

Nillumbik Housing Strategy Discussion Paper

February 2020



Project Number	2455
Prepared by	SA
Reviewed by	MW
Version	19/02/2020 V3.7

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

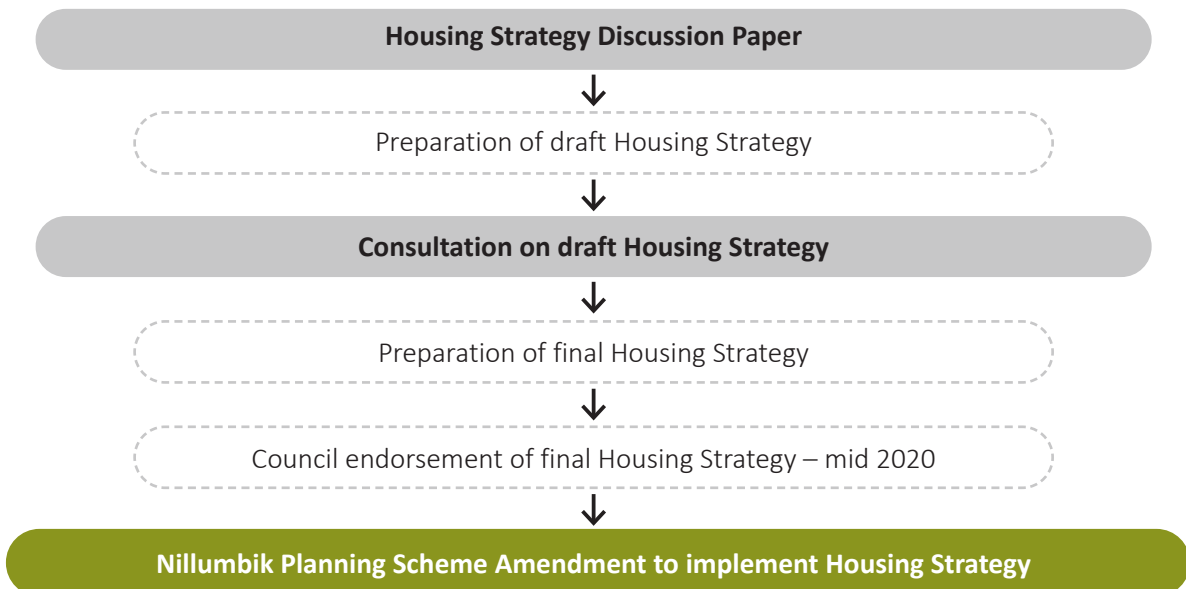
1. Introduction

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.

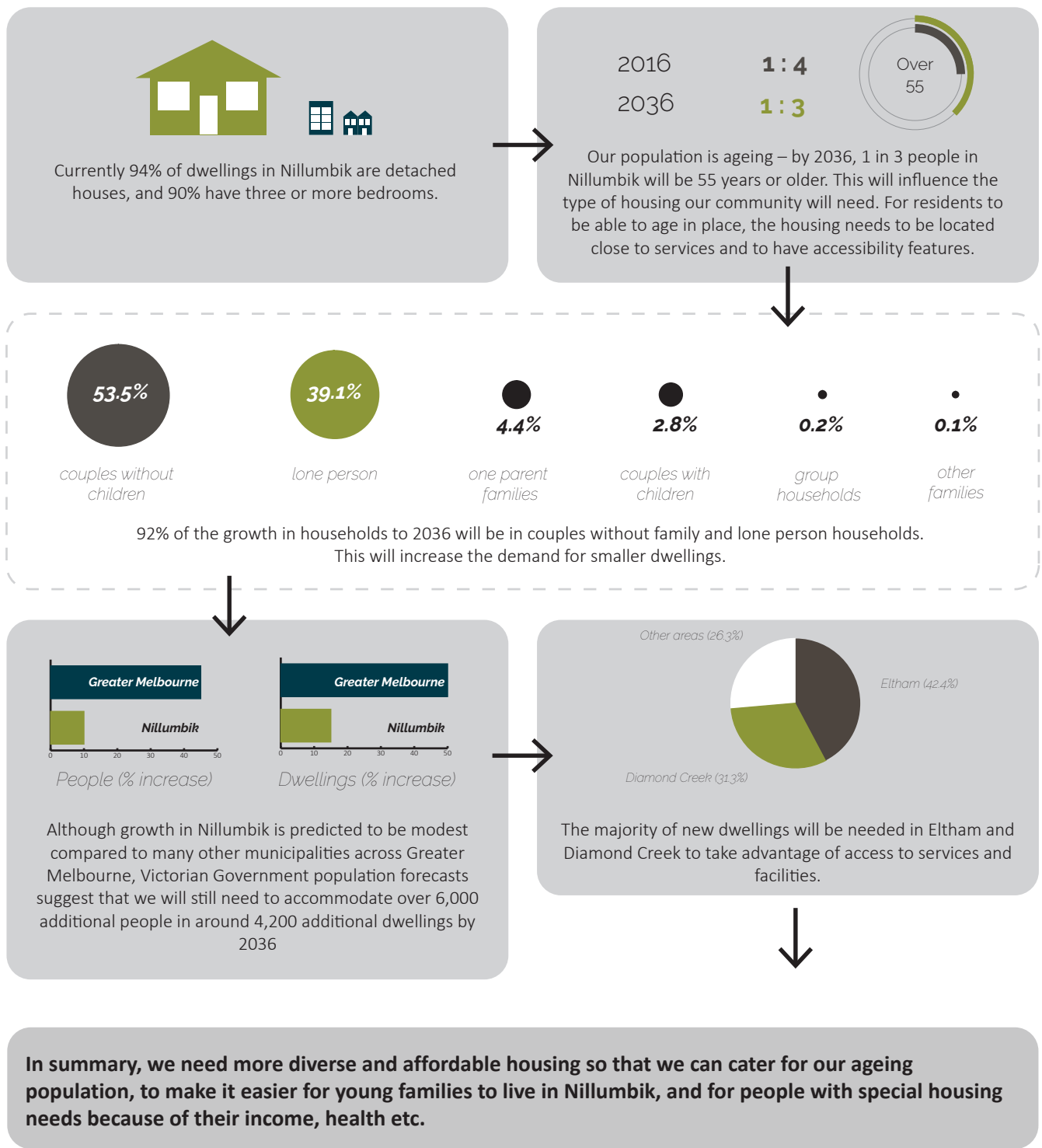
The feedback provided by the community in 2016 for the Housing Issues and Options Paper has been used to guide the preparation of this Discussion Paper. The most recent Census data, the 2019 Victoria in Future population projections from the state government, and recent examples of developments and development 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

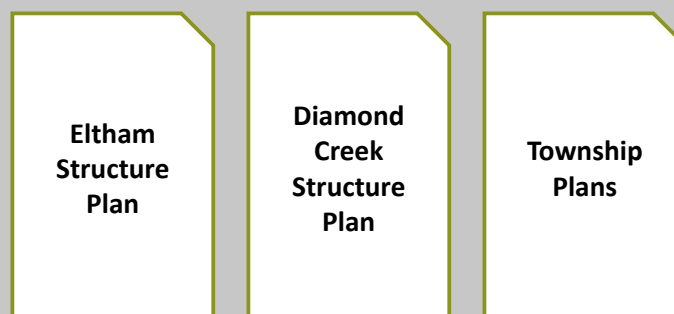
Apply to Victoria and/or Melbourne:



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

Clause 22.01 – Medium Density Housing Policy	<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>
Clause 22.07 – Eltham Town Centre Policy	<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>
Clause 22.12 – Neighbourhood Character Policy	<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>
Clause 22.14 – Diamond Creek	<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.

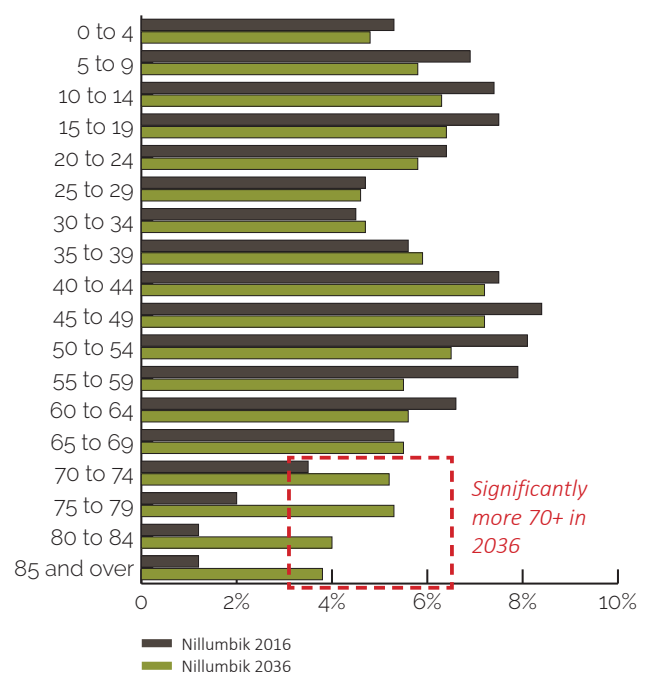
These demographic changes have implications for the types of housing that may be needed in Nillumbik the future.

Population by Age 2016¹



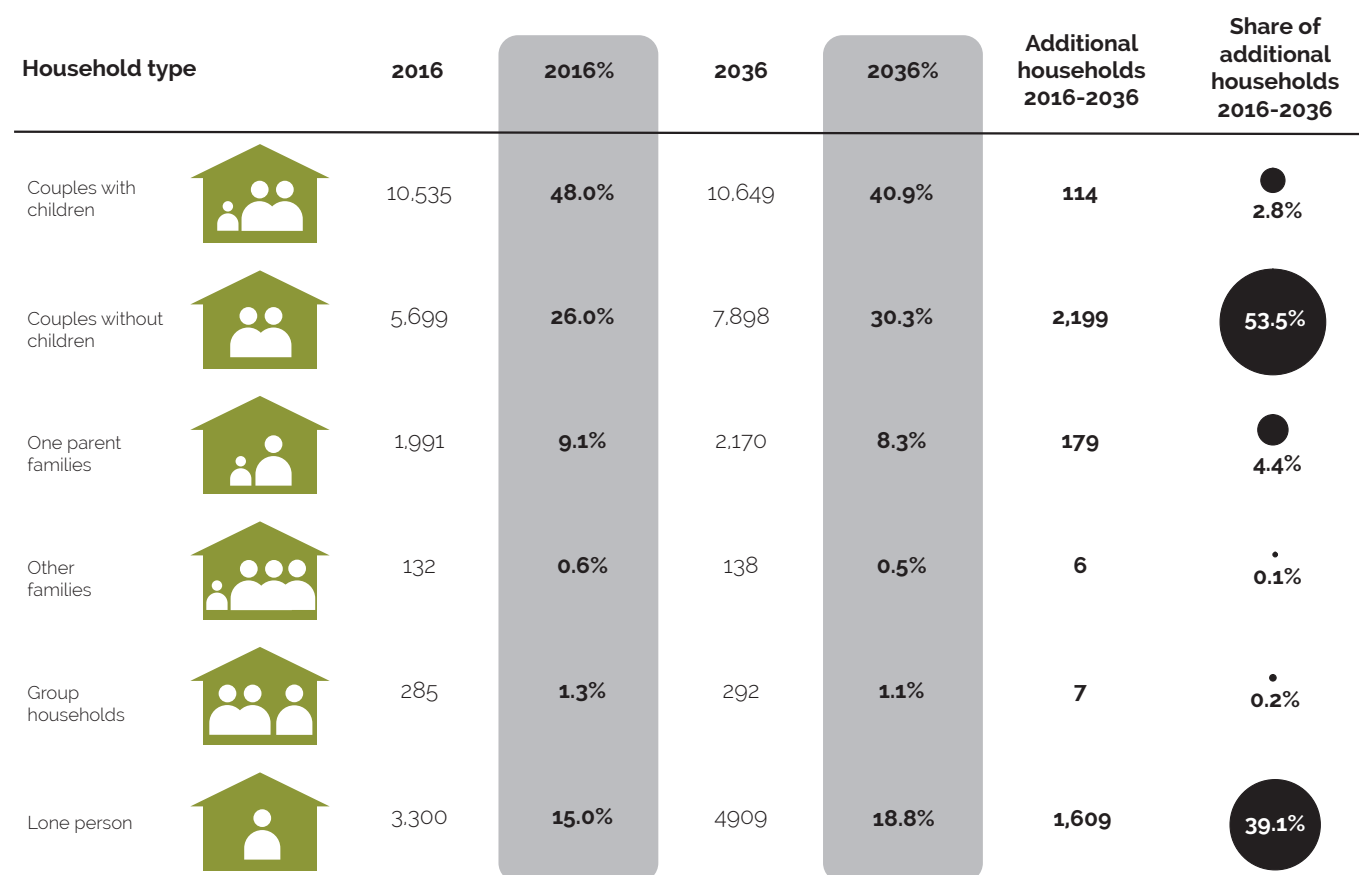
1 Source: Victoria In Future 2019

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

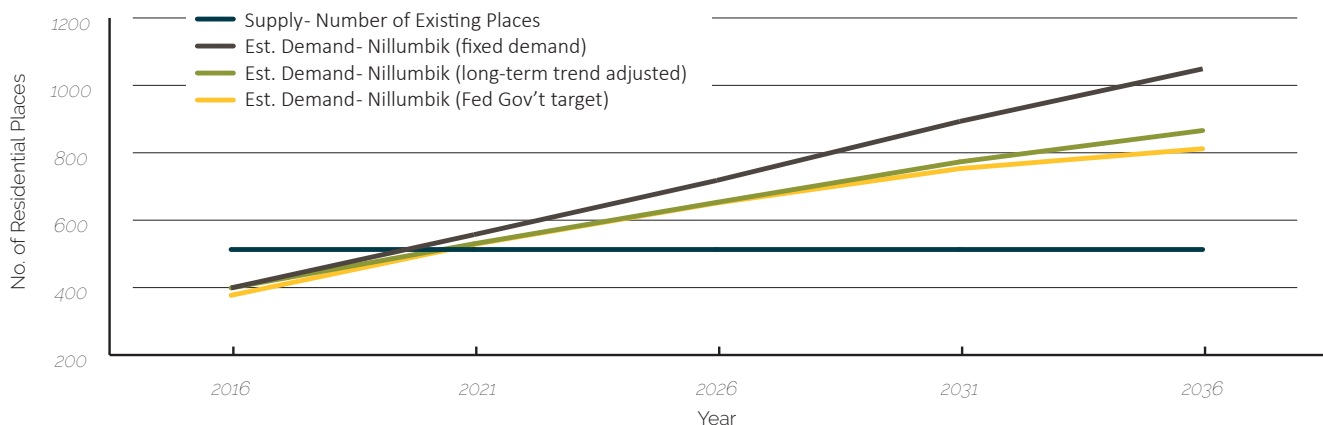
6. What housing will Nillumbik need in the future?

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%

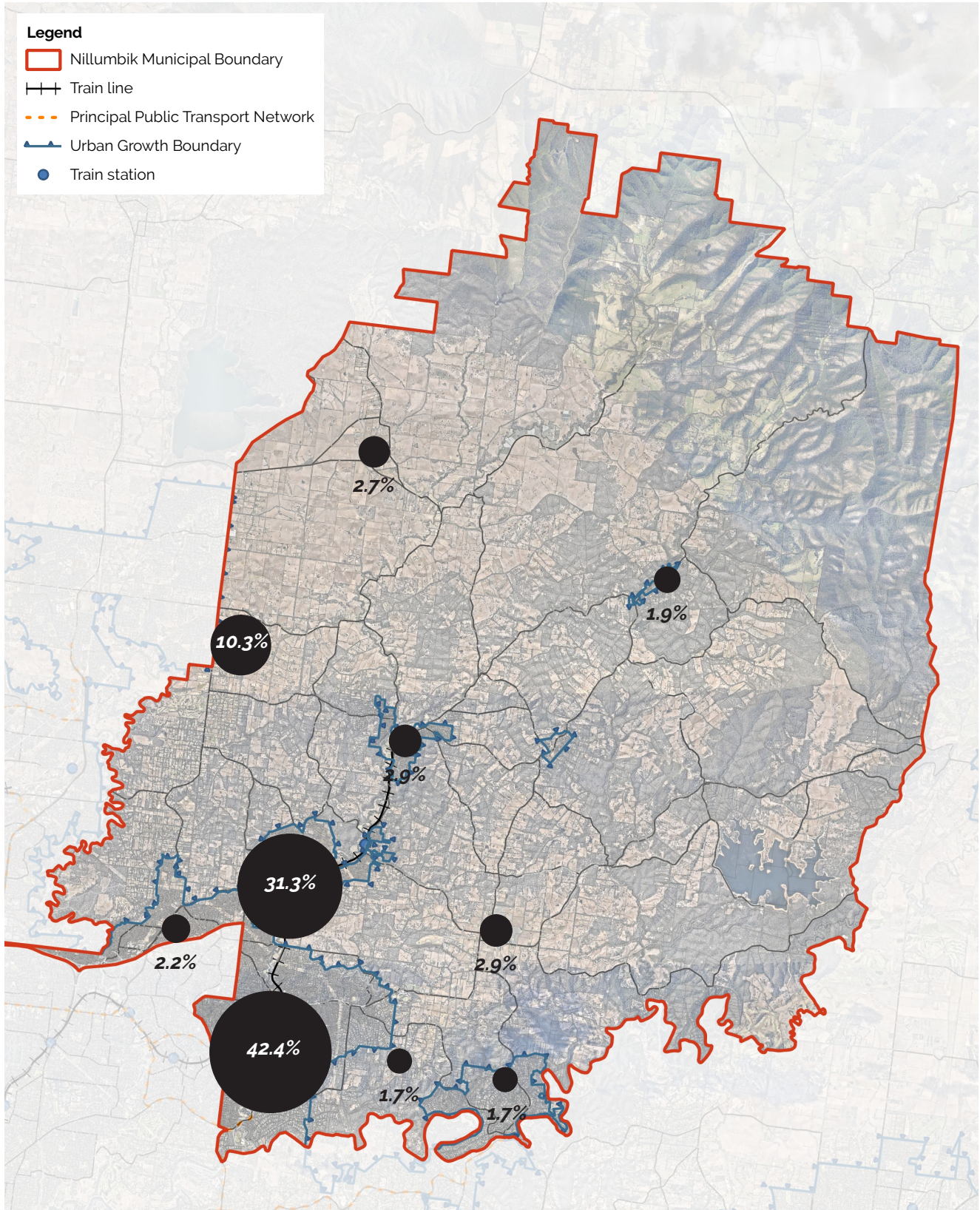
¹ Source: iD Consultants population and household forecasts, 2016-2036, prepared October 2017 – It is noted that these were prepared before the release of the Victoria in Future 2019 population projections and as such the dwelling demand may be higher in light of these

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

Discussion Questions:


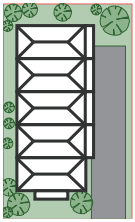
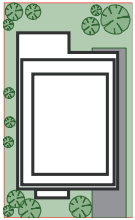


- 7. How and where can Nillumbik accommodate the future demand for additional housing?**
- 8. How and where can Nillumbik accommodate the future demand for aged care?**

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> <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>	Low density	Detached houses		
	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.

Minimum participation/influence on housing design and decision-making

Maximum participation/influence on housing design and decision-making



Participatory development is undertaken by private developers generally using conventional financing models, but the designs are influenced in varying degrees by feedback sought from potential purchasers (e.g. via surveys).

Baugruppen, which are developed by not-for-profit organisations or private developers not seeking profit. A selected set of questions are provided to future purchasers regarding dwelling layouts, extent of common areas etc. The buildings are generally multi-unit housing developments with a large range in scale. Baugruppen projects are often at the cutting edge of sustainability, with participants exploring new technologies.

Co-housing, where residents typically take active roles in visioning, designing, developing and manifesting their own co-housing community. The dwellings may be delivered by individuals or a housing association. Whilst more are market-rate homes, many of these communities have successfully integrated affordable housing within their developments. Shared gardens and environmentally-friendly buildings are common. Households have independent incomes and private lives, but neighbours collaboratively plan and manage community spaces. Residents come together for meals and other activities in a common house, and make decisions based on consensus.

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.

