that refers to specific income ranges for these households.

Affordable housing includes the following:

- Market-priced housing that is affordable to very low to moderate income households
- Assisted home ownership models (e.g. shared equity, discount purchase, low deposit)
- Other below market rental (e.g. discounted and/or income related rent)
- Public, community and indigenous housing
- Crisis housing

Who needs affordable housing?

There are many types of households that may need to access affordable housing including:

- First-time buyers, who can no longer buy due to casual work arrangements or the cost of housing. As a consequence, the rental market has young people entering who, in previous generations, would have been purchasers of homes.
- Older people with a low income, in particular, older women. As they leave the workforce, they can no longer afford the private rental market and sometimes are forced to relocate.
- Singles and young people who are staying at home longer, partly because of the lack of affordable housing.

- Single parents, including those whose issues were highlighted in the Victorian Parliamentary Enquiry into Domestic Violence.
- Key workers (e.g. teachers, healthcare workers, police, hospitality workers) who are often forced to travel great distances between work and housing that is affordable.
- People on a low income.

With state government becoming less involved with providing social housing, local Councils are taking on a greater role in facilitating the construction of affordable homes. The most common way of doing this is by facilitating the construction of dwellings that are then handed over to / run by housing associations or affordable housing providers who manage the properties and the tenants.

What is accessible and inclusive housing?

Accessible and inclusive housing includes features such as more generous dimensions for doors and passageways and step free internal and external access, elements which better accommodate people with disability and reduced mobility and families with young children. Accessible housing also provides age-friendly accommodation for the growing number of older people in Nillumbik, in areas close to transport and services.

What does affordable housing look like?

These days affordable housing is built to look the same as any new housing development. It is important that it is durable and fit-for-purpose so that it is easy for housing associations and tenants to maintain.

What affordable housing does Nillumbik need?

Nillumbik’s housing is more expensive than the Metropolitan Melbourne average. This makes it difficult for households such as those listed on the previous page to access affordable housing. The lower proportion of people aged 20-39 in Nillumbik indicates that dwelling prices are a deterrent for first home buyers.

In order to provide a range of housing choices, there are a number of affordable housing mechanisms that Nillumbik could consider including:

- Assisted home ownership, to target moderate income earners aged 25-39. This could include shared equity, rent-to-buy and restricted purchase schemes.
- Below market rental, to target low to moderate income earners aged 25-45. This could include build-to-rent. The National Rental Affordability Scheme (NRAS) was an example of a build-to-rent scheme.
- Public, community or indigenous housing, to target Low to very low income groups across all age groups, and particularly the ageing community and those with disabilities. This could include public housing and housing run by housing associations.

Median house and unit prices, October-December 2018¹

Location	Median dwelling price	Median unit price ²
Diamond Creek	\$750,000	\$574,500
Eltham	\$880,000	\$625,500
Eltham North	\$911,500	-
Greensborough	\$767,500	\$595,000
Hurstbridge	\$734,000	-
Kangaroo Ground	\$855,000	-
Research	\$869,600	-
Metropolitan Melbourne	\$605,000	\$519,000

1 Valuer General’s Victoria Property Sales Report December 2018 quarter, released June 2019

2 Some suburbs had no recorded sales

Discussion Questions:

- 10. How can we facilitate the provision of more affordable housing?**
- 11. How can we facilitate the provision of more accessible forms of housing?**

Affordable housing case studies



Newport Women's Housing

Women's Housing Ltd developed 20 new one and two bedroom dwellings for women and children, many of whom are escaping family violence. A number of apartments have been designed to support ageing in place to assist in addressing the increasing number of older women facing potential homelessness, many for the first times in their lives.



The Coburg Townhouse

The Coburg Townhouse is a social housing project consisting of 5 one bedroom houses and 2 two bedroom houses for single women and women with one child. It is located close to amenities and infrastructure such as public transport, primary schools, shopping and parkland.