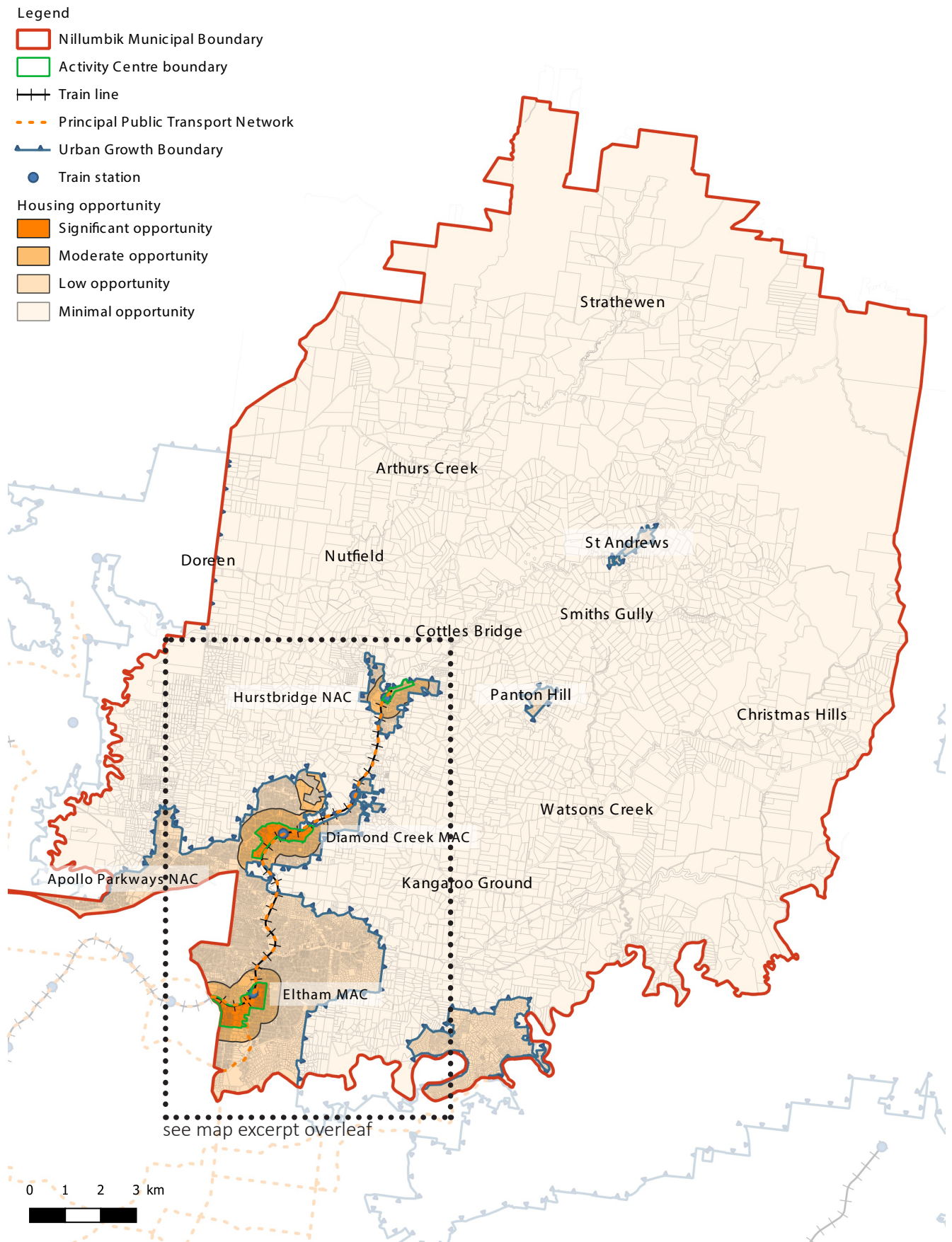
Discussion Questions:

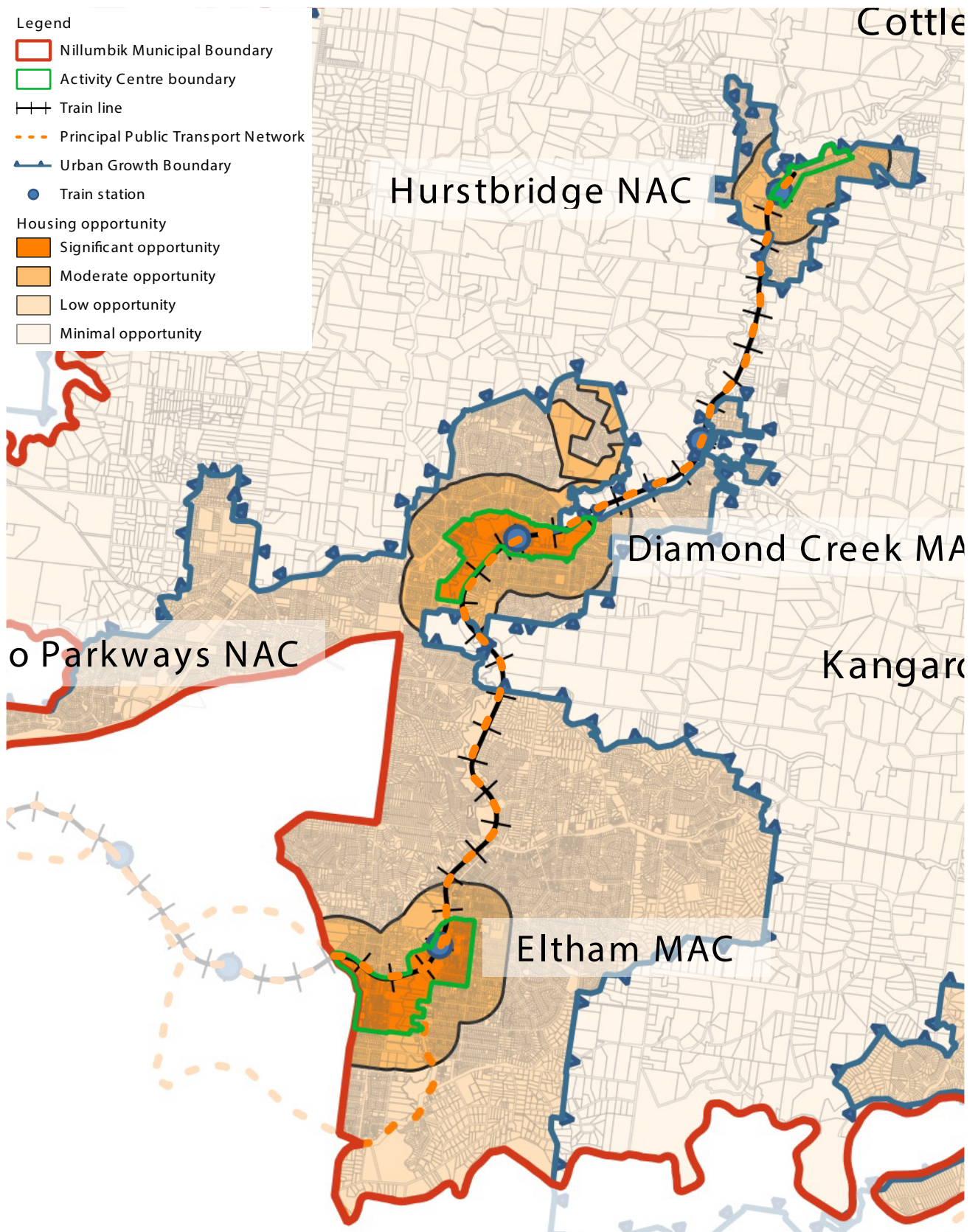
12. Where can Nillumbik provide additional housing capacity?

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.

éche|on
planning

e info@echelonplanning.com.au
a 3 Prentice Street, Brunswick
t 03 9862 3470

Housing Strategy Discussion Paper

Contribution Summary

Consultation Period: 27-02-2020 - 30-03-2020

Question 1: (16 responses)

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?

	Response
1	Allow more 2 ha sites in Yarrambat.
2	<p>The best way to protect the environment and the character of residential areas, is to cut down on population. Almost all Australian politicians, from federal to local and local to federal, and their business community masters, have an obsession with economic and population growth, which is not sustainable and destroys our natural environment.</p> <p>I live in Eltham. I speak for Eltham. Eltham is now overdeveloped. The village roads are congested on a daily basis and new traffic rules should apply. The streets were made for quarter acre blocks with single dwellings. Now they accommodate blocks of units. The town planning is a mess, as I see it.</p> <p>First rule: STOP POPULATION GROWTH</p>
3	<p>There are some areas which are already earmarked for development. Currently these developments appear to cater for units to be replacing older homes. This would appear to be inevitable as people need places to live. It is vital to contain this develop to areas around public transport. I believe that within these areas there needs to be designated environmental land which must remain as parks and passive recreation areas. There must be a balance or else the very essence of our shire will be lost and will end up as another overpopulated and ugly suburb. The Urban Growth Boundary and Green Wedge areas must be protected.</p>
4	I feel the housing shouldn't go forward as the hill area on civic drive is a community gathering area especially on New Year's Eve to watch the fire works
5	We need a incremental buffer zone of smaller allotment sizes to protect townships. I would like to see eco villages - low environment impact houses sited in areas which are still close to transport, schools and infrastructure.
6	Ensure new developments are in keeping with the natural environment, and avoid multi storey developments as much as possible. These not only negatively impact the aesthetic appeal of an area, but place further strain on already overloaded roads and public transport infrastructures.
7	I think the housing development near the Greenhills Primary School is a good example protecting the natural environment and local character.
8	Parks and green space built into all new developments. Low rise town homes with beautiful facades will help meet population growth demands, while parks and squares similar to those in Europe, all green and flowers and this will help to foster community awareness
9	This was an issue, I identified at 1 of the earliest positive aging meetings. That new dwellings in the Shire seemed to be mainly 2 story which are unsuitable for elderly residents wanting to stay in the Shire. There is also the Green Wedge consideration on how to support elderly people on rural properties in the future.

	<p>██████ (from the communications group) raised the issue of what a strain it was for her and her husband maintaining their property over the years.</p> <p>There is also the lady from my Healthability social group that downsized from a Northern Shire farm to a single storey unit close to Eltham central.</p> <p>It may be the the Shire going into the future encourages a stock of single level dwellings(as well as aged facilities)</p> <p>and also encourages older residents to downsize from rural and larger properties.</p> <p>A new generation of younger people taking over rural properties would help to invigorate these areas and perhaps also be a better source of spending for these rural communities rather than existing older people.</p> <p>this does not mean to say that there should not be a better stock of housing suitable for older people in these areas within the constraints of planning and Green Wedge</p>
10	<p>The original suburb of Diamond Creek has been a suburb of Melbourne since the 1950's. Housing change needs to occur only after zoning/mapping mistakes are corrected and land that was intended for residential development is released for use. See question 14 submission.</p>
11	<p>No tall buildings blocking views. Keep eltham style, hide homes in the trees</p>
12	<p>Hurstbridge population did not increase at the 2016 census, we had a small decrease in population, even though there was an increase in the number of dwellings. An increase in the number of dwellings does not necessarily mean a growth in population, but can bring about a change in household size. 3 to 4 bedroom family homes on an average block accommodates more people than townhouses and units. Hurstbridge is a township in a rural area.</p>
13	<p>Of particular concern is that the Paper refers to Hurstbridge as a Minor Activity Centre, adding to the designated Activity Centres of Eltham and Diamond Creek. Where did this come from ?. This is a first I believe. I always understood that Hurstbridge was regarded as rural or semi rural township.</p> <p>We don't want more medium density development in our rural village.</p>
14	<p>The development of businesses in Hurstbridge is being hampered by the proliferation of units around the primary school. Developers are building small business premises as a 'front' to residential units which also contribute to difficult vehicular access. A successful hospitality business in Hurstbridge had to overcome persistent resistance from unit residents when they established next door. Keep housing to the existing residential areas. Housing change will be determined by the market.</p>
15	<p>By ENFORCING Neighbourhood Character criteria . No moving UGB . Adhering to GWMP guidelines and ENFORCING THEM .</p> <p>Ensure every developement contains genuine open space and ENFORCE IT .</p>
16	<p>Firstly, given the current circumstances, I wish to request that you extend the deadline so that a greater proportion of Nillumbik residents and rate payers have the opportunity to have their say. I fear that with Covid-19 and the heightened levels of anxiety across the broader population, that you will get a poor, and ill-considered response - most folks are otherwise preoccupied.</p> <p>Having stated that, I think it is critically important that we avoid, at all costs, the unbridled development that some may be tempted - purely by financial motivators - to unleash. We need to pause, take stock, and remind ourselves as to why we like living here. If it is the environment, then we need to protect the environment.</p> <p>Walk down the street and do some vox pops and people will tell you they love the environment. The trees. The fresh, clean air. The parks and nature reserves. Its not just the residents who think that way, but the biggest tourism drawcard for Nillumbik is the environment and all activities, festivals, markets and events that we hold in our beautiful environment.</p>

Question 2: (14 responses)

How might more medium density housing be created in and around our activity centres in a manner that contribute to the valued (village) character of these places?

	Response
1	Yarrambat Township- donut instead of talking about it for years.
2	Well, it has been tried in Eltham. I cannot see how in any way it has added value. See 1 above.
3	Sensitive architecture would be a contributor to keeping the character of our shire. The use of natural colours and materials could be encouraged. Thoughtful placing of medium density housing could contribute to a village character. The use of gardens and landscaping to soften buildings and make intense housing more amenable and help to preserve the character of these places.
4	I feel it would be too crammed and cramped as we need more greenery and less housing
5	It is already happening - townhouse going up everywhere which look not different to the rest of Melbourne. Somehow these need to be visually different. Eltham has better quality and unique townhouses than Diamond Creek but that is probably to do with resale value.
6	We need to keep the current green space or we lose what is one of the overriding features of Nillumbik. Low rise town homes. Lack of infrastructure, ie single rail line, limited train schedule, one lane road through Diamond Creek, limited parking at shopping centre means to add housing without consideration to the added pressures on amenities would be premature.
7	I think there should be more medium density housing, which should be close to main roads , school/s , bus or train stops and shops (preferably supermarket/s) , with close access to open spaces and sports facilities.
8	preferences given to units, shared housing and SRS'S
9	In Diamond Creeks case medium density housing should be distributed away from the main activity centre providing housing opportunities of a variety of sizes to at least its original boundaries and any lands planned for such.
10	Hurstbridge has never been described before as a Minor Activity Centre. These references must be removed. Hurstbridge is a rural or semi rural township with limited services and lots of cafes. Any further medium density housing must respect our valued neighbourhood character. Given that the medium density housing we already have has not resulted in a net gain in population, then the exercise becomes solely an increase in dwellings, which may be good for rate revenue but does nothing to house extra people, or in our case even maintain our population and does a lot to spoil the amenity of our town.
11	Of particular concern is that the Paper refers to Hurstbridge as a Minor Activity Centre, adding to the designated Activity Centres of Eltham and Diamond Creek. Where did this come from ?. This is a first I believe. I always understood that Hurstbridge was regarded as rural or semi rural township. We don't want more medium density development in our rural village.
12	Eltham and Diamond Creek are activity centres. Hurstbridge, Panton Hill and other townships are not. Let's keep it that way.
13	Stricter design guidelines . Low rise developement only . Plantings and adequate off street carparking .
14	Honestly. Say again?

Question 3: (15 responses)

How and where can we provide housing options for the projected ageing community?

	Response
1	Near train stations by incorporating them into townships. Wattle Glen ??
2	I presume by that is meant, smaller dwellings for third agers. If it refers to aged care, there is already plenty around. If it refers to Third Agers: provide them with single story dwellings that blend into the environment, not blocks of units that squeeze out nature.
3	Many older people are choosing to live in their own homes. Obviously as they age they will require more support with maintenance tasks. Council already offers some support for people at this stage in their lives and should continue to seek guidance about what is needed. For aged community members who cannot live in their own homes smaller community type developments could be an answer. eg St Thomas' in Apollo Parkways. There needs to be some options for people who need to make a gradual move into higher care as they age.
4	you Could by houses for sale and knock them down and rebuild
5	We need to have small developments on one level. Most or all medium developments are 2 story which are unsuitable for aged living. Again, this is uneconomical for development. Unless it was more like apartments and balconies with a lift.
6	Most elderly people I know seek t downsize to reduce the burden of maintaining a large property. They tend to prefer single storey unit style accommodation, not apartments or townhouses. Most elderly residents prefer to be close to public transport, particularly as they lose the ability, and/or confidence, to drive.
7	We have a number of Aged Care facilities inDiamond Creek however current statistics show a move to elderly wanting to remain and remaining in their own homes. Question then arises as to how we can best support our elderly and ageing community, ensuring access to the local amenities.
8	I think there should be facilities preferably in all suburbs in Nillumbik , close to public transport, shops and open spaces .
9	This was an issue, I identified at 1 of the earliest positive aging meetings. That new dwellings in the Shire seemed to be mainly 2 story which are unsuitable for elderly residents wanting to stay in the Shire. There is also the Green Wedge consideration on how to support elderly people on rural properties in the future. ██████████ from the communications group) raised the issue of what a strain it was for her and her husband maintaining their property over the years. There is also the lady from my Healthability social group that downsized from a Northern Shire farm to a single storey unit close to Eltham central. It may be the the Shire going into the future encourages a stock of single level dwellings(as well as aged facilities) and also encourages older residents to downsize from rural and larger properties. A new generation of younger people taking over rural properties would help to invigorate these areas and perhaps also be a better source of spending for these rural communities rather than existing older people. this does not mean to say that there should not be a better stock of housing suitable for older people in these areas within the constraints of planning and Green Wedge

10	<p>40-60 Pioneer Rd Yarrambat 175-199 Ironbark Rd Diamond Creek 201-219 Ironbark rd Diamond Creek See Submission as per question 14.</p>
11	<p>This paper has incorrectly defined : "ageing in place", as "ageing in a locality". The Australian Housing and Urban Research Institute defines ageing in place as follows: (under the heading Ageing in Place) "The preferred option of most older Australians is to remain in their homes for as long as possible and until their changing circumstances necessitate a move to an assisted care environment. The 'home' represents 'a combination of personal and financial security, family memories and a sense of place and wellbeing' (Manicaros and Stimson, 1999; Stimson & McGovern, 2002). There is an important positive value in familiarity with the house, the neighbourhood and people in the local community. The vast majority of older people live in houses selected decades earlier when they were in the paid workforce and had larger houses. Their use of dwellings and areas does change when children leave home and after widowhood in old age, but few people adjust their housing after retirement unless they eventually can no longer drive or maintain their homes (Kendig & Neutze, 1999).</p> <ul style="list-style-type: none"> • The desire by older Australians to remain in their home is supported by Australian governments not only in the form of favourable tax (capital gains) and pensions treatments (Winter, 1999), but also in terms of aged care policy by providing assistance with activities such as property maintenance, personal care, health care, and household tasks. Government agencies may provide services directly or purchase them from other formal providers. There are also technological advances which make it possible for older people to make alterations to their home to enable them to live longer independently (Celler & Lovell, 2000). <p>The Seniors Resource Guide: "To Age in Place means that you will be remaining in your own home for the later years of your life; not moving into a smaller home, assisted living, or a retirement community etcetera. This lifestyle choice is also known as "Aging in Place" and "Ageing in Place."</p> <p>Given that up to 90% of older residents desire to "age in place" in their own homes, then Council efforts should be directed to facilitate this. There will be a small number of people who will wish to downsize but existing medium density provision should be adequate. However intentional retirement village development (small scale) should be encouraged. For example on the Middendorp land in Hurstbridge, next to the fire station - ex petrol station site.</p> <p>It has been suggested that it is very difficult for people on acres in Nillumbik as they age as they would prefer a family member to take over the property with a second dwelling permitted in the RCZ. This provision already exists with Dependent Persons Living. Allowing a second independent dwelling (non removable) is merely subdivision by stealth.</p>
12	<p>We also need to be very clear about what the Strategy paper refers to as "Supporting Ageing in Place".</p> <p>Supporting Ageing in Place does not mean developing non township zones around our rural townships that threatens our Green Wedge, it is about supporting people when they get older to stay in their own homes.</p> <p>The Hurstbridge community addressed this misleading use of the term 'ageing in place' when it was used by the previous Council to justify a proposed development between the football ovals, along the creek side corridor in Hurstbridge at Lot 1 Graysharps Road.</p> <p>If people from rural areas want to "age in community" there is plenty of subdivisions happening right now within existing township zones..</p>

	<p>Ageing in place refers to ageing in your own home. Some people require services and house modifications to do so. Converting the meaning of the terminology in the Housing Strategy lays the ground for future justification of rezoning of rural land for residential development.</p> <p>Ageing in place is ageing in your own home – it does not require housing diversity it requires housing support services.</p> <p>Ageing in place had been misconstrued in Housing Strategy Discussion Paper to ageing in community which is not the same thing.</p> <p>The misuse of ageing in place is a clumsy attempt in the Housing Strategy Discussion Paper to provide evidence for the future support subdivisions and the development of the Green Wedge by a few people who are also calling for rezoning RCZ land in contravention of State Govt. Policy. Will be the usual suspects and the usual pieces of land that would be developers will target using ageing in place, if this misconstrued principle is adopted in the final strategy - Wattle tree road Hurstbridge, around Wattle Glen Station, between Eltham and Diamond Creek, Diamond Creek and Yarrambat....</p> <p>Council should not use the Housing Strategy to justify such misuse of the phrase “ageing in place”.</p> <p>Evidence based data needs to inform policies, not anecdotal wishes to develop rural land. The Housing strategy should not interfere with the housing market facilitated by Council to accommodate “ageing in the community”.</p> <p>People want to stay in their own homes with all their things and memories for as long as they can, it is not about getting on with other members of the community. When you are older you spend a lot of time at home, not at work or socialising or having friends around, it is about being in a familiar and known place. Ageing in place is not about ageing in community.</p> <p>“Ageing in place” should not be converted to “ageing in the community” in the final Housing Strategy this is a vastly different concept and such misuse of a well-accepted health and wellbeing phrase is misleading.</p>
13	<p>The report refers to “ageing in place”. This refers to people who wish to remain in their own home, not new residents. As someone who is currently approaching that stage of life, I believe I am typical in that I intend to remain in the family home until I can no longer manage to remain there with assistance and then move into aged care. Aged care within the Shire is very limited, e.g. Estia Health at Wattle Glen, and it is therefore likely that a number of elderly residents will be forced to move outside the Shire to receive the care they require. If the Shire were to encourage aged care providers to set up within the Shire this would retain residents and provide work opportunities for residents. At present I am aware that some residents are moving to facilities in Whittlesea’s jurisdiction to meet their needs rather than out of choice.</p>
14	<p>We don't need housing for aged . They would rather have support to remain in their own homes .</p>
15	<p>Well, there was that proposal... Older people need to be at the heart of the community. They must be near shops, with easy access to safe, parks and gardens. Older people need to have opportunities for social interactions.</p>

Question 4: (13 responses)

How and where can we plan for the significant increases in couples without children and lone person households?

	Response
1	Townships
2	Leave them in their houses. We are empty nesters and have no desire to leave.
3	Access to public transport would be an important issue. Services for these people would be a priority eg libraries, hospitals and doctors, shopping centres etc. Perhaps the smaller unit type developments in a village format would be an answer.
4	As per my last statement rebuild into units
5	Only way is to allow more intense development and subdivisions. Smaller houses like Victorian cottages. Or 2 story rows of terraces.
6	<p>Firstly, I would very much like to understand the group referred to as 'couples without children'. Do you mean elderly empty nesters, young newly wed couples, or other?</p> <p>I believe the assumptions regarding the increases in couples without children and lone person households are incorrect, unless this refers to empty nesters, which will be a short to medium term proposition. I believe suburbs go through cyclic demographic changes, and whilst the number of couples without children may increase over the short to medium term, we are likely to see many elderly residents (empty nesters) move to alternate locations, nursing homes or numbers will decline due to normal mortality rates. If we are referring to newly wed couples, they may be childless when they move to the shire, but unlikely to remain so in the longer term. Similarly with 'lone person households'. Who does this refer to, single parents, singles, widowers/widows?</p> <p>Again, I believe these would be cyclic and not a long term proposition. We should be planning for the longer term, not shorter term cyclic demographic changes.</p> <p>It seems to me that as housing becomes more and more expensive, there will be an increase in the number of young couples moving to the outer suburbs, many of whom will start a family within a few years of arriving. It therefore makes sense that this target group should be the focus of future housing planning.</p>
7	<p>Good local bus service. Living and learning centres continuing to offer classes. Vibrant libraries and book clubs. Good lighting along walking trails.</p> <p>Town homes with green space and communal spaces that are aesthetically pleasing. Low rise to ensure light and accessibility.</p> <p>I would not like to see Diamond Creek destroyed in the way many parts of Kew and also Eastern golf club has gone.</p> <p>For couples, people living alone, it is important to ensure a vibrant Main Street with good shopping, restaurants, gyms and local pool. Community parks and gardens.</p>
8	More housing diversity spread out, through out all of Nillumbik .
9	<p>This was an issue, I identified at 1 of the earliest positive aging meetings. That new dwellings in the Shire seemed to be mainly 2 story which are unsuitable for elderly residents wanting to stay in the Shire. There is also the Green Wedge consideration on how to support elderly people on rural properties in the future.</p> <p>Shirley(from the communications group) raised the issue of what a strain it was for her and her husband maintaining their property over the years.</p> <p>There is also the lady from my Healthability social group that downsized from a Northern Shire farm to a single storey unit close to Eltham central.</p> <p>It may be the the Shire going into the future encourages a stock of single level</p>

	<p>dwellings(as well as aged facilities) and also encourages older residents to downsize from rural and larger properties. A new generation of younger people taking over rural properties would help to invigorate these areas and perhaps also be a better source of spending for these rural communities rather than existing older people.</p> <p>this does not mean to say that there should not be a better stock of housing suitable for older people in these areas within the constraints of planning and Green Wedge</p>
10	Only within the limits of the Urban Growth Boundary. there should be no changes to zoning to allow for any further development of any sort.
11	This is already happening. The increase in units is clear. Two and three storey townhouses are unsuitable for many lone person households. The market is already adjusting to this need, e.g. pulling down existing homes and replacing with two or more smaller homes.
12	Smaller more affordable dwellings .
13	I believe that there is sufficient housing stock to meet these needs, and honestly, I don't believe that Nillumbik is the preferred destination for most couples without children and lone person households. At least the people that I know, who fit those categories, prefer to live elsewhere, or have plenty of smaller town houses and units to choose from. On my street alone there are 2, two-bedroom apartments, one townhouse, one two-bedroom unit, all for sale, and one small, two-bedroom house available for lease.

Question 5: (13 responses)

How can we make it easier for young families and young adults to rent or purchase in Nillumbik?

	Response
1	Medium density housing
2	That again sounds like population growth. I have no interest in making it easier for people to move here and destroy our natural environment.
3	<p>Work on the government to stop allowing negative gearing which gives investors the chance to "collect " numerous properties with generous tax concessions. Owning a home shouldn't be seen as a way to build wealth . It should be a right for all people to have shelter they can afford.</p> <p>Off my soapbox now!!</p> <p>Is there a possibility that the council can offer some type of rate relief to people who have property they will rent at a cheaper rate? Are there any vacant and unused properties in our shire which could be used for young families?</p>
4	Make housing affordable but to an extent
5	Again, only way is to allow more subdivision around the townships with amenities and public transport and schools. But small allotments so the houses will be smaller and cheaper.
6	This is a broader issue than just Nillumbik, unless you allow the development of the terribly small student type accommodation adversely affecting suburbs like Hawthorn.
7	Better transport links to places of employment.
8	More housing diversity spread out through out all of Nillumbik . Close to public transport , school/s and shops.

9	IT IS NOT NECESSARY TO HAVE A LARGE HOME FOR A YOUNG FAMILY, MANY OF OUR FOREBEARS SURVIVED IN 10 SQUARE HOMES. this type of smaller dwelling housing stock, could be multipurpose as it could also be used by people downsizing.
10	Some parts of Nuillumbik remain relatively affordable and attractive for young families and young adults. The paper asserts "The lower proportion of people aged 20-39 in Nillumbik indicates that dwelling prices are a deterrent for first home buyers". But this is not the only reason. Many in that age group are studying and prefer to live closer to their educational institute, and many more in the "gig economy" are working close to the city, making city living a better alternative. Many have also given up any hope of being able to afford any house in any place, so choose to live close to friends, work and study.
11	Keep rates affordable. Improve public transport, e.g.more regular trains beyond Eltham.
12	Smaller more affordable dwellings .
13	Well, there was a young couple who were renting across the road from me, who have just bought a lovely house with a nice big backyard in Yallambie. We are fast running out of big backyards and most families I know who own or rent in Nillumbik want the big backyard. They don't want the medium to high density housing, because that doesn't have the medium to large sized backyard they want for their children.

Question 6: (14 responses)

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

	Response
1	Medium density housing Yarrambat
2	You asked that in Q3
3	I would think that the village type accommodation could offer a minimum amount of maintenance, companionship, activities and support to older people who want to retain some independence. I'm 70 and although very fit etc if needed I would feel comfortable about being in a "compound" of units with others nearby. I would value the ability to choose how much or how little interaction I would have with others. I would also value the security and support of people around me.
4	Single level housing so the aging population don't have to just stay on the bottom floor
5	Single level and small allotments. Close to shops, doctors and transport. Again eco villages.
6	As mentioned above, they tend to prefer single storey unit style accommodation, not apartments or townhouses.
7	This is not something I believe the Council is responsible for.
8	More housing diversity spread out through out all of Nillumbik .
9	This was an issue, I identified at 1 of the earliest positive aging meetings. That new dwellings in the Shire seemed to be mainly 2 story which are unsuitable for elderly residents wanting to stay in the Shire. There is also the Green Wedge consideration on how to support elderly people on rural properties in the future.

	<p>██████ from the communications group) raised the issue of what a strain it was for her and her husband maintaining their property over the years.</p> <p>There is also the lady from my Healthability social group that downsized from a Northern Shire farm to a single storey unit close to Eltham central.</p> <p>It may be the the Shire going into the future encourages a stock of single level dwellings(as well as aged facilities)</p> <p>and also encourages older residents to downsize from rural and larger properties.</p> <p>A new generation of younger people taking over rural properties would help to invigorate these areas and perhaps also be a better source of spending for these rural communities rather than existing older people.</p> <p>this does not mean to say that there should not be a better stock of housing suitable for older people in these areas within the constraints of planning and Green Wedge</p>
<p>10</p>	<p>As around 90% of the ageing population prefers to age in place in their existing home, then any extra medium density development should be sufficient for downsizers. Maybe limited small scale retirement village development.</p>
<p>11</p>	<p>We also need to be very clear about what the Strategy paper refers to as “Supporting Ageing in Place”.</p> <p>Supporting Ageing in Place does not mean developing non township zones around our rural townships that threatens our Green Wedge, it is about supporting people when they get older to stay in their own homes.</p> <p>The Hurstbridge community addressed this misleading use of the term 'ageing in place' when it was used by the previous Council to justify a proposed development between the football ovals, along the creek side corridor in Hurstbridge at Lot 1 Graysharps Road.</p> <p>If people from rural areas want to "age in community" there is plenty of subdivisions happening right now within existing township zones..</p> <p>Ageing in place refers to ageing in your own home. Some people require services and house modifications to do so. Converting the meaning of the terminology in the Housing Strategy lays the ground for future justification of rezoning of rural land for residential development.</p> <p>Ageing in place is ageing in your own home – it does not require housing diversity it requires housing support services.</p> <p>Ageing in place had been misconstrued in Housing Strategy Discussion Paper to ageing in community which is not the same thing.</p> <p>The misuse of ageing in place is a clumsy attempt in the Housing Strategy Discussion Paper to provide evidence for the future support subdivisions and the development of the Green Wedge by a few people who are also calling for rezoning RCZ land in contravention of State Govt. Policy. Will be the usual suspects and the usual pieces of land that would be developers will target using ageing in place, if this misconstrued principle is adopted in the final strategy - Wattletree road Hurstbridge, around Wattle Glen Station, between Eltham and Diamond Creek, Diamond Creek and Yarrambat....</p> <p>Council should not use the Housing Strategy to justify such misuse of the phrase “ageing in place”.</p> <p>Evidence based data needs to inform policies, not anecdotal wishes to develop rural land. The Housing strategy should not interfere with the housing market facilitated</p>

	<p>by Council to accommodate “ageing in the community”.</p> <p>People want to stay in their own homes with all their things and memories for as long as they can, it is not about getting on with other members of the community. When you are older you spend a lot of time at home, not at work or socialising or having friends around, it is about being in a familiar and known place. Ageing in place is not about ageing in community.</p> <p>“Ageing in place” should not be converted to “ageing in the community” in the final Housing Strategy this is a vastly different concept and such misuse of a well-accepted health and wellbeing phrase is misleading.</p>
12	I refer back to “ageing in place”. These are existing residents who wish to remain in their homes with assistance for their care needs. Ageing residents are reluctant to leave the area they know and incur the costs of moving. Those who do are likely to move into aged care.
13	Smaller more affordable dwellings and more support for those that wish to remain in their own homes .
14	I think we need to look toward Diamond Creek as having some good opportunities for a retirement village within the central business district, that will also provide jobs for locals.

Question 7: (13 responses)

How and where can Nillumbik accommodate the future demand for additional housing?

	Response
1	Yarrambat
2	No where. STOP POPULATION GROWTH
3	This is difficult in our shire because of the UGB and the Green Wedge. We owe it to our future generations to protect the environment.
4	You really can't it's rather full and you don't want to over do the housing as we are lacking bush land around civic drive
5	Allow subdivision around townships that have infrastructure in place and on the trainline. Hurstbridge, Wattle Glen and Diamond Creek. Other townships are too far out and would create isolation and problems with lack of services and transport. Look at a variety of housing models that are out of the norm. Maybe tiny houses which set up for little impact of the environment. Small villages which are nestled in the environment.
6	Picturesque Villages throughout the Shire of Nillumbik rather than suburban spread!
7	With innovative designs which blends in with the local environment , through out Nillumbik . Close to main roads , school/s, shops , bus and train stops .
8	by concentrating development near activity centres
9	40-60 Pioneer Rd Yarrambat 175-199 Ironbark Rd Diamond Creek 201-219 Ironbark rd Diamond Creek See Submission as per question 14
10	Only within the existing Urban Growth Boundary. Any medium density development confined to the Activity Centres of Eltham and Diamond Creek, which in fact are the only areas which can accommodate this sort of development.

11	Clever design within existing developed areas. As the population density increases, the need for recreational areas will increase.
12	Where the current zonings allow.
13	We need to protect the green wedge. That's why people like living here. That is why people like visiting here. We should not be trying to squeeze in more housing. Especially not with the high fire risk. We want happy residents not people devastated or destroyed by fire.

Question 8: (12 responses)

How and where can Nillumbik accommodate the future demand for aged care?

	Response
1	Wattle Glen
2	Do we need it? Many people live to an old age and don't need aged care. There are already plenty of facilities in the neighbourhood.
3	Provide services to enable people to stay in their own homes. Investigate programs where people with larger homes could rent to others.
4	Allow changes for these type of facilities in Hurstbridge, Wattle Glen and Diamond Creek and Eltham.
5	Aged care is becoming more and more home based. Look at the data.
6	Locate the facilities near parks , shops and public transport through out Nillumbik
7	There is also the lady from my Healthability social group that downsized from a Northern Shire farm to a single storey unit close to Eltham central. It may be the the Shire going into the future encourages a stock of single level dwellings(as well as aged facilities) and shred housing and SRS's for disabled elders. and also encourages older residents to downsize from rural and larger properties. A new generation of younger people taking over rural properties would help to invigorate these areas and perhaps also be a better source of spending for these rural communities rather than existing older people.
8	40-60 Pioneer Rd Yarrambat 175-199 Ironbark Rd Diamond Creek 201-219 Ironbark rd Diamond Creek See Submission as per question 14
9	While the discussion paper does include the number of places available in Nillumbik for aged care, the paper failed to recognise the significant number of places available on the boundaries with our neighbouring municipalities.
10	Encourage groups like Old Colonists (Leith Park) to develop villages for those wanting a clear path from independent units to aged care.
11	In their own homes .
12	How many times do we need to cover this? This is starting to feel a bit like a personality profile test where the same themes are asked in a scattered way throughout a long series of questions to see whether or not your answers are consistent. Perhaps the type and order of these questions could have been a little better thought through?

Question 9: (12 responses)

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

	Response
1	No
2	NO definitely not.
3	This model sounds really interesting. Groups of like minded people working together without the developer is a forward step. I can liken it to the Bend of Isles development. I think that like minded people wouldn't need too much encouragement as they would have a say in the building and would be able to save some of the cost of building.
4	I don't think it will work.
5	These models are aimed more at inner suburban areas where space is a premium. They hardly seem appropriate for Nillumbik. Whilst these models have been successful in some overseas countries, I believe they will not prove popular within the Australian market. I believe there has already been market studies regarding co-housing undertaken by groups such as the NSW Department of Family and Community Services and Office of Environment and Heritage, and the feedback was negative. I don't know any person who would be willing to participate in these housing schemes.
6	This is predominantly a family area. As we grow older we as individuals want to maintain our independence and still live in an area we love. I would not want to lose what we have for my benefit. We need parts of the world to feel more open for everyone's benefit.
7	I think diverse housing delivery would work very well in Nillumbik as opposed to public housing .
8	they can only work if made available in the first instance. this is something council should aim for
9	no
10	Anything that excludes developers is encouraging. Having said that, the legal implications of cofunding need to be carefully planned.
11	No
12	If it is to happen, it will happen. Council really should be focussed on things other than advertising/event poles in Eltham, and spending money where its not needed, while pushing to increase rates at a time when the world has shut down due to Covid-19.

Question 10: (10 responses)

How can we facilitate the provision of more affordable housing?

	Response
1	Medium density housing
2	Will only lead to more people. We do not need it.

3	Cut negative gearing!! Investigate the Small Houses movement. Perhaps there is some council land which could be suitable. Do everything possible to stop "land banking" as this ties up precious land.
4	Release more land/smaller allotments. Any new developments could have smaller townhouses or apartments. Smaller - cheaper?
5	Only if you ruins what we have and turn this area into another Doncaster, full of apartment blocks. Ugly. We don't have the roads or necessary rail service to support this. The Austin Hospital is under considerable strain as is Northern Health. Continuing to grow the population in this area needs huge infrastructure improvements first.
6	I think that you need work collectively with the state government , to stop wasting time and money .
7	smaller size dwellings are cheaper to build and a certain percentage of any large development could be allocated for public housing
8	Change the government and encourage the dumping of negative gearing, franking credits and other favourable taxation benefits which are pushing up housing stock prices. Partnerships with Housing Co-Ops etc
9	Reduce or dispose of stamp duty. Resist the temptation to build high density, tacky housing. Medium density with adequate parking and recreational areas is more likely to work.
10	And again. Please see above

Question 11: (10 responses)

How can we facilitate the provision of more accessible forms of housing?

	Response
1	Medium density changes plus a realistic analysis of which areas have huge anomalies on sizes looks like Yarrambat.
2	See Q10
3	Architects need to step up with designs for greater physical accessibility. Accessible for homeless people? Difficult but many of the previous ideas could be investigated.
4	Be creative, think out side the box and see what is happening overseas. Small houses.
5	Mernda, Wollert, Wallan are already doing this. KingLake is more affordable. I don't think this is necessarily what the residents of Nillumbik want.
6	Work collectively with the state government , to stop wasting time and money
7	the approval of tiny houses, where a significant number could go on one block of land
8	All new developments should make ground floor units and townhouses accessible to older residents and people with disabilities. To include such building modifications would add about \$3,000 at the building stage but up to \$40,000 if a dwelling has to be retrofitted. Support building modifications for those who choose to age in place ie: to age in their existing homes. Nillumbik needs to recognise that there are many forms of disability. Araluen is only one provider which provides a range of services

	across several municipalities. The model that Araluen has developed for housing for its residents and their parents is only one alternative for housing for those with a disability, in fact a minority of those with a disability who seek to live an independent life. Council needs to do a lot more work on this before committing to a single organisation.
9	Improve public transport.
10	If you would please extend the time for responses? Push this out by at least one month, when we all have some presence of mind. And perhaps, have the engagement team revisit these questions, because it really feels like a 4-hour personality test, revisiting the same questions in 10 different ways. This could have been structured far more logically, and worded far more cohesively.

Question 12: (12 responses)

Where can Nillumbik provide additional housing capacity?

	Response
1	Same questions = same answers when ch are Wattle Glen and Yarrambat
2	Not needed. See above answers.
3	Around existing residential zones. Protecting the environment is vital. Perhaps Nillumbik is not the place to encourage high density housing. Can councils work together and support each other? Could Whittlesea Council have support in providing more high density housing as they're in the growth area?
4	In current housing spots if u must (that are for sale)
5	On the trainline. Hurstbridge, Wattle Glen and Diamond Creek.
6	Without destroying our natural environment and another suburb of Melbourne I don't see this as a viable option.
7	Rather than creating high density areas ie like Eltham , it would be better for young familys if there was more medium type density , located near shops, schools , main roads , bus/train stops through out Nillumbik
8	focus around the activity centres and previously developed areas
9	40-60 Pioneer Rd Yarrambat 175-199 Ironbark Rd Diamond Creek 201-219 Ironbark rd Diamond Creek See Submission as per question 14
10	Only within the existing Urban Growth Boundary, only taking neighbourhood character into consideration and only in the Major Activity Centres.
11	That's what the activity centres were designed to do. However, until public transport, station parking and other infrastructure is improved we should avoid developing and adding to existing problems.
12	Seriously, did a bunch of draft questions get thrown around and then all added?

Question 13: (11 responses)

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

	Response
1	Isn't there enough already? Does it need any encouragement?
2	Leave it alone. You have done enough damage already. I moved here almost 50 years ago because I sought out nature. It has disappeared.
3	Stay within the rules!!!!!! Do not be lead by developers who really are only in it for the money and not the environment. It's about MONEY.
4	It's already happening but comes down to economics. Price and demand.
5	As a resident I would strongly object to any high rise developments. Our roads in and out of Diamond Creek cannot support an increase in traffic and neither can our current train service. Stop trying to work out how to turn us into sardines. Look at the disaster the development near the bridge in Diamond Creek is. Peak hour traffic problems are patently obvious. We are not positioned to encourage medium density development in Diamond Creek!
6	I think that Eltham has been over developed .
7	focus development around the activity centres and previously developed areas
8	No, don't do it.
9	Why would you want to?
10	The market can achieve that. I don't see that as Council's role, other than providing streamlined but stringent planning.
11	Aged care in DC would work well and provide employment opportunities. Who in their right mind would want medium density in DC? Not me. Not any of my friends, family, colleagues. Leave poor Eltham alone - you are killing it. More and more people are moving out because it is choking with suburban undertones brought on by heinous medium to higher density development ideologies. Leave it well alone.

Question 14: (11 responses)

Do you have any other comments on the draft Housing Strategy Discussion Paper?

	Response
1	Get serious about the anomalies on either side if YanYean Rd
2	Thank you for this opportunity to express my ideas.
3	Only that we should look out of the box and create something that is different and unique. Be it housing types/styles but also eco villages, small housing in landscape setting. If this is not done we will be no different to what is happening in the rest of Melbourne. But in a cheaper way as our house prices are less so developers have to either squeeze more in or use cheaper materials.
4	There appears to be a strong push towards medium density housing in Nillumbik. I have lived in Diamond Creek for 35 years, and the ever increasing level of road traffic congestion, mainly due to housing developments in the outer suburbs, is detracting from the standard of living and the appeal of the shire.

	If the council continues down the path of medium density housing, they should first address the issues of road and public transport infrastructures.
5	Stop trying to work out how to turn us into sardines. Look at the disaster the development near the bridge in Diamond Creek is. Peak hour traffic problems are patently obvious. We are not positioned to encourage medium density development in Diamond Creek! The infrastructure is not here.
6	I think that there is a great shortage of supermarkets in Nillumbik which must be close to the lowest amount in Melbourne (per population and land area) , including only 1 Aldi ., which contributes to the congestion on the roads. There are too many alcohol related facilities compared to the Nillumbik population .
7	no
8	<p>Group Submission to the Nillumbik Housing Strategy Review 2020. In the interests of fairness and in the current climate we ask that Council delay all of their current public consultation processes. We wish everyone and their Families good health during this time.</p> <p>I or nominees wish to be heard on this submission at the Future Nillumbik Committee meeting. I will expand on this submission when I speak. If our objections and suggestions can-not be accommodated we wish to be heard by an independent panel appointed by the Minister. I wish to be heard as a group, as a company and as an individual.</p> <p>This submission concerns the following properties: 40-60 Pioneer Rd Yarrambat (14.5 acres) which adjoins 175-199 Ironbark Rd Diamond Creek (40 acres) which adjoins 201-219 Ironbark Rd Diamond Creek (5 acres).</p> <p>We reserve all our rights. We plead with Nillumbik Shire Council to assist us in the course and cause of justice by ensuring our lands are included rightfully and equitably as general residential in the suburb of Diamond Creek. The outstanding zoning and mapping mistakes continuously drawn to the attention of Council and others must be corrected as a first priority. This is to ensure there is no impact whatsoever on our lands by Councils new housing strategy. Failure to do so will mean the strategy has a flawed and unacceptable foundation. Irrespective of any final site specific land use this mistake must be rectified equitably.</p> <p>We have participated continually in processes since year 2000 requesting this equitable correction to no avail. This is despite Council acknowledging at that time that our lands had distinctive infrastructure. There is a direct connection between the infrastructure and the lands correct urban status. The excuse given for ignoring both as not being of strategic merit is baseless. It was strategic to Diamond Creek, Plenty and Yarrambat and this was the very reason it became urban to begin with. It is not acceptable to make new 'strategic' directions that 'knowingly' exclude these lands as general residential, thereby allowing our paid for, established urban reticulated infrastructure to be eroded or diverted to others instead. It is not a matter of Council determining their preferred housing locations but a rather an obligation on their part to release our lands for urban housing. They have a duty of care and trust to do so. These lands are not subject to new criteria and goalposts of this or any other new strategy or policies.</p> <p>In our situation this Housing Strategy is closely tied to the Economic Development Strategy and importantly the new Diamond Creek Activity Centre Draft Structure Plan 2020. As suggested in all of these strategies and in particular the Draft Housing strategy it is understood that Nillumbik will need an additional 4,200 new</p>

dwelling by 2036. There is also an acknowledgment that various housing density/requirements will be necessary. We argue subject lands remain ideal for any residential development. This includes retirement homes or small groups of homes surrounded by and including abundant open green space. There could easily be a plan that incorporates high to medium density housing options or indeed for a retirement precinct that would appeal to those who have spent their life on a rural property. This opportunity is the very reason people are choosing to come to Diamond Creek. Subject lands are the very essence of liveability!