Ashwood Chadstone Gateway

The Port Phillip Housing Association (PPHA) redeveloped six vacant sites to deliver 210 community homes and 72 private homes in townhouses and apartments. PPHA invested in community building initiatives, and included a large community space within one building for activities and events with tenants and the wider community.



Gaffney Street, Pascoe Vale

VicTrack sold surplus land next to the Pascoe Vale train station to Housing Choices Australia, who developed it for 28 apartments. The units are leased to low-income households, people with disabilities, and key workers.



Rapid Interim Housing

The Summer Foundation received funding from the Transport Accident Commission to prototype a relocatable interim housing unit that can be used to support people with a new acquired brain injury or spinal cord injury to leave hospital and return to their community rather than being placed in aged care facilities. The units can be installed behind a family home or as a small group of units.

10. Where can additional housing be accommodated in Nillumbik?

While the Shire of Nillumbik covers a wide area, there are many constraints that mean the vast majority of land only has a very low or low capacity for additional dwellings. 91% of the Shire of Nillumbik is located outside the Urban Growth Boundary, and most of the residential land located within the boundary has already been developed.

Planning scheme policies also mean that any housing intensification should preferably be directed to areas that have good access to public transport, services and jobs.

The constraints that require consideration include:

- The retention of vegetation and landscape values
- Respecting neighbourhood character
- Bushfire risk
- Topographical constraints, with many sites having significant slope

The attributes that need to be present for housing intensification to be considered include:

- Access to public transport
- Access to public open space
- Access to community facilities
- Access to activity centres with a mix of retail, employment and other services

The Eltham, Diamond Creek and Hurstbridge centres provide these features and are thus the focus for medium density housing in Nillumbik. Council has also undertaken capacity modelling and has identified that the Eltham and Diamond Creek centres have the greatest capacity for additional residential development. This matches where the greatest forecast demand is, as per the map and table on pages 17 and 18. To date, development has mostly occurred in Eltham and the capacity in Diamond Creek is yet to be realised.

Based on the above characteristics, a range of housing opportunities have been identified. 'Housing opportunity' refers to the extent to which a location presents opportunities to increase the supply and diversity of location housing choices. These are detailed on the table and Housing Opportunity Map on the following pages.