Subject lands combined cover 60 acres. They have dual road frontages and dual infrastructure supply options, urban reticulated infrastructure to the whole area of the lands, they are situated in an area that offers the best of both worlds and they are located on a main road that connects Diamond Creek and Yarrambat. At the very least it makes strong financial sense for Council to correct the mistake and allow these lands to utilise their urban infrastructure as was always the intention. Our lands have both the capacity and capability called for in the draft plan.

In terms of the safety and security as to any Bushfire threat to the population of Diamond Creek and surrounding areas, subject lands remain immensely strategic as to their location and reticulated infrastructure. If subject lands are not developed for housing they risk creating a 'funnel' of unmanaged rural space with eventual spreading of a bushfire to the densely developed suburb of Diamond Creek. If by Council planning, the infrastructure is diverted to other catchments the ability to fight and prevent fire is removed as well. The danger presented by both of these scenarios to the township of Diamond Creek is very real. Development of these lands would preserve the urban reticulated infrastructure with the pressures and flows measured at 21 00 kpa. It would also remove the threat that unmanaged rural space creates. The original environment was heavily farmed and completely altered. What exists there today has been introduced in the last 10-15 years. Giving the land an environmental value is disingenuous.

Although Council is saying these are new Strategies and Policies they can-not be separated from all those that preceded them. In our case this includes the Mernda Doreen and inter-related Diamond Creek (and Nillumbik) 2020 dating from 2001/2002. Our distinctive urban infrastructure was acknowledged by Nillumbik Shire Council in the year 2000 when the New format Nillumbik Planning Scheme was adopted and yet to date it is being ignored in all urban strategies and policies. We fear the current major infrastructure works passing our door, along Ironbark Rd are evidence of our exclusion. All new strategies must include our lands and importantly allow us to utilise our infrastructure for residential development. This certainty was and is being relied on in our families long term financial planning.

If Council fails to do so the consequences for our lands and our Family will be devastating and there can-not be any objectivity for any further processes. Major losses and damages will occur, thwarting and compromising otherwise equitable remedies at the least cost to Council and others.

True urban values (not rural) must be preserved for these lands. We must be returned to the original suburban area of Diamond Creek. The major equity issues can no longer be ignored. Please again review all our hard evidence together with what is known or ought to be known in support of our case (the latest being that submitted in October 2019).

We remind Council that should there be any changes to Shire boundaries we must be returned to the City of Banyule and not gerrymandered out to City of Whittlesea.

██████████ for and on behalf of owners and stakeholders affected.

9	When I compare Nillumbik with Whittlesea shire, I can only sigh with relief. The growth of the Whittlesea shire has been a nightmare for transport, traffic, infrastructure and services. Nillumbik should look at our neighbours and avoid their mistakes. We decided to move to Nillumbik despite the higher relative rates because we could not bear that environment.
10	Essentially the same questions reframed . Ensure quality not quantity .
11	Yes, the timing of this is unfortunate. Please extend the period for submissions and then I may not be so cynical about the repetitiveness and lack of cohesive flow of the questions. Would you also please revisit the structure and thought flows while you're at it?

First, thank you for the opportunity to respond. The comments below primarily relate to the discussion questions posed in the discussion paper. Some other comments are simply made elsewhere under the Section headings relating to text in those sections. Comments are mostly general in nature and it's acknowledged from a more local to Eltham perspective.

Clearly the response to the discussion questions will help inform the writing of the draft housing strategy. We hold great expectations that that draft housing strategy will be released for consultation as well. That consultation is vital. Given the stated timeline [page 5] and the current Covid-19 crisis it doesn't really seem practical or realistic for a final strategy within the stated timeline.

The content of this discussion paper although thorough and very good for background information, doesn't really give indication of considered direction recommendations of professional council officers and others in council. The draft strategy directions will be more tangible and easier to comment on and, in essence, more important to comment on. Saying that however is not to disregard this discussion paper stage to background and look at alternate or supportive community views-it all helps.



Section 3

Discussion question 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?

- Allow increased density to a limited extent - concentrate development within the Activity Centres and keep development within the vegetated residential zone areas to a minimum in line with strict guidelines with regard to the environment, SLO and Neighbourhood Character statements .
- Having strong up-to-date planning scheme zone maps, with detailed zone guidelines where appropriate. There has been at least one example where an out of date planning zone map lead to a reduction in positive options for both council and other objectors at VCAT.
- Resolve the conflict between State bushfire and the council planning scheme regulations about tree removal. While that conflict exists, some directives in the planning scheme regarding vegetation, will continue to be meaningless.
- Ensure rogue developers that cut significant vegetation unlawfully, are appropriately sanctioned and the affected areas remediated. There are a number of local examples where clearly financial gain was realised after unlawful vegetation removal. This possibility/precedent or perhaps conspicuous intent, is unpalatable and unethical to the broad community.
- Further clarity is needed from council (crystallised from the community) about for example, what is the Eltham Character? What is the Diamond Creek Character?
- Nillumbik should have an environmentally sustainable design strategy that is sufficiently deep and robust as to be able to stand up in forums such as VCAT regarding, for example,

planning permit conditions. We appreciate some significant guidelines exist but have seen, for example ESO and SLO recommendations being overwhelmed at VCAT by Victorian State Medium Density guides related to proximity to a train station as an example.

- Enhance, maintain and incorporate guides such as the Nillumbik Live Local Plant Local more strongly into planning controls.
- Mandate underground power supply for new developments.

Discussion question 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?

- Strong Activity Centre Development guidelines including provisions such as those below.
- The valued character in Eltham is strongly linked to the semi-bush indigenous landscape that surrounds it and the native fauna and flora that live within it. (Where else other than in the Eltham Activity Centre does one see lorikeets and rosellas fly overhead and hear kookaburra calls?)
- Ensure adequate opportunity for vegetation, in particular, indigenous canopy trees, in the streets and in between medium density residential development.
- Sticking within current already generous current height provisions. Definitely not exceeding.
- Despite the medium density definition of between 2 to 5 or 6 storeys, we suggest no more than 4 storeys in the activity centre and no more than 2 storeys in the Residential Zone areas of Eltham
- Dual occupancies across whole areas/sections of neighbourhoods are not appropriate. These would destroy the neighbourhood character of bushy gardens and native vegetation in particular canopy trees. Strict regulations are needed regarding size, height, and position in regard to any dual occupancy to retain neighbourhood character and neighbours' amenity.
- The importance of retaining canopy trees and greenery for minimising negative heat island effects should be considered.
- Studies connect mental health and wellbeing of suburbs with treed streetscapes, and open space (including on private land). Ensure the [positive and required] 'burden' of both vegetation and open spaces must be shared, even and most particularly in the activity centres between private and public areas.
- See also responses to question 1

Section 4

- Catering for more mature aged families could be influenced by many more factors than those mentioned on page 11, such as access and cost of housing. Other factors including proximity to employment and desirability for other reasons are surely significant factors. The real estate market "willingness to pay" clearly drives prices.
- With respect to an average number of dwellings necessary [page 6] to be developed, it needs to be noted that there must be certain assumptions about dwelling types and mix. A compact block of 4 modest units may occupy a site "well" but 6 "oversized" mansions will be far more impactful from a bulk, size, population, traffic point of view. We don't know the mix of housing types in this modelling. This makes it hard to critique.
- It is important to take existing permitted but not yet built dwellings into account in these figures as the figure per year, at least for this and next year may already, be nearly met.
- For example the just completed Canopy development alone in Eltham yielded 80 new dwellings.
- Shire wide we just don't know and merely looking at average needed may at least in the short term actually exaggerate the situation as many developments are already well on the way

Discussion question 3

How and where can we provide housing options for the projected ageing [assume high level of independence and living on 'own' property] community?

- Encourage a diversity of options.
- Encouraging the development of 'livable and adaptable' housing options. See <https://www.yourhome.gov.au/housing/livable-and-adaptable-house> By doing so stocks of upcoming housing are more easily able to be adapted for older people or those requiring other adaptations.

- Permit construction of small dwellings (up to 60m²), at the rear of existing dwellings, only where topography and generous space exists and where there will remain adequate opportunity for vegetation to fulfil the Neighbourhood Character objectives.
- Permit larger four bedroom dwellings, to be reconfigured into two smaller dwellings to allow for communal or intergenerational co-habitation, within a vegetated garden setting.
- Within activity centres permit low-rise apartments on consolidated sites within surrounding landscaping and/or with spacious balconies or roof gardens.
- Some of Eltham's housing stock is ripe for renewal in terms of fitting current purposes and environmental standards. This could over time be encouraged to in part provide such options.

Discussion question 4

How and where can we plan for the significant increases in couples without children and lone person households?

- Similar responses to question 3

Discussion question 5

How can we make it easier for young families and young adults to rent or purchase in Nillumbik?

- The question implies that increase should be made. We don't disagree with this implication but it should be stated and explained. Age diversity is good for economic and social reasons
- See answers to Q3 above.

Section 5

Discussion question 6

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

- Apartment housing could meet the changing needs of an ageing population but this needs to have large balconies for safe, contained outdoor living. These apartments should overlook activated spaces or have tree views. Eltham's older population often comes out of mudbrick or Merchant Builder homes and so new building for the ageing should have an architectural quality that reflects that. The designs it should not be cold aluminium and reflective glass but rather matt finishes with rich textural qualities.
- It cannot be presumed that there is one particular type of housing for the ageing. There is a market for and examples of, larger, high value home options to accommodate grandkids, carers etc. Financial means and cultural historical factors (good or not so) may play a big part.
- There can and should be options for multigenerational dwelling options.
- Certainly, independent smaller lower entry cost and upkeep homes with age appropriate features, e.g. one level, are also needed.

Section 6

Discussion question 7

How and where can Nillumbik accommodate the future demand for additional housing?

- The *Forecast increase in dwellings* seems misleading in that the modelling shows that Eltham should cater for 42.4 % of additional households. Assuming permitted but not built property numbers, and the stated fact that Diamond Creek has much more underutilised property for development, one could assume this 42.4% percentage should be actually much lower.
- Considering the first point there seems to be an inequity of pressure between Eltham and Diamond Creek.
- Development potential is clearly in Diamond Creek, Eltham, Greensborough (part), Doreen (part) and Research towns/townships.

- Emphasis for development should be on those areas with existing train stations.
- Existing townships such as Hurstbridge, Panton Hill and St Andrews also have potential for growth.
- See also responses to question 3.

Discussion question 8

How and where can Nillumbik accommodate the future demand for aged care [Assume low independence and perhaps not on own property]?

- It should be in the activity centres or, if low profile such as the retirement village in Bible St, integrated into the adjoining residential areas.
- Supported accommodation options for large numbers of elderly could be old out of date building stock (e.g. St Vincents Care Services in Diamond St Eltham) which are ripe for encouragement for renewal for their purpose. This, as an example, could add capacity.
- Some responses for question 4 are also relevant here.

Section 8

Discussion question 9

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

- In short, yes. There are significant examples across Australia and internationally. Far more efficient use of resources than everyone independent with gross amounts of duplication.
- Any model that allows people to have a say in the outcome of the built environment in which they will collectively live is likely to be highly successful in Nillumbik. The people of this place have a long history of sustainable living, an interest in art and architecture and a strong sense of community.
- One related challenge is the difficulty in accessing property that has more value to a profit driven developer.
- Another challenge is that the concept is started but ends up failing to deliver resulting in a worse or partially successful (Green Place, Eltham) outcome.
- A concern is always that smaller clusters of that type of housing can become a precedent for smaller developments that don't have the same ethos but merely become a precedent for dense development.
- Council-owned or privately-owned land could be considered for development using the Baugruppen model. Council would need to develop specific strategies to enable this to occur.
- Assistance with strong support in development, encouragement of alternate models to the developer-only approach and accompanying education related to reduction in our building footprints would be necessary.
- We acknowledge this model is one of the options that could be encouraged as part of an available mix but realistically is not going to service all extra current and future need.

Section 9 – Affordable housing

- “Council facilitation of construction of dwellings that can be handed over to housing associations or affordable housing providers...” Any use of publicly owned land or facilities owned by the community must be publicly justified by council to the community from a suitability-for-purpose and a business plan point of view to gain community agreement prior to commencement.

Discussion question 10

How can we facilitate the provision of more affordable housing?

- Mechanisms mentioned [page 23] endorsed
- Encourage development of lower cost and smaller footprint dwellings in the activity centres. Perhaps suitable developer incentives or very selective local/state or local/private partnerships could be investigated.
- At the same time encourage the capping of development of large high cost dwellings for large households, for example, dwellings with a bathroom for each bedroom.

Discussion question 11

How can we facilitate the provision of more accessible forms of housing?

- Assume some overlap in methods for providing more housing for the ageing.
- Ensuring developers are aware of the local demographic profile and use policy to get them to provide a percentage of dwellings that are at lower cost and liveable and adaptable for those in need. Refuse permits that do not respond to this need appropriately
- Assumed to mean diversity among this category of affordable housing.
- Targeted spread of support for such diversity

Section 10 – Additional Housing Locations?

Discussion question 12

Where can Nillumbik provide additional housing capacity?

- Within the activity centres and to a limited extent and in strict accordance with SLO and Neighbourhood Character policies within the nearby vegetated residential areas.
- Refer also to responses for question 7

Discussion question 13

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

- Ensure planning policy is explicit in seeking a mix including one and two bedroom, accessible, sustainable dwellings.
- Above all, ensure there is adequate space for vegetation so the built form nestles within a treed landscape.
- Medium Density potential particularly in Diamond Creek and some in Hurstbridge
- Further development in the Eltham Activity Centre
- Currently there is unused capacity for reconfiguring dwellings within the activity zone. There is provision for greater density of development compared with the existing stock. Strong Activity centre guidelines must be developed with key elements incorporated into the Nillumbik Planning Scheme.
- Many other previous responses also relate here.

As this housing strategy will come into play after, hopefully, the end of the current Covid 19 pandemic, future projections of need based on current figures for need and within current economic conditions, are, in reality, problematic.

It might be prudent to wait before developing this document further.

Submission to the Nillumbik Housing Strategy



Paul Fyffel



Senior Strategic Planner



Nillumbik Council



nillumbik@nillumbik.vic.gov.au



paul.fyffe@nillumbik.vic.gov.au



Submission

Nillumbik Housing strategy submission

Moderate Housing Opportunities Attributes p 26

The discussion paper states;

“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”

If the vegetation protection and neighbourhood character need to be compromised to accommodate extra housing, then the conclusion that an area has “moderate housing opportunity” is incorrect. The vegetation protections and neighbourhood character maps are part of the planning scheme. The conclusion is either not logical, or pre-empts without consultation changes in overlays, the vegetation protection and the neighbourhood character precinct maps. To suggest that these all can be changed is seriously underestimates the resistance of the community. To suggest that the Council ignore regulating these is unethical.

While new residents may need to be accommodated, the growth is forecast to be low compared to the number of existing residents, so the expectations and wellbeing of the existing residents needs to be weighted heavily by comparison. Neighbourhood character, vegetation protection, existing planning overlays, and, in the case of Hurstbridge, the Township Strategy are all significant contributions to what attracts people to move to areas in Nillumbik.

Existing residents have chosen their homes with very reasonable expectations that the area will retain its character, vegetation, open space and overlays. To downplay any of these planning documents for the purposes of accommodating a few is not justified.



New residents will also be disappointed if the character of the place they are moving to is changed for the sake of adding more residents without attention to the existing planning documents which ensure the existing character of the area is maintained.

With clever planning and enforcement of regulations, the expected growth (if that is what the Council want to allow for) can be achieved without upsetting the wellbeing of both existing and new residents. If not, the area does not indeed have “ moderate housing opportunities”

Neighbourhood character

The discussion paper fails to address a serious flaw in the Nillumbik Shire planning – the omission of township areas from the Nillumbik neighbourhood character precincts map and the lack of township strategies for some townships. Determination of current character for inclusion in the precinctsmap and development of township strategies in consultation with existing communities is essential to both avoid ugly haphazard growth and the alienation of existing residents.

Growth

The discussion paper fails to allow for discussion of whether the growth patterns need to be sustained into the future. We need to acknowledge the climate emergency and allow for changes to society to be discussed to avoid a future ecological and human catastrophe.

Submission to Nillumbik Housing Strategy Review 2020

[REDACTED]

We object to this strategy and other council projects, going ahead at this time for but not limited to the following reasons:

This strategy should be abandoned or at least deferred, for at least 12 months because of the current National crisis and we would like to present to council.

Whilst we understand that some, if not many, council services must continue, ie. those declared as essential services. This strategy and many other 'strategies' and projects can and should be deferred.

It is unfair on the community in these times of mass government mandated, stand downs to continue. Much has been made now and in the past of 'mortgage stress', we look to be going beyond this and entering a time of 'rate stress' where many, if not most households could be unemployed or have restricted income for some time, perhaps 6 months or more. It is not business as usual for Nillumbik residents or businesses.

We say defer this and all strategies and projects until this crisis is over and the general workforce is back to at least near normal.

We will now respond to this discussion paper.

Councillors and staff,

We refer to page 18 of the Echelon Planning discussion paper.

This map is misleading as it shows a 10.3% housing increase, some 240 houses, in the Doreen area of Nillumbik (see map page 27). This area of Nillumbik (Doreen) has no residential development and is outside the UGB.

On further analysis of the Report we believe that this 10.3% (mark) is supposed to be in the Plenty/Yarrambat area (p17) which is much further south.

If we are correct than this 10.3% increase is mostly in the Plenty Low Density area of DPO4 which is south of Kurrak Road. The Plenty DPO4 area is not recognised on the other maps on pages 27 and 28.

All should realise that if we are going to preserve the Green Wedge supported by an imagined Urban Growth Boundary (UGB) then the only option for increased housing is greater and greater density with higher and higher height limits with each review.

Question 1.

The short answer is, you can't.

NB. There is no natural environment within Nillumbik's urban areas, even parks and reserves have been manipulated and modified to what someone believes they should look like.

Clause 22.12 Neighbourhood Character Policy and 'preferred future policy' have been written with the express purpose to, where possible, **stop** development and or severely restrict development. The

mindset at the time within council was to develop an urban forest with all housing nestled under the canopy of indigenous trees.

eg, one substantial tree per each 10m² = no room for a house and actually not enough room for the number of substantial trees.

To facilitate any housing change first, Neighbourhood Character needs to be addressed so that greater diversity and density are put into clause 22.12 so that Neighbourhood Character cannot be used as a 'tool' to restrict or stop development by creating red and green tape in these zones, as has been used in the past.

Also we believe neighbourhood character planting requirements is a bushfire threat to Nillumbik's urban area. It should be rewritten with priority given to people and their properties as was recommended in two 2003 Bushfire Reports by David Packham and Rod Incoll. These two Reports are to be considered as part of this submission. As multiple copies have been presented to council they should be readily available to you. They are also found at [antidisestablishmentarianism](#)

Question 2.

What is this so called 'Valued Village Character'? Some have tried to describe this over the years but the truth of the phrase is it is another 'tool' generally promoted by planners and a few others, to restrict development.

The only way to 'create' greater density of housing is to mandate it. Nillumbik's growth in housing is mainly restricted by an artificial boundary the UGB. Any boundary be it real (Port Phillip Bay) or imagined (UGB) restricts development to a higher density than if that boundary did not exist. Each review as this review is doing will need to mandate higher density and higher height limits, particularly close to activity centres and even in the broader residential communities.

As this current crisis is showing it is much easier to 'self isolate' on a ¼ acre block than in medium or higher density units. People want and need fresh air and space. The trend of cramming more and more people into restricted spaces will we feel become less desirable and more people will seek to live with space around them such as the ¼ acre block.

This sort of increased density development must be mandated to within a reasonable distance of the activity centres say: highest density within 4-600 meters reducing to medium density (above what is allowed in R1 Zone of 9 meter height limit) to say 12 meters at the edge approx. 1000-1200 meters from activity centres.

Question 3.

This is partly covered with the 'aging in place' (policy) as those who are encouraged and aided to 'age in place' will already have a home, or place to live, these people should not be penalised.

If you are talking about 'care facilities' or 'older residential villages' type situations we see only 2 ways both can be accommodated within the private developer sector.

1. Dedicated aged care facilities as we see now often with both 'independent living' or 'supervised care facilities'. An increasing number of these facilities are being offered within the private sector.
2. Mandated, dedicated 'aged residential' areas within higher density developments, such as 'designated aged facilities' on ground floor of all developments above 2 story. This would work well in developments close to activity centres, as many are mobile ageing, even those using mobility

scooters.

Question 4.

This question is answered and provided by the private sector who produce developments for this sector.

A market forces determine prices on (almost) any development, supply, and demand will determine if this group will be able to purchase a dwelling or land in Nillumbik. (nb. See description of each)

Question 5

If you have a policy for young families and young adults, to rent or purchase then it goes without saying you are also need a policy on 'the age limit' for this group that would then need to vacate or sell their (rental/owned) properties once they reach that age limit.

There is one other way and that is Government Control of all the above and more, which we do not believe Nillumbik residents would accept.

Question 6.

See above. Answers 1-5

Question 7 and 8

Apart from 1 issue these questions we believe have been answered. I say again because of artificial imposed boundaries the option is higher density in all residential areas and high density and greater height limits in and around activity centres.

In Nillumbik we have a state imposed artificial boundary (UGB).

If the State decided to allow this artificial boundary to be moved then that would allow greater flexibility for all housing in Nillumbik, also for the ability to re-zone land into 'commercial developments' to encourage more residents to work within the shire and therefore lessening congestion elsewhere and travel pollution ect. Particularly within Nillumbik and surrounding areas.

If the state decided to move the UGB the obvious 'growth areas' would be where services already exist, and close to existing Nillumbik urban areas. It would also be prudent to have that sprawl contained to these easily serviceable areas.

The obvious area for expansion within Nillumbik would be along the current rail corridor, part of the principal path. Transport network. (noted p18) This corridor already has available sewer (since 1986) rail (since 1912) electricity, gas, communication and a road network that can easily be expanded or duplicated or upgraded if this was deemed necessary. These services were installed here for the purpose of future development.

Nillumbik Council should apply to the State Government to have this area re-zoned for the betterment of Nillumbik residents.

In regards to aged care in particular, there is quite a nuance of support in the community to make special Ministerial dispensation for aged care facilities, considering we have an aging population, in areas outside the current UGB but close to facilities and populated areas within Nillumbik.

If council were to consider this option, specifically for 'aged accommodation' we suggest the areas opposite Wattle Glen railway station, both East and West of the station has land that could easily be developed for this purpose, as all services are available.

The area opposite Wattle Glen railway station is we believe ideally suited for this sort of development.

Question 9

1. Co-housing 2. Baagruppen 3. participating development

1. This is highly likely to be totally controlled and manipulated by a few.

2. You need a lazy \$200,000 even before you start design.

3. Non essentials are different for different people and shared facilities (laundry) are similar.

1. Community housing (co-housing) works when there is a leader with strict rules and dispute resolution procedures. This type of hippie development generally falls over reasonable quickly as participants look for independence and to follow their personal and creative interests, and individuality.

2. The few people with a lazy \$200,000 to 'invest' prior to design beginning are generally able to buy an independent house or unit. The example is an experimental version, is government funded and university backed. Our Question is: Are the participants for the broader community?

3. This is similar to buying a 'space' in a warehouse development of which there are numerous models in the Fitzroy area.

The removal of 'non essential amenities' (as with space) are different and very individual including vehicle parking space and laundry. Many developments have 'communal areas' and none of this method is new.

None of the above is anything that NSC should become involved in, or even consider to regulate as regulations already covers many if not all the above proposals.

Question 10.

NSC cannot make provision for affordable housing as housing prices are market driven. (nb. description)

To do so would require NSC to become 'the developer' and develop affordable housing. History shows that when Nillumbik has entered the market as a 'developer' it has done so to maximise profit every time, showing that you have no intention or incentive to provide 'affordable housing'.

Social housing, which is not 'affordable housing', as your document says is 'managed'. It seems that affordable housing in this document is more often than not actually 'social housing'.

Question 11.

Accessible forms of housing

To facilitate accessible housing can be addressed by mandating or strongly recommending' that all new developments are designed with.920mm wide doors accessible by wheelchairs and that all hallways are wheelchair friendly and wheelchairs can be manoeuvred throughout the whole development. We note that most developments have level floors at each level and many have lifts.

Question 12.

Additional housing capacity.

As stated previously to provide additional housing within the current UGB, and townships would mean planning for higher density in all areas of Res. 1 and higher rise in and around the activity centres, and to a lesser extent around township centres, as we are seeing with the unit developments in Hurstbridge.

The only other way to cater for additional capacity is to re-zone land outside the UGB. If council and both houses of State Government were to consider this idea in Nillumbik it would be prudent to take into account the lack of commercial land as well. Both residential and commercial would (we believe) need to be close to the current services and activity centres in Nillumbik which are along the Eltham, Diamond Creek, Wattle Glen, Hurstbridge rail corridor. As discussed in Q8 this area is close to already existing services and would have the least effect on the GW.

Question 13.

By mandating, in the Planning Scheme in activity centre zones and (we suggest) even further say 4-600 meters a density of

(a) In activity centres and surrounds of 4-600 meters a minimum height limit of 5 story (15 meters) in Eltham and within Diamond Creek 2-400 metres a maximum of 5 stories. 15 meters.

(b) In Eltham beyond the 4-600 mtrs activity centre zone of 2-300 meter a minimum of 4 stories (12 meter) and Diamond Creek up to a maximum of 4 stories (12 meters)

If council allows for these density/height limits then then the market will do the rest.

Council should consider that Neighbourhood Character has been designed primarily to limit or even stop development in all areas of Nillumbik. Neighbourhood Character and its equivalent outside the UGB need to be revised to allow for development, sometimes for as little as a single house on a single block, within all areas of Nillumbik. Each title no matter where it or what size in any zone should have '**as of right**' to erect a dwelling on that title. Council should not be allowed to use overlays and local provisions to restrict what would otherwise be **as of right uses**.

[REDACTED]

[REDACTED]

Submission to Housing Strategy – Discussion Paper

29th March, 2020

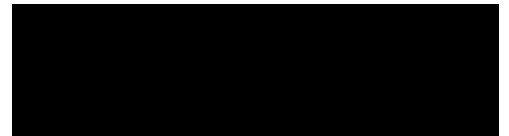
Response to discussion questions:

1. Unscrupulous developers involved in ‘housing change’ and operating in our urban areas, are currently exploiting the 10/30 tree removal rule to maximise the footprint of their projects. They do this prior to lodging their re-development plan and regardless of SLO requirements for a permit application for tree removal. The 10/30 rule continues to degrade the neighbourhood character of our urban areas and must be remedied. “Moon-scaped” development sites and permanent loss of tree cover is the main reason for community hostility toward housing change. Poor design is another.
2. Despite Nillumbik’s ‘low-growth’ and highly constrained character there’s been considerable housing change going on. For more than 40 years ‘dual-occupancy’ and unit development has spread, particularly in Eltham, but also Diamond Creek. More recently it’s been townhouse growth. The Discussion Paper has not acknowledged this. There is no analysis of how effectively this increase in housing diversity has catered for demand over those years, consequently, the absolute need for more medium density housing is not clear. Where is an analysis of unmet demand for smaller housing coming from older locals, and registered by estate agents? Better data is needed. State Govt. intervention in the housing market could improve the availability, design and landscaping of medium density development by facilitating the consolidation of standard lot sizes in selected urban areas so unit and townhouse design meet best world standards. An Urban Land Authority or equivalent could do this. Local Govt doesn’t have the resources.
3. The table on page 13 shows that the current private development industry is catering for housing demand at close to the right rate, though no details are given about how many are diverse accessible dwellings, so this makes it hard to draw conclusions. Another major deficiency is the lack of consideration given to the

'ageing-in-place' option where older residents can remain in their family home while receiving assistance. Properly resourced by the State, this would reduce the number of new accessible dwellings needed. If the private market is unable to provide additional accessible housing, the State will have to step in with incentives or regulations for developers. Some VicTrack land close to railway stations could be made available. Local Govt is not resourced well enough to manage a significant shortfall.

4. There is already land zoned Activity Centre in Eltham and Diamond Creek where apartment-style buildings are allowed. The document doesn't give figures on what the capacity is for meeting an expected demand from this demographic, so conclusions can't be drawn. There needs to be much more transparent consultation with the local community regarding appropriate development sites and design standards for apartment buildings.
5. The issue of affordable housing/affordable rental is way beyond the capacity of local government. It's got more to do with Federal Govt tax policy (i.e. negative gearing) and bank lending practices which encourage landlords at the expense of home buyers.
6. Surely the private market understands exactly what the housing needs of our ageing population are. If there's a shortage, it's most likely because providing for those needs is not profitable enough.
7. In the context of additional housing, the Urban Growth Boundary must continue to define the limits of urban expansion. Land beyond the UGB is zoned for rural conservation and soil-based uses and should not be considered for any level of dwelling expansion, as the page 17 table has incorrectly done. Nillumbik is severely limited in its capacity to provide additional housing and that should be accepted. We're are the "Green Wedge Shire".
8. Further information is needed. Properly resourced ageing-in-place must be considered in the mix. Aged care facilities will need to work within the limited land available.
9. The diverse housing delivery models described could work if the State assisted with the purchase and consolidation of residential land which could then be sold back to the group. It needs an Urban Land Authority or equivalent with the public interest as its mission. Most residential land is already developed.

10. The provision of affordable housing must be tackled at the federal and state level. Most local governments are not well enough resourced, certainly not Nillumbik.
11. More accessible forms of housing must be facilitated by levels of government with the legislative capacity to regulate the private housing industry. Not something local govt can do.
12. There is a vacant land corridor zoned for acquisition for a future freeway extension between the Greensborough Bypass and Aqueduct Rd Eltham North. With the North-East Link in planning stages, this vacant land may not be needed, however it's far from a Major Activity Centre. It needs to be shown that the private development industry is failing, and will likely fail in future, to provide for our future housing needs. The Discussion Paper doesn't do this.
13. Both Diamond Creek and Eltham have land zoned to facilitate medium density close to their Activity Centres. We would expect a market demand to generate action from the private development industry, as has been the case so far.






Response to the Nillumbik Housing Discussion Paper.

The discussion paper broadly reflects the desired planning outcomes set out in Plan Melbourne.


Plan Melbourne 2017-2030 Policy 2.1.1 is particularly pertinent, ensuring the permanency of the Green Wedge through the actions outlined.

The statistical data presented provides information for future housing development within the UGB and outlines the limitations for housing expansion within the Green Wedges as mandated, and in the interests of greater Melbourne.

The paper draws on the current Housing Strategy and provides the limitations and up to date data on all areas concerning housing and future requirements across Nillumbik .

 would like to make one clarification and two recommendations.

1. Hurstbridge : On pages 8,9 and 26 there is inference or direct identification of Hurstbridge as an “Activity Centre”. This requires clarification within the paper. To not clearly note the planning standing of all retail centres leads to confusion, misunderstanding and creates the prospect of ill-conceived planning outcomes.
2. Tiny Houses : While a recent phenomena, this form of housing needs to be addressed within a housing strategy. Whether applications are made within the UGB or outside the UGB there needs to be clear criteria on all aspects associated with a planning application to ensure this form of housing can be seamlessly integrated into Nillumbik’s housing stock. It is the position of the GWPG that this type of housing is only relevant to areas within the UGB and township boundaries.
3. Illegal dwellings : It is common knowledge that across the rural areas of Nillumbik, and possibly within the urban areas, there are many illegal uses of sheds and buildings as accommodation. This is not a problem of Nillumbik alone. However, if a discussion paper on housing in Nillumbik is to be relevant it must address this aspect, or at the very minimum acknowledge that it exists. Quantifying and dealing with this problem will need to be addressed in more strategies than the housing strategy alone.

 would like to take this opportunity to support the submission by the Friends of Nillumbik.

We also thank Council for the opportunity to provide feedback.





The unprecedented conditions that are with us (COVID 19) and will no doubt cause dramatic change to the economic situation of many residents and ratepayers in Nillumbik should change the priorities of housing and rates for our shire, the State and indeed the whole country. In view of the likely changes sure to follow it would be appropriate to defer this strategy until the crisis has ended or at least abated. We are being forced to dramatically change our living standards and expectations through this and other Strategies. Our council should be mindful of a less prosperous community, increased unemployment, stress and even family breakdown.

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?

The question "... in order to accommodate housing change" ... does not seem to encourage any change.

There would need to be a reduction in red tape and green ideology. To apply for a Nillumbik planning permit is a formidable process and in some cases takes years and in others it is refused. The focus on vegetation has been a priority for successive councils for over 20 years. The vegetation planting requirements for neighbourhood character was locally indigenous fire flora and it was only due to the wind change on Black Saturday that saved, as Premier Brumby said, 'possibly thousands of lives.'

In order to achieve a safe outcome abolish Neighbourhood Character. Let people plant vegetation that is safe and wanted by them.

The cost of the required reports planning experts and stress add substantially to the cost of a house yet you talk within this paper of affordable, inclusive and accessible housing.

I don't believe there can be a 'better balance' when the planning scheme is so complex and is weighted in favour of the environment over humans. To achieve balance favour the human part of the environment. Humans are part of the environment.

2. How might more medium density housing be created in and around our activity centres in a manner that contribute to the valued (village) character of these places?

Eltham and Diamond Creek are part of Metropolitan Melbourne and are not villages and do not have a village character no matter how much some pretend. Eltham appears to be full with so many homes on quarter acre blocks now units with little or no backyard. The only option would be up or highrise. Diamond Creek has some land in proximity to the services but both Diamond Creek and Eltham are limited by the UGB. People move here for some space not to be crammed into unit cities. The current restrictions of movement and to exercise no doubt leaves many in these restricted to their tiny units wishing they could have backyard for themselves and their children.

3. How and where can we provide housing options for the projected ageing community?

Dual occupancy is a possible option to accommodate our ageing population. The dwelling should be permanent and not need to be removed.

4. How and where can we plan for the significant increases in couples without children and lone person households?

Market forces dictate community needs. The Shire has many small units with no virtually no backyard. Problems occur with selling a larger home to downsize as the government costs like stamp duty are formidable.

5. How can we make it easier for young families and young adults to rent or purchase in Nillumbik?

Simple answer is to cut the red and green tape. Simplify the Planning Scheme. COVID 19 will likely exacerbate the existing difficulties for young people to rent or purchase in Nillumbik as many have lost employment.

6. What types of housing does Nillumbik need to meet the changing housing needs of our ageing population?
see Q3.

7. How and where can Nillumbik accommodate the future demand for additional housing?

It is a low growth shire restricted by the UGB so the only option is high rise apartments. Awful.

8. How and where can Nillumbik accommodate the future demand for aged care?

See earlier responses

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

No it is not workable in my opinion.

10. How can we facilitate the provision of more affordable housing?
See earlier answers re simplify planning scheme and cut red tape;

11. How can we facilitate the provision of more accessible forms of housing?
Question not clear.

12. Where can Nillumbik provide additional housing capacity?
Restricted by the UGB the only way is to mandate high rise. There are areas across the shire where future housing could be developed. The obvious area would take into account areas with public transport, and public utilities. If this is a genuine consideration I would suggest the rail corridor between Eltham and Hurstbridge has all facilities, (rail sewer, gas ect)

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

You can encourage but it needs to be mandated and needs to be high rise. NOt really appropriate for Eltham and Diamond Creek.



Subject: Nillumbik Housing Strategy
Date: Saturday, 28 March 2020 4:24:40 PM

Dear Paul,

Thank you for the opportunity to contribute to the Nillumbik Housing Strategy. My first observation is the one I consider most important.

Stop lumping Hurstbridge in with the Major Activity Centres.

This document abounds with references that lump Hurstbridge in with the Major Activity Centres of Eltham and Diamond Creek. Hurstbridge is a rural township In Nillumbik's Green Wedge notwithstanding its being classified as a neighbourhood activity centre whatever that is. Hurstbridge must retain its township status. On page 5 your document reads..."we will need to focus new development in and around our activity centres".....ominous words for those who know some on the present Council's desire for development in the Green Wedge, ultimately to the detriment of the environment. Development must be confined within the UGB not "around" it. Another reference occurs on page 8 etc etc. There are limited opportunities for increased development in Hurstbridge. Development should be confined to the MACs.

State Planning Scheme.

The document quotes the Planning Scheme as stipulating..... *"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."*

Precisely! There is no appetite in Hurstbridge for medium density apartments and townhouses after the debacle of Lot 1 Graysharps Rd. See my views on Ageing in Place below which are relevant.

Green Wedge rural areas.

Clearly Nillumbik's Green Wedge is protected from future urban growth under State Planning legislation. However the present Council's desire for more residential development in the Green Wedge is well known (Council Plan), pressured as they are by a minority lobby group some of whose members are hoping for windfall gains. Clearly it is irresponsible to place more housing and more people in harm's way in areas of increasing bushfire risk. As for 10/30 and 10/50 these concepts are ludicrous when we consider that houses were lost in the middle of paddocks on Black Saturday.

Illegal houses in the Green Wedge.

There are many illegal second dwellings on Nillumbik rural lots. These provide rentals for those requiring this. However, those people gaining income from their illegal second dwellings should be identified and this extra income recognized in their rates assessment. These people increase the density of population in the Green Wedge and use all of the services available in Nillumbik.

Ageing in place.

Using the concept of "ageing in place" to justify the development of Aged Care facilities in the Green Wedge is ill informed and inappropriate. There is already an Aged Care

facility in Wattle Glen run by Estia *which is an Emergency Services nightmare for local responders.*

Not only that, the term Ageing in place, means just that. 90% of the aged wish to age in place *in their own homes with Govt. Assistance if necessary.* They do not wish to downsize to small apartments and townhouses, relinquishing their independence to a Manager or Body Corporate. They feel safe and secure in their own homes where they can welcome their friends, family and grandchildren without restrictions. What's more they don't want to leave their gardens, lovingly tended over many years.

Population prediction.

These predictions are probably developer influenced and in any case they cannot be relied upon in the present conditions of Climate Change and global pandemics.

Types of housing.

The statistics show that Nillumbik has a much greater percentage of houses with four or more bedrooms than greater Melbourne. Permits for these McMansions must be discontinued particularly in view of the average number of people in Nillumbik households (predicted to go down to 2.65!)

Baugruppen housing is just another weasel word for cluster development which is not permitted in the Green Wedge. Cluster housing is destructive of the environment engendering as it does a proliferation of weeds and domestic and pest animals. It is not part of Australian culture and *nor is it conducive to neighbourhood character or the protection of the environment.*

Architecture.

The photos provided do not inspire much hope for the future if quality architecture in Australia. Many depict appallingly ugly apartments and townhouse development more appropriate to Doncaster.

Infill development.

The map on Page 28 seems to show "significant opportunity" for development along the rural road of Wattle Glen to Hurstbridge. This is not appropriate. Hurstbridge people wish to retain our township status. *Tourists or visitors to our Green Wedge Shire do not come out here to see yet another suburb* such as the one they have escaped from. They do not expect to drive through infill development to get here.

Thank you for taking my feedback into account.

Yours truly,

[REDACTED]

[REDACTED]

Submitter 8
29/3/2020

To FAX 94333777
Attention: ROSA ZOUZADIS
FOR Pawtucket - Housing Strategy
(on who in place of if
Rosa not available because
of (special policy)

Resending Fax (signed
Submission)

If published please
omit name and address
of submitter.

would appreciate - receipt if
possible

Keep well!

Regards

~~This~~ Fax - 2 page - Cover page
Submission page.

FOI [redacted] To [redacted] by [redacted]
[redacted] NIKLUMB RE [redacted] [redacted] (

Regarding distinctive serviced properties 27/3/2020

of 175-199 Ironbankrd, Diamond Creek
201-219 Ironbankrd
and in view 40-60 Pioneer rd Yarrambat
and like properties similarly endowed.

- ① I request to be heard on my submission. (nominee)
- ② I request to be heard by Independent Panel if my suggestions or objections not catered for.
- ③ Equitable and sustainable economic decisions regarding Housing Strategy - in particular Ironbankrd Pioneer rd of both Diamond Creek and Yarrambat are more important than ever in these most challenging times - serviced land must be released immediately (not frozen to provide amenity or services to others) for ideas, leaving original long term landowners stranded/frozen!
- ④ Please include above listed lands in any type of growth (1/2 acre, one acre or other) as the services are there! (since the 1970's!) and desired!
- ⑤ Strategic services and planning were MANDATORY not voluntary. (urban not rural) were co-ordinated (urban).
- ⑥ Information/evidence have been continually provided of urban not rural establishment of services, urban not rural infrastructure and municipal Rates! Please Recognize this now!
- ⑦ Now is the time to be EQUITABLE/FAIR and REASONABLE with Housing Strategy, regarding above listed properties.
- ⑧ Do NOT "GERRYMAND" or "DISENFRANCHISE" above listed properties for further growth in Housing Strategy.
- ⑨ Please adjust new Diamond Creek structure plan and associated strategies current now without ~~excuses~~ otherwise EQUITABLE REMEDIES is EXPECTED!
- ⑩ Let's all move positively together without continuation of division/friction and competition! (our family is willing and invited others likewise)

Group Submission to the Nillumbik Housing Strategy Review 2020.

In the interests of fairness and in the current climate we ask that Council *delay all of their current public consultation processes*. We wish everyone and their Families good health during this time.

I or nominees wish to be heard on this submission at the Future Nillumbik Committee meeting. I will expand on this submission when I speak. If our objections and suggestions can-not be accommodated we wish to be heard by an independent panel appointed by the Minister. I wish to be heard as a group, as a company and as an individual.

This submission concerns the following properties: 40-60 Pioneer Rd Yarrambat (14.5 acres) which adjoins 175-199 Ironbark Rd Diamond Creek (40 acres) which adjoins 201-219 Ironbark Rd Diamond Creek (5 acres).

We reserve all our rights. We plead with Nillumbik Shire Council to assist us in the course and cause of justice by ensuring our lands are included rightfully and equitably as general residential in the suburb of Diamond Creek. The outstanding zoning and mapping mistakes continuously drawn to the attention of Council and others must be corrected as a first priority. This is to ensure there is no impact whatsoever on our lands by Councils new housing strategy. Failure to do so will mean the strategy has a flawed and unacceptable foundation. Irrespective of any final site specific land use this mistake must be rectified equitably.