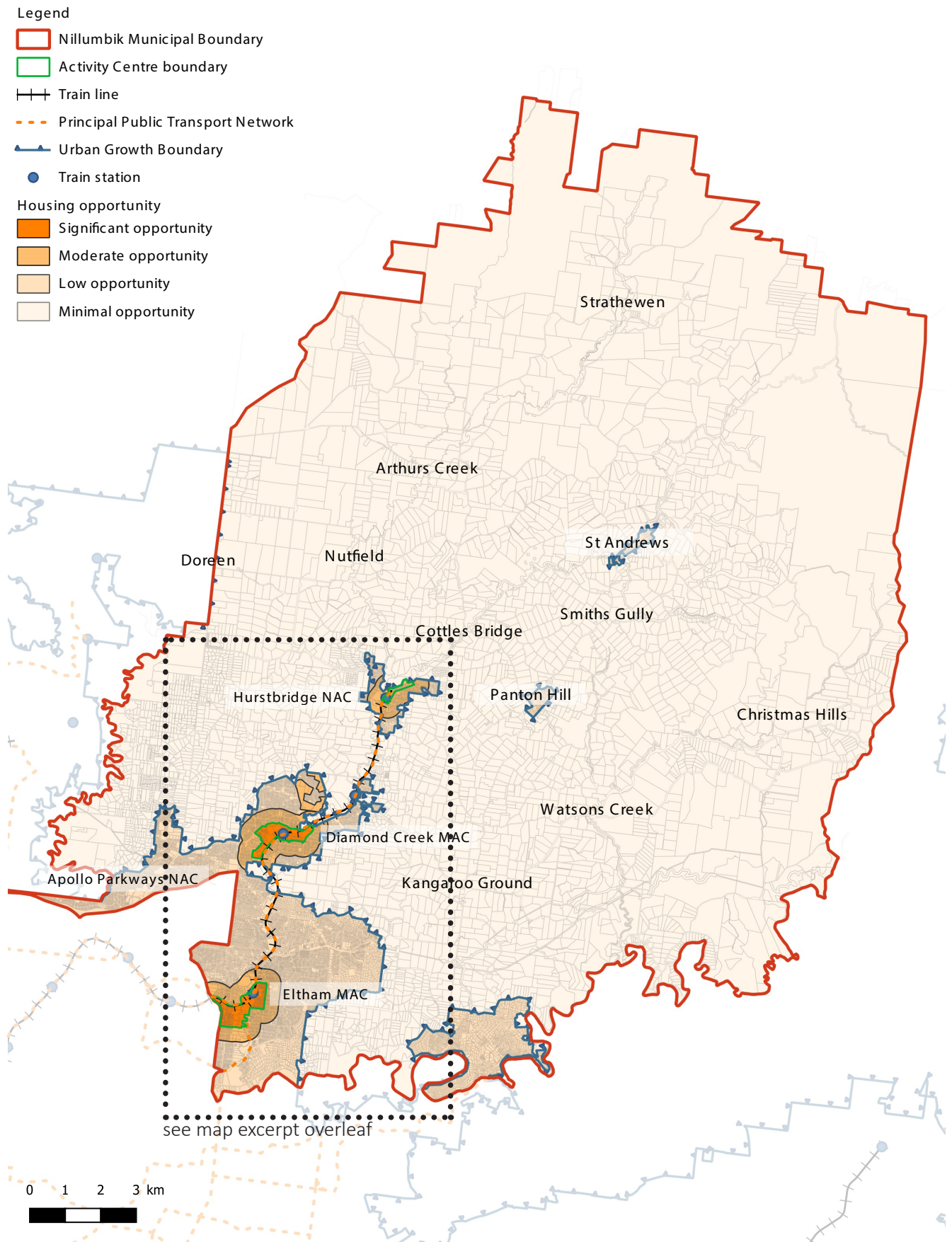
Discussion Questions:

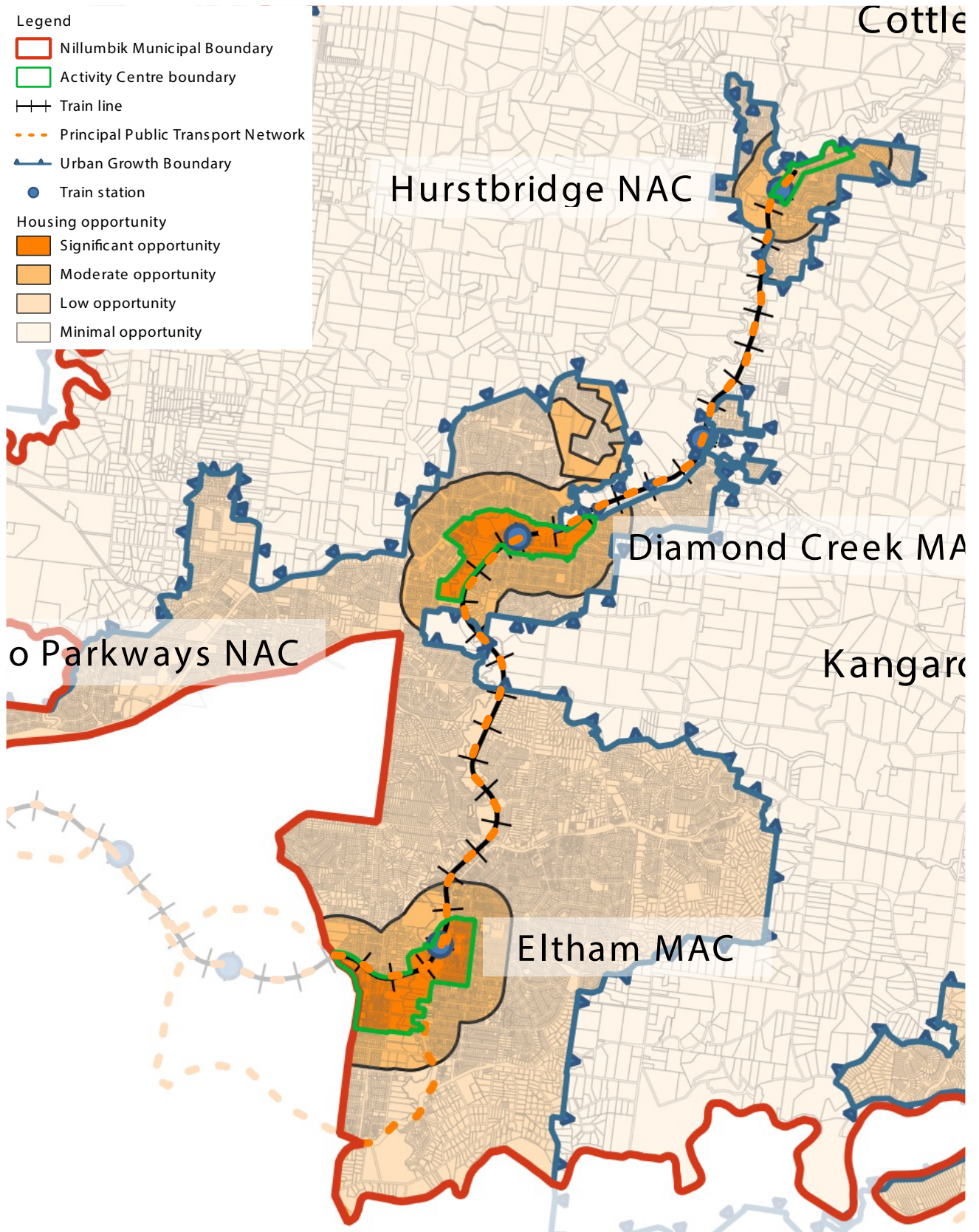
12. Where can Nillumbik provide additional housing capacity?

13. How can we encourage medium density development in the Diamond Creek activity centre and further development in the Eltham activity centre?

<p>Minimal housing opportunity areas</p>	<p><u>Applies to:</u></p> <ul style="list-style-type: none"> Rural areas – i.e. land outside the Urban Growth Boundary zoned Rural, Green Wedge and Low Density Residential <p><u>Attributes:</u></p> <ul style="list-style-type: none"> Very limited potential to create additional housing due to constraints such as bushfire risk, vegetation protection, lack of services, slope etc
<p>Low housing opportunity areas</p>	<p><u>Applies to:</u></p> <ul style="list-style-type: none"> Existing residential development in suburbs inside the Urban Growth Boundary and outside the walkable catchment of designated activity centres Towns outside the Urban Growth Boundary <p><u>Attributes:</u></p> <ul style="list-style-type: none"> Suburban land not located close to the activity centres does not have ready access to local services and thus is not a focus for housing intensification The St Andrews Township Plan identifies that there are limited opportunities for development, and that smaller, low maintenance housing on available land within the Township Zone will help to broaden the area’s housing choice Vegetation protection and neighbourhood character are key design considerations in these areas
<p>Moderate housing opportunity areas</p>	<p><u>Applies to:</u></p> <ul style="list-style-type: none"> Land within the 400m walkable catchment of Eltham and Diamond Creek Activity Centres Land within the 400m walkable catchment of and around the Hurstbridge Activity Centre Undeveloped residential land on larger vacant or redevelopment sites <p><u>Attributes:</u></p> <ul style="list-style-type: none"> Development opportunities on greenfield and strategic sites are expected to be exhausted in the next few years Townhouse developments around the Eltham and Diamond Creek Activity Centres and within and around the Hurstbridge Activity Centre will be a key opportunity for providing housing growth and diversity Vegetation protection and neighbourhood character are key design considerations although the relative importance of these attributes needs to be weighed against the wider social need of providing an increased diversity of housing choices close to public transportation and services
<p>Higher housing opportunity areas</p>	<p><u>Applies to:</u></p> <ul style="list-style-type: none"> Land within the Eltham and Diamond Creek Activity Centres <p><u>Attributes:</u></p> <ul style="list-style-type: none"> Townhouse and apartment developments within these centres will be a key opportunity for providing housing growth and diversity