We have participated continually in processes since year 2000 requesting this equitable correction to no avail. This is despite Council acknowledging at that time that our lands had distinctive infrastructure. There is a direct connection between the infrastructure and the lands correct urban status. The excuse given for ignoring both as not being of strategic merit is baseless. It was strategic to Diamond Creek, Plenty and Yarrambat and this was the very reason it became urban to begin with. It is not acceptable to make new 'strategic' directions that 'knowingly' exclude these lands as general residential, thereby allowing our paid for, established urban reticulated infrastructure to be eroded or diverted to others instead. It is not a matter of Council determining their preferred housing locations but a rather an obligation on their part to release our lands for urban housing. They have a duty of care and trust to do so. These lands are not subject to new criteria and goalposts of this or any other new strategy or policies.

In our situation this Housing Strategy is closely tied to the Economic Development Strategy and importantly the new Diamond Creek Activity Centre Draft Structure Plan 2020. As suggested in all of these strategies and in particular the Draft Housing strategy it is understood that Nillumbik will need an additional 4,200 new dwellings by 2036. There is also an acknowledgment that various housing density/requirements will be necessary. We argue subject lands remain ideal for any residential development. This includes retirement homes or small groups of homes surrounded by and including abundant open green space. There could easily be a plan that incorporates high to medium density housing options or indeed for a retirement precinct that would appeal to those who have spent their life on a rural property. This opportunity is the very reason people are choosing to come to Diamond Creek. Subject lands are the very essence of liveability!

Subject lands combined cover 60 acres. They have dual road frontages and dual infrastructure supply options, urban reticulated infrastructure to the whole area of the lands, they are situated in an area that offers the best of both worlds and they are located on a main road that connects Diamond Creek and Yarrambat. At the very least it makes strong financial sense for Council to correct the mistake and allow these lands to utilise their urban infrastructure as was always the intention. Our lands have both the capacity and capability called for in the draft plan.

In terms of the safety and security as to any Bushfire threat to the population of Diamond Creek and surrounding areas, subject lands remain immensely strategic as to their location and reticulated infrastructure. If subject lands are not developed for housing they risk creating a 'funnel' of unmanaged rural space with eventual spreading of a bushfire to the densely developed suburb of Diamond Creek. If by Council planning, the infrastructure is diverted to other catchments the ability to fight and prevent fire is removed as well. The danger presented by both of these scenarios to the township of Diamond Creek is very real. Development of these lands would preserve the urban reticulated infrastructure with the pressures and flows measured at 21 00 kpa. It would also remove the threat that unmanaged rural space creates. The original environment was heavily farmed and completely altered. What exists there today has been introduced in the last 10-15 years. Giving the land an environmental value is disingenuous.

Although Council is saying these are new Strategies and Policies they can-not be separated from all those that preceded them. In our case this includes the Mernda Doreen and inter-related Diamond Creek (and Nillumbik) 2020 dating from 2001/2002. Our distinctive urban infrastructure was acknowledged by Nillumbik Shire Council in the year 2000 when the New format Nillumbik Planning Scheme was adopted and yet to date it is being ignored in all urban strategies and policies. *We fear the current major infrastructure works passing our door, along Ironbark Rd are evidence of our exclusion. All new strategies must include our lands and importantly allow us to utilise our infrastructure for residential development.* This certainty was and is being relied on in our families long term financial planning.

If Council fails to do so the consequences for our lands and our Family will be devastating and there can-not be any objectivity for any further processes. Major losses and damages will occur, thwarting and compromising otherwise equitable remedies at the least cost to Council and others.

True urban values (not rural) must be preserved for these lands. We must be returned to the original suburban area of Diamond Creek. The major equity issues can no longer be ignored. Please again review all our hard evidence together with what is known or ought to be known in support of our case (the latest being that submitted in October 2019).

We remind Council that should there be any changes to Shire boundaries we must be returned to the City of Banyule and not gerrymandered out to City of Whittlesea.

[REDACTED]




Subject: Housing Strategy Discussion Paper LATE SUBMISSION
Date: Wednesday, 1 April 2020 10:45:06 AM
Attachments: [Terms of Reference planning and buliding process review 5.pdf](#)
[HOME DELIVERY IN VICTORIA1411 2019.pdf](#)



Dear Paul

This response is based on many years of experience as Project Manager working with owners builders and designers participating in large master planned developments (up to 2500lots) and urban infill sites (50-80 lots). The 4 golden rules used would be applicable to the rejuvenating of existing urban areas where valuable urban infrastructure has spare capacity

A copy of this submission has been sent to  a colleague who I have worked with on these projects

Thank you for allowing me to make a late submission.

CONTEXT

The Planning and Building Approvals Process Review is considering how to provide a more cost effective regulatory environment <https://www.vic.gov.au/better-regulation-victoria>

Its terms of reference attached is relevant to your consultation process

My submission to the review is also attached.

No advice on recommendation to government has been received yet.

I also request an opportunity to elaborate and respond to any specific issues identified in your consultation.

Again thank you for the opportunity

Yours sincerely





Red Tape Commissioner Terms of Reference

Review into Victoria's building and planning approvals processes and early building works infrastructure

Background

The development industry has previously identified that problems and delays in planning approval processes are significant, particularly with respect to the internal and external referrals processes and the additional approvals required following the issue of a planning permit.

These issues in Victoria's building and planning systems, and in early building works infrastructure approvals, are potentially impeding the State's capacity to deliver housing, business and infrastructure investment efficiently.

Many of the delays and hurdles are due to multiple referral processes and duplication. This includes the widely variable internal referral processes within local government.

It makes sense to review the State and local government processes surrounding building and planning approvals and early building works infrastructure approvals and to identify opportunities to streamline processes and reduce delays.

Scope of Review

The Review will:

- Map a select number of council planning permit approval processes in the building and planning systems, with a particular focus on the internal and external referral processes, that impact on the development of land and construction of dwellings (freestanding houses, townhouses and apartments and commercial buildings including offices, factories and warehouses). This mapping exercise will cover State and local government processes, institutional arrangements and their interactions.
- Draw on findings and outcomes of previous reviews and studies as required, including from other jurisdictions, such as the Queensland central referrals process.
- Undertake consultation with:
 - industry associations;
 - relevant State Government departments and agencies;
 - MAV, VLGA and Victorian local government, and
 - relevant planning and building experts.
- Identify early and medium-term opportunities to streamline these processes to reduce delays and costs without compromising the public interest.

With respect to early building works approvals and utilities, the Review will:

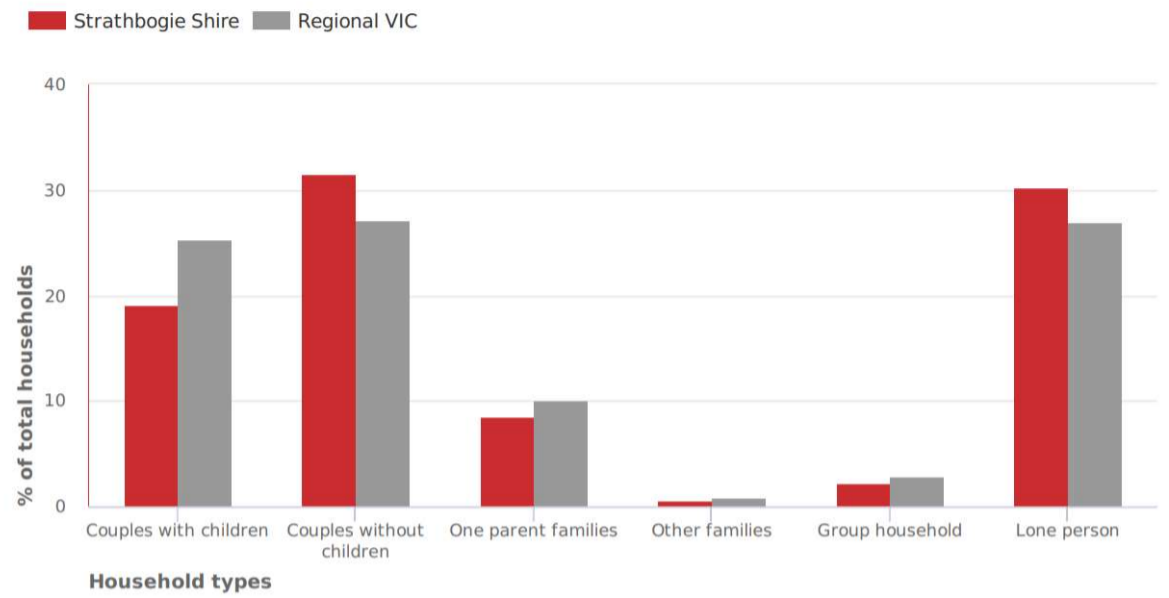
- Examine work previously undertaken by the Essential Services Commission with regards to electricity connections and identify if issues still persist.
- Identify other utilities that are having connection issues.
- Identify other areas of early building works that are prone to delays.
- Identify early and medium-term opportunities to streamline these processes to reduce delays and costs without compromising the public interest (including safety).
- Feed findings into other relevant reviews

For Official Use Only

POTENTIAL MARKET ASSESSMENT

Most Households are Couples Without Children.
The next most common Household is Lone Persons.
Then Couples with Children

Household type, 2016

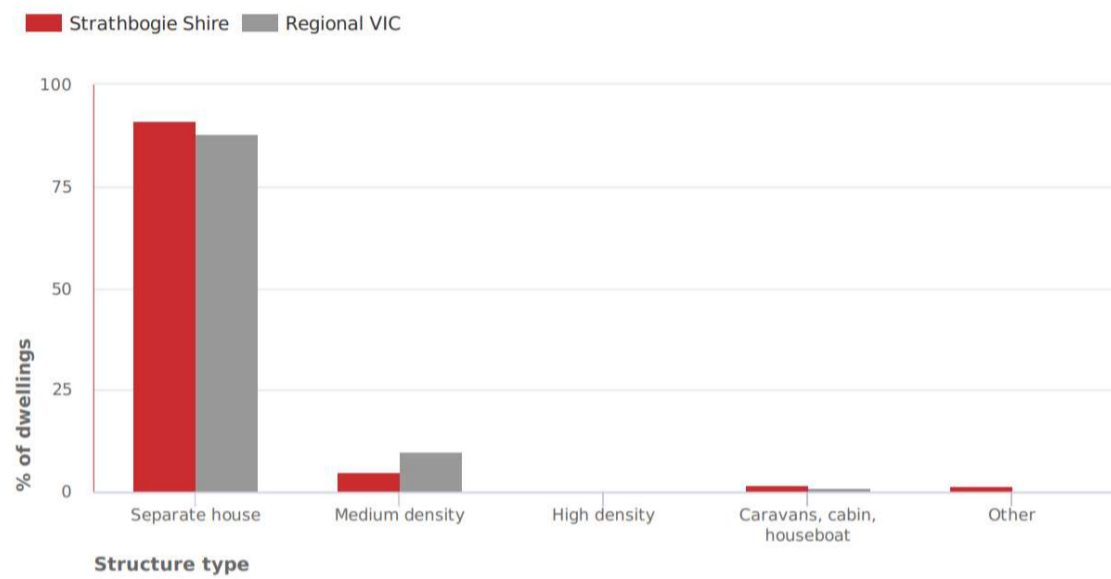


Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.



Most dwellings are separate houses

Dwelling structure, 2016



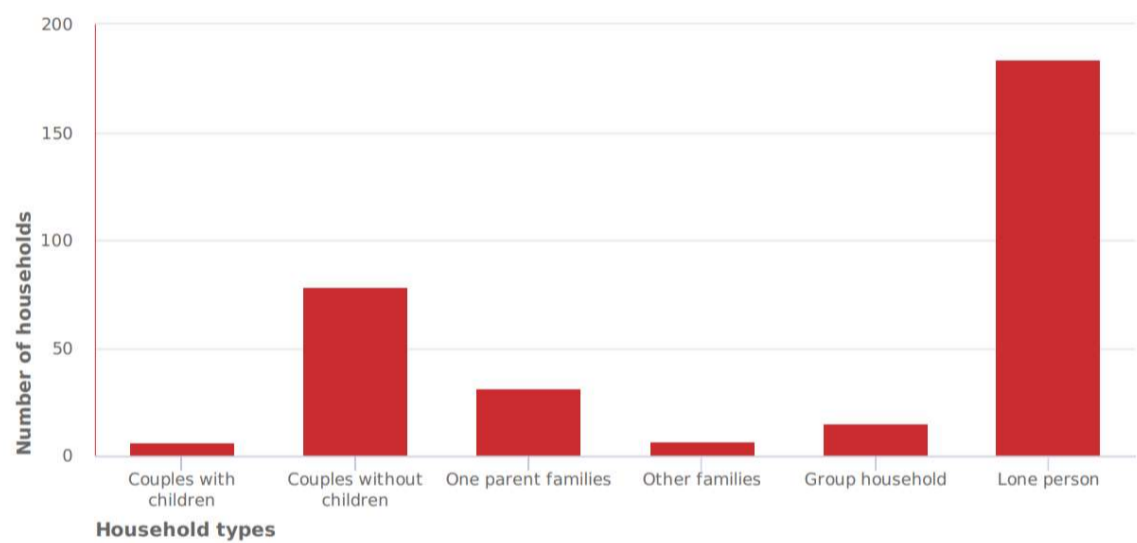
Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.



Households Mature and children form New Households.
The predominant change is a significant increase in the number of lone person households.
Followed by couples without children.

Change in household type, 2011 to 2016

Strathbogrie Shire



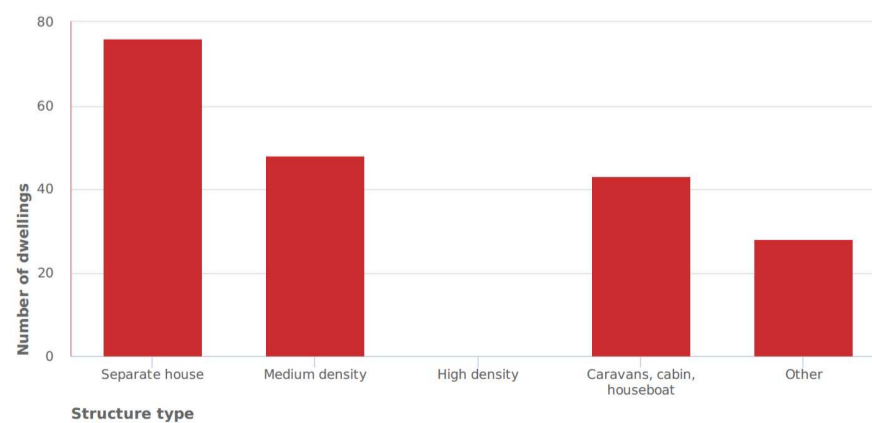
Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.



Most new dwelling are separate houses followed by medium density dwellings and then caravans, cabins and houseboats

Change in dwelling structure, 2011 to 2016

Northern Midlands



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.



The income distribution of households can be used to further segment the housing demand mix by:
Sale prices and
Rent levels for investors.

This is a story for another day.

HOME DELIVERY SO FAR

There are many development models....erection of a new house on a vacant block in a new subdivision or in an established area requiring the demolition of an old house. In many older areas developed when the quarter acre block was a reality, two or more dwellings may replace the original house.

In all cases the same stakeholders interact with the planning and building system.

The single dwelling project is usually built to order (MADE TO MEASURE score 5).

Two or more dwellings on a block can be made to measure but are normally build in accordance with the Planning Permit and no changes are encouraged by the developer. Let's call this an OF THE SHELF DELIVERY

There are other delivery methods. The following table describes a few.

	NIGHTINGALE MODEL	OFF THE PLAN APARTMENTS	BROAD HECTARE AND INFILL SUBDIVISIONS	LIFESTYLE VILLAGES
Description	2-3 Story located in expensive locations close to facilities	Multi Story located in expensive locations close to facilities	Multiple lots usually of uniform size for each project. Variability in lot size from project to project	Multiple lots usually of uniform size for each project. Small range of house options.
Made to Measure Score out of 10	10	1	5	1
Benefits	Made to measure dwellings, minimal stamp duty, no developers profit, no sales commissions.	High yielding leads to reduced land cost per unit, minimal stamp duty. Some sites have low land cost.	Mix of land for private buyers and builders. Opportunities for both made to measure and off the shelf housing.	Land is rented and buildings purchased from the developer. Community facilities included in the rent.
Limitations	All developments are on sites with high land values which provide capital uplift on completion for owners.	Limited range of inclusions and upgrades, land cost not passed through	Limited land and price variation in any one location	Usually not able to sublet and conditions apply to resale
	While there are major savings it is only viable where median house prices are high due do the Project Mangers fee which is a value of the finished product.			

The 2015 Intergenerational Report prepared by Treasury in Chapter 1 states:

Australians will live longer and continue to have one of the longest life expectancies in the world. In 2054-55, life expectancy at birth is projected to be 95.1 years for men and 96.6 years for women, compared with 91.5 and 93.6 years today.

The number of people aged 15 to 64 for every person aged 65 and over has fallen from 7.3 people in 1975 to an estimated 4.5 people today. By 2054-55, this is projected to nearly halve again to 2.7 people.

Conventional subdivisions have traditionally provided opportunities to meet the needs of owners that require and can afford a separate house.

Strata titled units have traditionally provided smaller houses on compact lots.

Understanding the motivations of stakeholders in the Home Delivery Network can open up a discussion about possible new Home Delivery Models, new housing products and services responding to future demographic opportunities as they emerge.

HOME DELIVERY IN FUTURE

The most poorly serviced market sector is low and middle income households looking for affordable, well designed and maintained houses to buy or rent.

Councils are the gatekeepers and can facilitate reduced costs and risk for stakeholders involved.

1. Savings in per lot land development costs can be passed onto buyers wanting to build.
2. The builders risk associated with unit construction can be mitigated.
3. Ongoing management costs of common property can be eliminated where roads drains and utilities are in the public domain.

A planning process is discussed which achieves this and provides reassurance to Councils that housing quality, value and choice can be improved within the existing Residential Zone Provisions.

Some standards in the zone could be modified to achieve both cost savings and better, more owner focussed design responses quickly.

MADE TO MEASURE HOMES are possible if a range of lots can be made available for purchase and settlement before the commencement of building works.

ENVIRONMENTALLY RESPONSIVE DESIGN

A group of Victorian Councils assessed how new subdivisions can be more environmentally sustainably designed and delivered to achieve multiple benefits, in the most cost effective way over time. The consultant report (Aecom 17 May 2018 page 2) identifies "low cost, low regrets" interventions in the delivery of more environmentally responsive housing in two categories:

- **Dwelling Based Environmentally Sustainable Design Interventions.** *The dwelling-based ESD interventions assessed included: dwelling orientation; installation of rainwater tanks plumbed to washing machines and toilets; solar panels; glazing; and insulation. Dwelling-based ESD interventions primarily benefit home owners through improved comfort and reduced consumption of water and energy. The capital / construction cost associated with these interventions is borne by the builders and typically passed on to home owners. Therefore, such interventions are well-suited to a traditional 'beneficiary pays' funding model. These up-front costs are lower if the ESD interventions are included in the dwelling design, rather than being retrofitted. Operating and maintenance costs associated with the ESD interventions tend to be zero, or relatively low, which is an important consideration when communicating the benefits of ESD interventions. The analysis found that dwelling orientation is a no / low cost intervention that results in benefits across all the climate zones that were assessed. This suggests that councils should ensure north facing orientation is optimised when considering applications under Clause 56 (Subdivision Requirements in Victorian Planning Schemes).*

- **Subdivision Based Interventions.** Case studies obtained from the literature review provide evidence that there are quantifiable benefits from adopting subdivision-based ESD measures. Furthermore, the magnitude of the benefits are less driven by climate than the dwelling-based interventions and, therefore may be more appropriate for a wider number of climate zones. The capital / construction costs of subdivision-based interventions are typically borne by developers, but the beneficiaries can include home owners, councils and the wider community. The operating and maintenance costs associated with these interventions can range from negligible (e.g. a second footpath to facilitate active travel) to relatively high (e.g. maintaining Water Sensitive Urban Design (WSUD) features).These interventions may be considered low cost / low regrets interventions, if capital funding can be secured.

Reference - Aecom 17 May 2018 Environmentally Sustainable Design for Subdivisions in Regional Victoria. Proof of Concept and Cost Benefit Analysis.

HOME DELIVERY PROPOSAL

The language adopted in planning, building and subdivision legislation, regulations and forms are not user friendly. This results in potential owners being disengaged from the process.

A simple statement of objectives followed by a demonstration (in the form of a house siting policy) of how these objective can be easily interpreted by owners and designers is recommended.

RECOMMENDATION 1 that Council adopts overarching goals for new residential development relating to SUNLIGHT, OPEN SPACE, ACCESS and PRIVACY

Sunlight	Locate Indoor and outdoor living spaces on the north side of the lot to make sure that winter sun makes these areas cosy. Remember the hot summer sun can be controlled by normal eaves
Open Space	Move the house as close as possible to the south side of the block so most of the private yard is on the sunny side of the house in one large usable space.
Access	Enable direct access from the street to the private yard so rubbish bins can be moved conveniently.
	Enable the carport or garage to be well connected to the yard
Privacy	Reduce windows on the south side of the house to create private outdoor spaces for the neighbour.
	If all owners obeyed this rule everyone would enjoy a private house and yard

RECOMMENDATION 2 that Councils require that all new subdivisions have a House Siting Policy approved and registered to form part of the title as a planning permit condition.

RECOMMENDATION 3 that Councils be made aware that Building Surveyors assess if working drawings comply with the House Siting Policy before issuing the Building Permit.

No architectural plans or advertising need be required by the Council's Planners.

RECOMMENDATION 4 that Councils only assess plans if the proposal does not comply with the House Siting Policy.



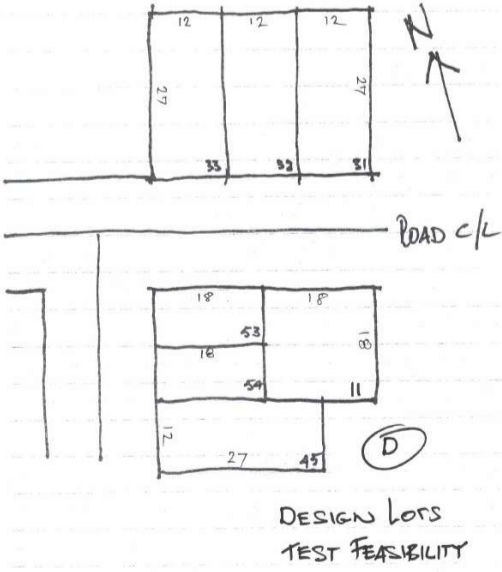
Of all development models I suggest the most value for emerging markets would be relatively affordable infill land, close to existing commercial, community and health facilities where new lots can be made available and new owners would appoint their preferred building designer.

Builders would quote for the job in the normal way.

This is not possible when plans for units are assessed against planning scheme provisions. The design budget is expended at the planning stage and the property is only offered to the market after the final plans have been endorsed to form part of the permit. Usually no significant upgrades would be possible at this late stage.

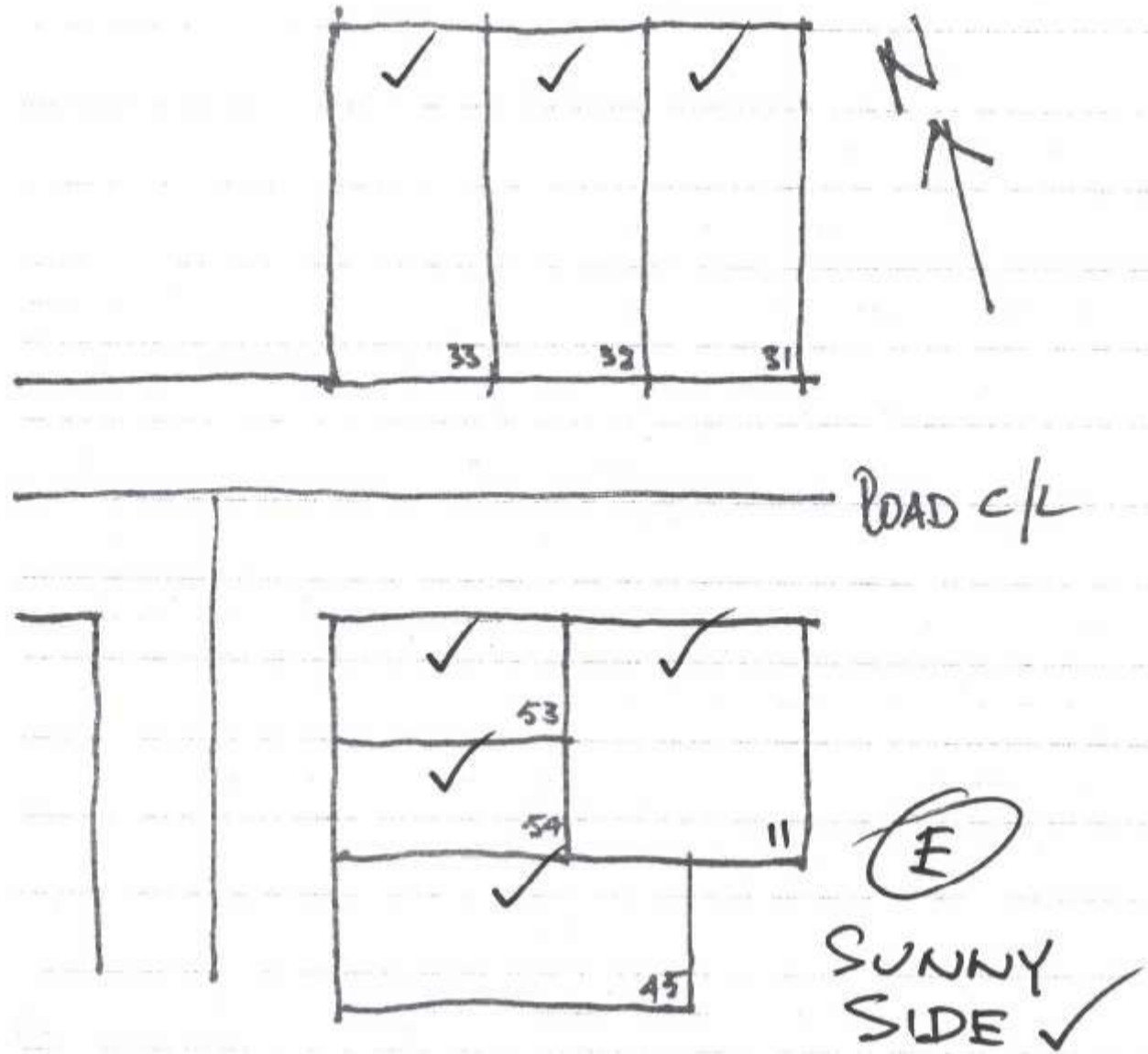
The following table describes a process for consideration.

WHY PREPARE A HOUSE SITING POLICY	<p>Dwelling Based Environmentally Sustainable Design Interventions are funded by the owner and specified its designer.</p> <p>Subdivision Based Interventions are funded by Land Developers and specified by its consultant team.</p> <p>A planning Application for Subdivision House Siting Policy is considered by the Planning Authority</p> <p>The house siting policy is a tool to enable the building designer to respond to the opportunities of the site identified by the land developer and recorded on title.</p> <p>Building Plans in accordance with the house siting policy do not require a Planning Permit.</p>	<p>Reference - Aecom 17 May 2018 Environmentally Sustainable Design for Subdivisions in Regional Victoria. Proof of Concept and Cost Benefit Analysis.</p>
Better Urban Design	<p>The building designer can work with opportunities:</p> <p>If the Land Developer orients most roads in a north / south direction, most blocks will have a side facing north towards the winter sun.</p> <p>If the Land Developer runs some roads in an east / west direction, some blocks on the north side of the road will have a private rear yard facing north towards the winter sun.</p> <p>For roads running in an east / west direction some blocks on the south side will have a private yard facing north to the street towards the winter sun. Fencing will be required to ensure this private open space is useable</p> <p>Front fences would be restricted for the remaining lots.</p>	

<p>Community Engagement</p>	<p>Educate adjoining owners to discuss the benefits of locating at least one windowless wall on a side / rear boundary to create mutually benefits like:</p> <p>no overlooking to / from neighbours private spaces.</p> <p>most of private open space is on the sunny north side of the house.</p> <p>no narrow, little used strips of land.</p> <p>NOTE: This window is at least 1700mm above floor level</p>	
<p>Best use of available land</p>	<p>Fire rating setbacks enable a traditional light weight construction to be located on one or more boundaries as fire safety setbacks preserve distances to a fire source on the adjoining land in accordance with Part3.7.1 of the Building Code of Australia.</p> <p>Fire rating setbacks when registered on title will ensure the first built dwellings do not impact on buildings erected on adjoining land later.</p> <p>If maximum building heights are registered on title the first built dwellings cannot unreasonably overshadow buildings and private open space on adjoining land built later.</p> <p>Eaves designed to admit winter sun into buildings can also provide shade in summer.</p>	 <p>No fire rated building fabric including parapets (with box gutters) is required</p> <p>With appropriated implied or expressed drainage easements roof spouting can protrude into the neighbour's air space to eliminate narrow strips of land where boundary walls are planned on common boundaries.</p>
<p>SO HOW CAN A DEVELOPER WORK WITH A COUNCIL TO DESIGN A HOUSE SITING POLICY</p>	<p>First explain to the Planner that the application is for subdivision, not two or more dwellings on a lot.</p> <p>Explain that the target market is for owners and investors that have their own building needs and budget and they have not been identified yet.</p> <p>It is the building surveyor that assesses compliance.</p> <p>Some provisions are not in accordance with the siting provisions and a decision should be made at the planning stage.</p> <p>The provisions of the house siting policy can be negotiated with the appointed architect or building designer.</p>	
<p>STEP 1 Design lots and test feasibility as usual.</p> <p>Sample house plans would clarify how houses would be site on individual lots and in a streetscape.</p>	 <p>DESIGN LOTS TEST FEASIBILITY</p>	

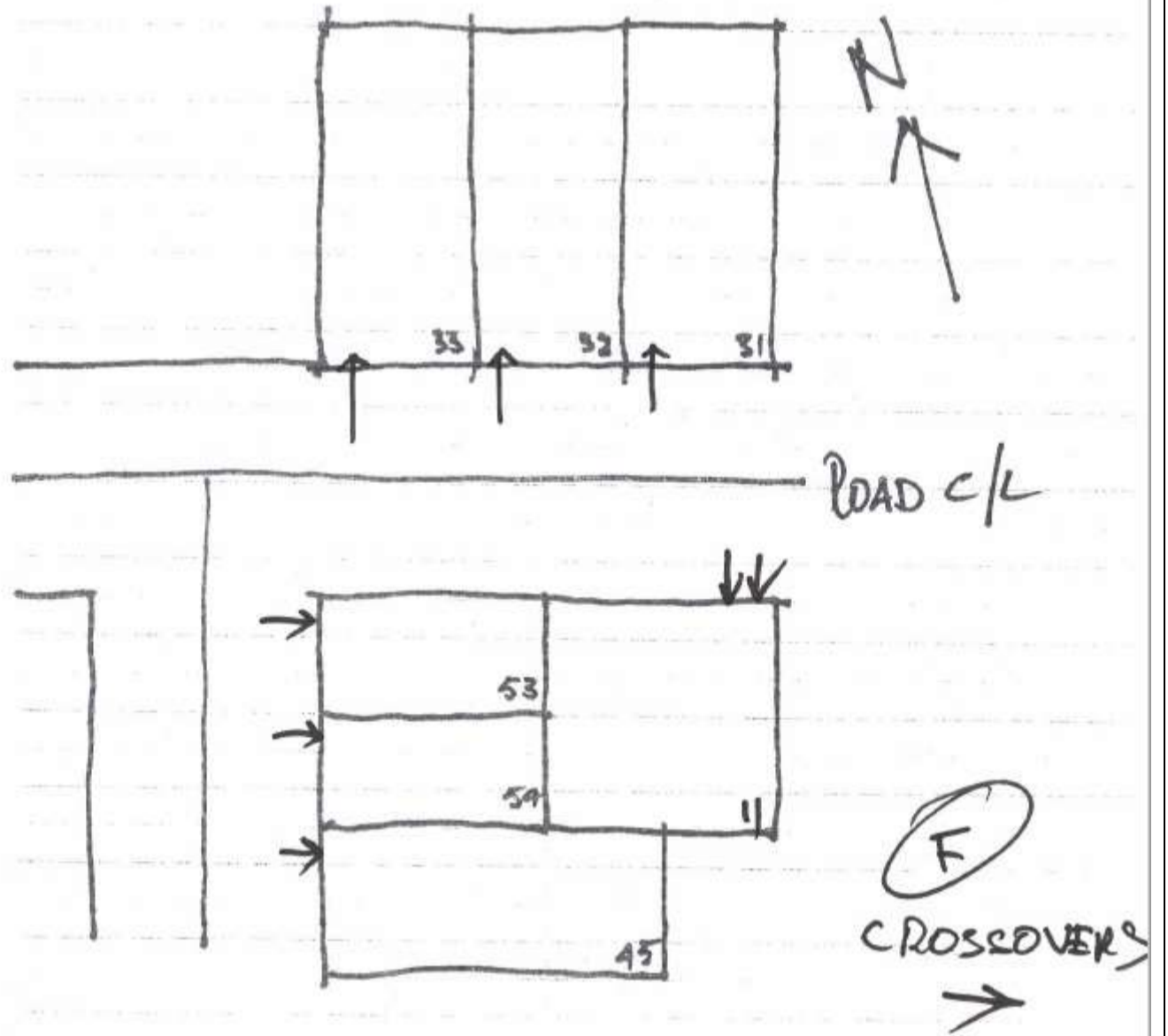
STEP 2
The architect brief would respond to:

Site Orientation and Secluded Private Open Space



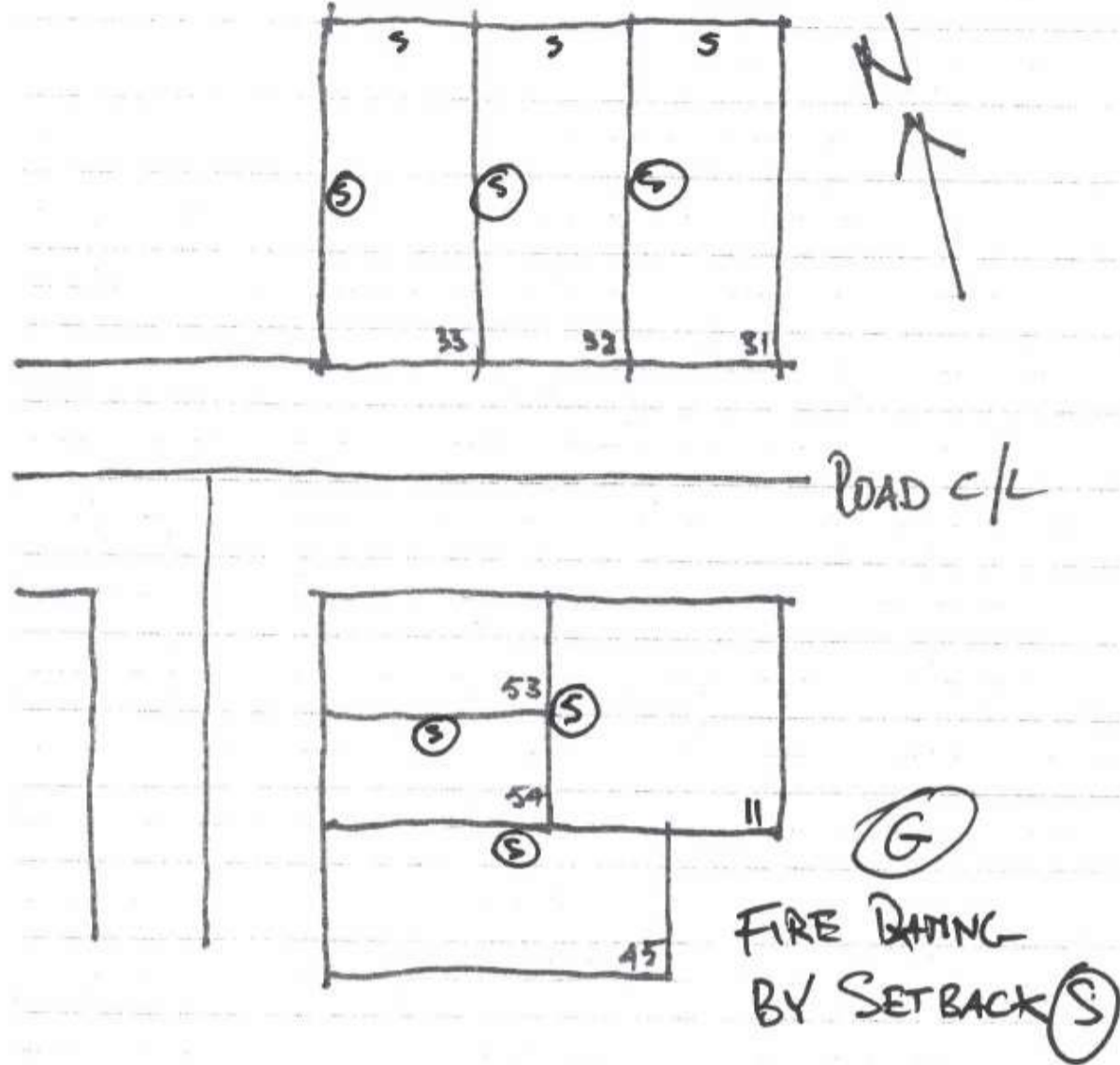
STEP 3
The architects brief would respond to:

Driveway Location



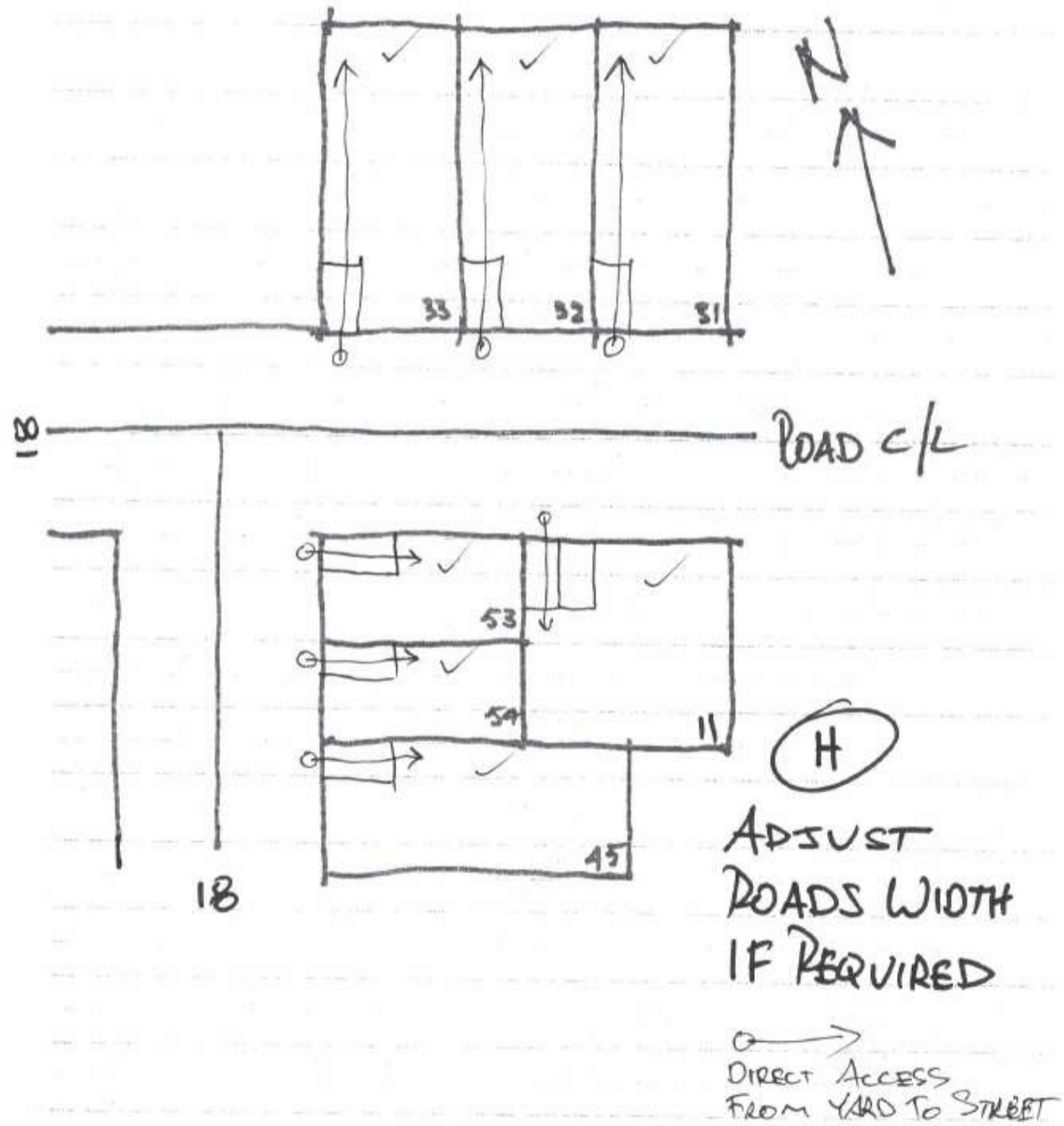
STEP 4
The architects brief would respond to:

Driveway Location
Fire Rating- Setbacks



STEP 5
The architects brief would respond to:

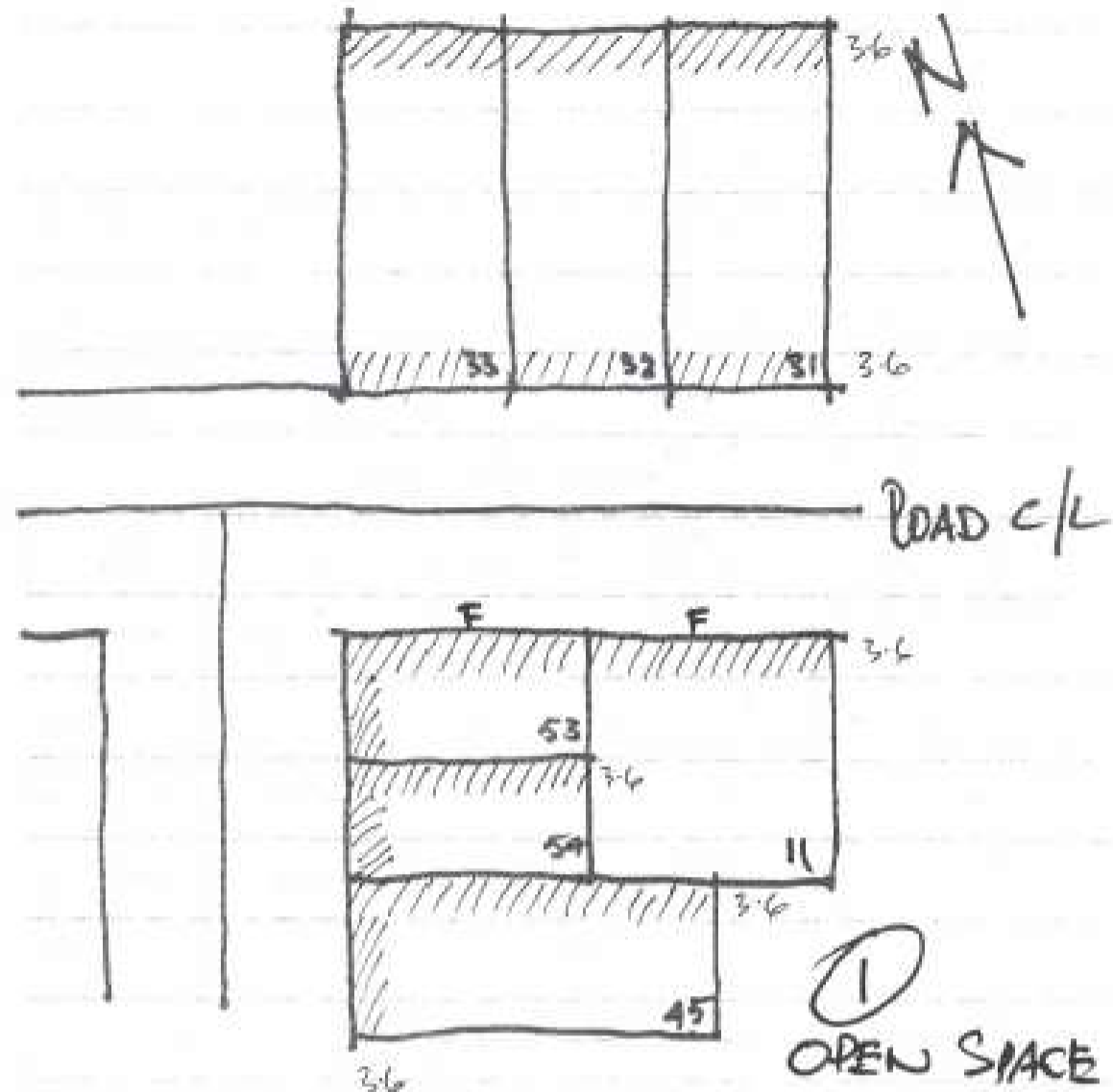
Direct access to the yard from the street.
Not through the house.