Map 2: Housing opportunity areas





11. Conclusion

The challenges identified in the 2001 Housing Strategy remain relevant today, and have been further amplified by increases in population growth and housing prices. In order to cater for our ageing population and to provide affordable options for households with specific needs, there is a continued demand for diverse housing choices.

The supply and demand trends point to the land in and around the Eltham and Diamond Creek activity centres as being the most suitable locations for the majority of our new housing. The state government's enforcement of the urban growth boundary means that there are no opportunities to expand housing into the non-urban Green Wedge land.

However change within our urban areas cannot be at the expense of the special attributes of Nillumbik. The continued protection of our landscapes and our neighbourhood character remains important. One challenge is how to target medium density housing to certain areas in a way that integrates with its surroundings.

Nillumbik also has an opportunity to embrace innovative new models of housing delivery. Deliberative development such as co-housing could provide greater choices for residents. Council looks forward to hearing your thoughts on the challenges raised in this Discussion Paper as we prepare a new strategy for our housing future.

12. Glossary

Term	Definition
ABS	Australian Bureau of Statistics
Affordable housing	Affordable Housing is housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs
Baugruppen	A housing delivery model where the dwellings are developed by not-for-profit organisations or private developers not seeking profit, and where future purchasers provide input into the design of the buildings
Co-housing	A housing delivery model where residents take active roles in visioning, designing, developing and manifesting their own co-housing community
Community housing	Housing managed by not for profit organisations that are registered as either Housing Associations or as Housing Providers by the Australian or Victorian Registrar of Housing
ESD	Environmentally Sustainable Design
Key worker	An employee who provides a vital service, especially in essential services such as health and education
Local Planning Policy Framework	The local planning policies in the Nillumbik Planning Scheme
Medium density housing	Medium density housing typically comprises dual occupancy duplexes, villa units/townhouses and low rise apartments
NRAS	National Rental Affordability Scheme. A subsidy paid to private landlords for 10 years when dwellings are rented to eligible tenants at less than 80 per cent of market rent
Neighbourhood character	The interplay between development, vegetation and topography in the public and private domains that distinguishes one residential area from another
Participative development	A housing delivery model where the dwellings are developed by private developers but the designs are influenced by feedback sought from potential purchasers
Planning Policy Framework	The state and regional planning policies in the Nillumbik Planning Scheme
Public housing	Public or social housing that is owned or leased by the State Governments of Australia
Registered Housing Association (RHA)	Registered housing agencies are not for profit organisations that provide affordable rental housing for low-income households, registered as either Housing Associations or Housing Providers under the State Housing Act.
Registered Housing Provider (RHP)	Housing Associations and Providers are independent companies that are overseen by a skills-based board. RHAs are classed by government as organisations that: <ul style="list-style-type: none"> • own, manage and develop affordable rental housing; • provide housing support and assistance to clients; • are viable businesses partnering with government and the community; and • have met registration criteria and meet ongoing regulatory compliance against performance standards. Housing Providers are managers of housing portfolios (not developers)
Social housing	Social housing is an umbrella term that covers both public and community housing. Its provision usually involves some degree of subsidy.

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