STEP 6
The architects brief would respond to:

Setbacks
Provide private open space on the north side of the dwelling it serves.

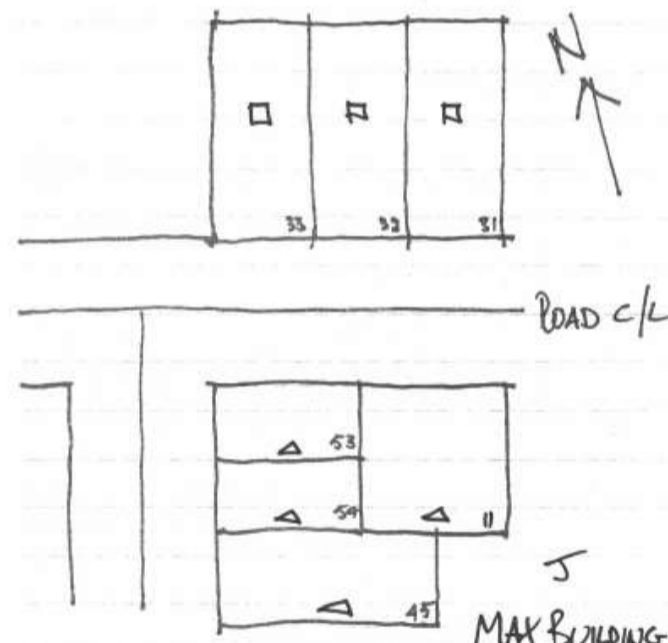
High fence locations.



NO BUILDINGS ARE PERMITTED IN THE FRONT SETBACK SHOWN EXCEPT AN OPEN CARPORT OR A FRONT FENCE AND RETURN ON THE BOUNDARY MARKED F

STEP 7
The architects brief would respond to:

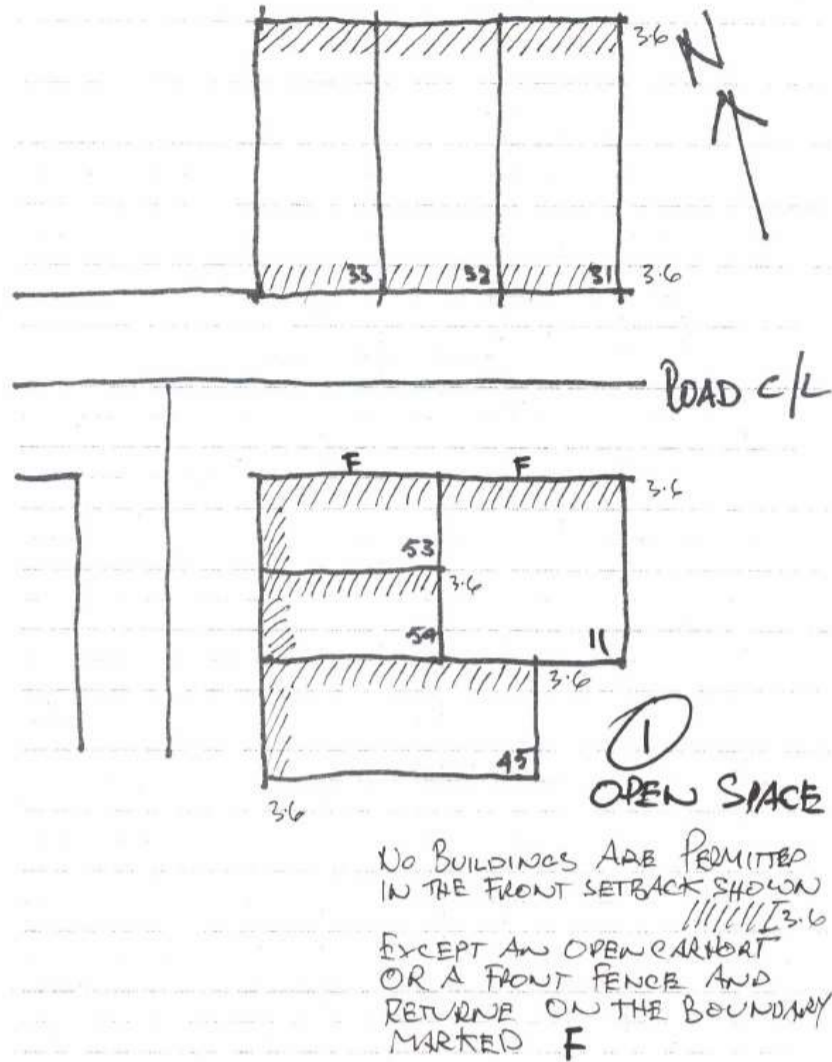
Maximum Building Height



- 8.5m above the lowest point of the land measured to the intersection of the external wall plane and the roof
 - △ 3.6m above the lowest point of the boundary nominated
- FOR every 100mm offset on additional height at 30mm

STEP 8
The architects brief would respond to:

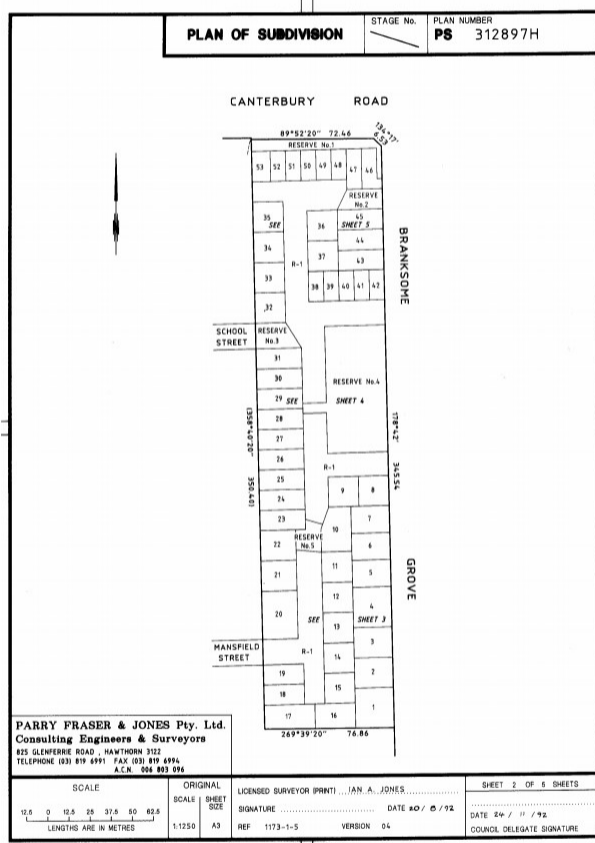
Fence Locations



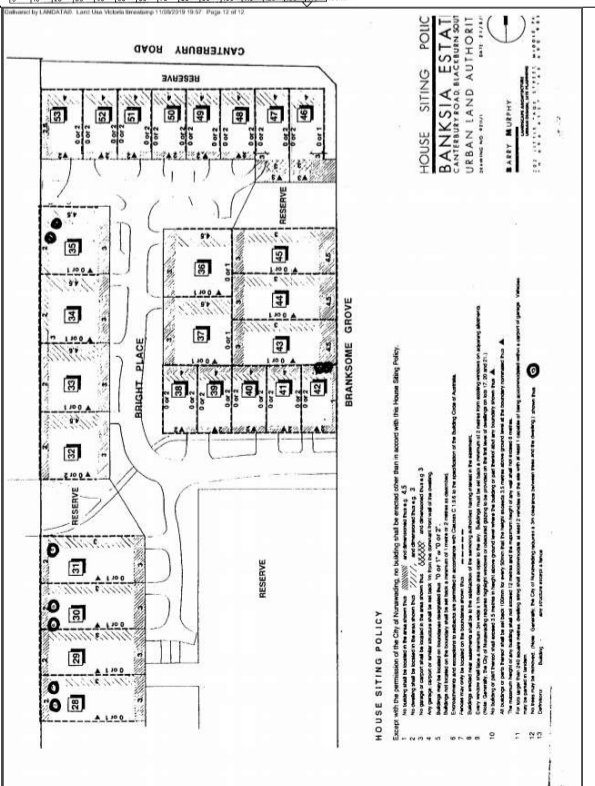
Sample Victorian Subdivision

Banksia Estate Blackburn
South Victoria



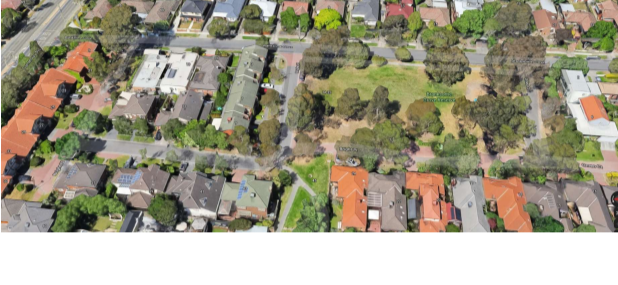
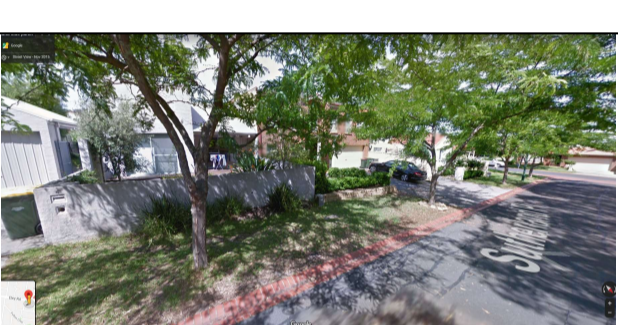



Lots range in size from 161m²
to 599m²



Sample Siting Policy



See attachment
Banksia Estate
Blackburn South
Victoria for example of registered Agreement

Architectural Outcomes		
<p>6 Omeo Crt Blackburn South Banksia Estate 45 lots Sold of the plan in 1992 by Urban Land Authority</p>		<p>Lot 9 18mx18m wide block south and east side</p>
<p>Bright Place Blackburn South</p>		<p>Lots 46 & 47 9m wide lots north side.</p>
<p>Aerial View Banksia Estate Blackburn South Victoria</p>		
<p>Other Sites 4 Sutherland Way Burwood Victoria 87 Lots Oakwood Rise Estate Sold of the plan in 1993 by Urban Land Authority</p>		<p>12m wide lots South side</p>
<p>1 College Way Burwood Victoria Oakwood Rise Estate.</p>		<p>12m wide lots North side Garages in pairs</p>
<p>1 Nectar Mews Knoxfield Victoria 11 Lots Sold by expressions of Interest off the plan. In 1993 by the Urban Land Authority</p>		<p>Infill Site Siting Policy Approved Council participated in a Design Panel Review of submissions.</p>
<p>5A Ava Close Berwick Victoria</p>		<p>180m2 Lots East side opposite park</p>

Conclusion

The regulations which impact on a subdivision are:

Town Planning	Subdivision	Building	Sale of Land
Application to subdivide.	Registered restrictive covenant implements the house siting policy is an option.	Fire rating setbacks	Disclosure documents
Advertise the Application	Easements for services (expressed and implied)	Siting requirements set out as a planning requirement take precedence over building setback requirements	
Section 173 of the Planning and Environment Act to register the House Siting Policy at the Titles Office	Certification of plans of subdivision		

The conclusion is that the existing suit of legislation and regulations can be managed in such a way as to facilitate new, better and affordable housing on new lots without an owners corporation, that do not overshadow or overlook existing and proposed dwellings.

A house siting policy can assist owners to manage design and building of a home which is MADE TO MEASURE. There are designers and builders equipped to help.

Owners are more inclined to invest time, money, effort and to seek out experts as required in their own projects.

Builder / developers of OFF THE SHELF houses are motivated by the bottom line and as a result may not include significant upgrades if the future owners are not known. Such builder / developers may seek extra building bulk in pursuit of additional units.

A carefully crafted house siting policy can encourage neighbours so negotiate outcomes to their mutual benefit and as a group benefit from the uplift in values that flow from a thoughtful, incremental planning process.

Good luck with your report and recommendations to government.

I hope this contribution will assist

Yours sincerely

[Redacted signature block]



A large green rectangular area that serves as a background for the main content. It contains a large black redacted box, a smaller black redacted box below it, and the text "RESPONSE TO" and "Nillumbik Housing Strategy discussion paper." in white. A small white horizontal bar is located on the left side of the green area.

RESPONSE TO

Nillumbik Housing Strategy discussion paper.

RESPONSE TO

Nillumbik Housing Strategy discussion paper

March 2020

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?

The overriding change is to increase flexibility in the types of housing stock whilst simultaneously reducing red tape and excessive bureaucratic requirements.


It is obvious that within Nillumbik, as with many other Municipality's, there are areas of environmental significance, but the relative importance of individual areas of environmental significance have never been properly catalogued and classified. This would need to be done by independent consultants, not council employees or environmental activists or sympathizers. This may require micro detail focusing down to individual trees and fine detail landscapes.

It will not be sufficient into the future to continue with a purely reactive system that responds to an application, rather the preference ought to be to expand as of right provisions to facilitate automatic planning permits or remove the need for a planning permit altogether.

At the present time any application carries huge financial burdens in terms of providing needlessly excessive and varied numbers of consultant's reports and plans.

This system suits planners and bureaucrats and allows them to sit back and adjudicate on the relevance, completeness and benefit of what are a bewildering number of often repeated reports only to refuse the permit based on their own ideological agendas, the flawed principle of "no net community benefit" and what their environmental masters dictate.

Difficult choices will need to be made in relation to the relative importance of the differing layers of environmental significance. The inescapable fact is that when dealing with the remaining areas of un-subdivided land within the UGB, more flexibility will need to be introduced into what is now an unacceptably rigid planning system.



Land within the UBG must carry the majority burden of housing change into the future, whether the existing residents like it or not. The parameters and policies for development within the UBG are, essentially controlled by the State Government. However, council can, and should, play a significant role through this very type of strategy. Council can, through policy mechanisms and sensible, reasonable over the counter approaches, reduce red tape and create more flexibility with respect to siting, setbacks, design and construction.

If council compliment the increased flexibility with an extensive and comprehensive catalogue of the areas (or individual trees) of high priority which is then made available to the public so, prior to any application, applicants can view potential issues and attempt to mitigate or eliminate those issues.

However, this must be accompanied by a significant reduction in both the degree and complexity of red tape currently associated with every application. This would also facilitate more as of right provisions as well as increasing the prescriptions covering VicSmart processing.

The latest trendy catch cry is the use of a "concierge" approach to assign an appropriate officer to each individual application taking it from pre-application meetings right through to permit decision, liaising with relevant council departments and officers. This would also adopt a policy of...unless you have all of the required documents up front, approved and determined as being necessary or relevant based on the view of the "concierge"....you do not get past the pre-application phase.

The theory immediately fails if you get the wrong "concierge" who just perpetuates the old and tired ideological principles.

This "concierge" tool is, of course, nonsense and would only increase red tape as there is no planning application that has ever been considered by planners that does not require the full gambit of requirements such as reports, assessments, fees, offset payments, Section 173 Agreements, Land Management Plans, etc..... but under this system the "concierge" would require them all to be pre-approved before the application is accepted for processing. Hence the inevitable delays will either occur before the application is accepted under the new system, or, after the application is made under the old system.

The current trend in new residential estates is to micro-manage all facets of new dwellings. Controls are required by councils to restrict the style, design, size, siting, materials and street presentation which usually takes the form of specific design guidelines and controls or restrictions on subdivision plans. In essence, innovation, individuality, differences and personal choice are all sacrificed for monotone, boring and uninspiring dwellings which all look depressingly similar. Just the modern version of the rows and rows of cream brick veneers of the 60's and 70's. The more things change, the more they stay the same.

Better identification of areas of *environmental significance and neighbourhood character* (whatever that is within such nondescript suburbs as Eltham and Diamond Creek) combined with increased dwelling flexibility, reduced red tape, increased as of right provisions and a broader framework for VicSmart compliance MAY provide some increased certainty for Applicants as well as those wishing to preserve important areas of environmental significance.

Within existing residential areas, particularly Eltham and Diamond Creek, there is no multiple choice for councils, there is only one solution which is directly overseen by State Government policy direction.

The only solution, as dictated by State Government, is to accept a greater density of dwellings. The realization that there are only a finite number of existing properties is a conundrum faced by all Municipalities across Victoria who seek to find a solution to the ever-increasing demand for housing. Nillumbik is fortunate in so far as the volume increases are minimal compared to most Municipalities.

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?

It is entirely appropriate for designated areas close to shops, major roads, railway and public transport be given greater as of right provisions to design and deliver medium density housing.

- *(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).*

Locations directly adjacent to, or within a very short walking distance of the above services should be supported by a strong policy of medium density housing in excess of 2 storeys but limited to 5-6 storeys. This is consistent with similar areas designated in all suburban Municipalities, there is no valid reason for Nillumbik to be treated differently.

All remaining sites within the UGB should be able to be developed as dual occupancies (to a maximum of 2 storeys) genuinely as of right. These should be processed as VicSmart developments to minimise the time to issue relevant planning permits.

Whilst the principle of dual occupancy developments is well established, improvements and streamlining will need to occur to the requirements and parameters if there is to be a successful increase as required to satisfy future demands.

The secret to this principle is the design and presentation of the developments to the street. In this instance it is appropriate to set guidelines and design controls, as long as they allow for individuality and innovation. A well designed and constructed dual occupancy actually improves the so called "*valued (village) character*" compared to many of the existing totally uninspiring detached dwellings spread widely through the neighbourhood areas now.

As with question 1 the solution lies with a decrease in red tape and planning permit requirements, reports, justifications and controls. Design guidelines may provide a way through current excessive and needless planning permit requirements, with guideline compliance perhaps removing the need for a planning permit altogether.

This may also serve to reduce the number of VCAT appeals, hence making development more attractive to owners / developers.

The guidelines should be framed around acceptance of designated density increases assessed area by area and not used as a restrictive tool to prevent or limit dual occupancy.

The principle of dual occupancy developments throughout existing residential areas is an appropriate balance between maintaining existing detached dwellings and accommodating the required increased densities.

3. How and where can we provide housing options for the projected ageing community?

The housing options for the projected ageing community, apart of Aged Care Facility's, can be split into two categories.

- A. use of the above medium density housing opportunities close to services and transport.
- B. expansion of the "granny flat" solution to facilitate housing options on existing house sites.

The housing requirements for independent, ageing residents can be accommodated within the range of medium density housing options via the allocation of specific unit / apartment configurations incorporated into the design. This is largely controlled and required by State Government requirements anyway. This can provide modern, purpose designed housing for ageing residents still wishing to live within the community they have raised their families in and, in many cases, see their families build their own homes within.

Whilst there are existing provisions with regard to the construction of "granny flats", the concept and design have typically been inadequate and limiting.

In consideration of an expanded as of right provision to develop dual occupancies on any site within the UGB, the issue of an improved, more flexible and more appropriate investment opportunity can be combined with the result that ageing residents should be able to enjoy quality housing, possibly within family properties or close to their family who may live nearby.

A dual occupancy approach to aged community housing can also benefit the "neighbourhood watch" principles of looking after, or at least keeping a friendly eye on, future ageing populations in place.

The concept of aged resident housing on site could also be appropriately expanded into the rural areas of the Shire.

More flexibility in terms of as of right, as well as design, size and location of enhanced housing on rural holdings could provide an additional bank of housing available to families for their parents or grandparents.

The current controls around “granny flats” is too limited and does not encourage good design that is appropriate to the site and provide a quality housing solution.

The size and design of additional housing, together with the interaction with the existing family home, needs to be expanded and allowed greater flexibility. This can be achieved without detriment to adjoining properties and without affecting the interface of the existing presentation of buildings with the streetscape.

4. How and where can we plan for the significant increases in couples without children and lone person households?

As detailed above the concept of expanded dual occupancy opportunities can be provided to the vast majority of existing properties across the Shire.

There are many advantages mentally and physically for *couples without children and lone person households* where a connection to earth has been provided.

In many situations the above groups can lose their physical attachment to the earth when their housing choice is made within a multi-storey apartment complex.

There are many benefits to living in direct contact with the earth by means of a front and/or rear yard that manifests itself by means of healthier and happier residents still able to sit in the landscape and continue what is probably a longstanding and very important attachment to a garden and having your feet on the earth itself.

Dual occupancy options, limited to 2 storeys, provides that connection to earth, albeit within a reduced area. The concept provides the “*how*” to accommodate the required increases and can do so without detrimentally affecting the scale, streetscape and presentation that existing residential areas which single detached dwellings now enjoy.

As detailed above, rural areas within the Shire can also play a role in providing a housing opportunity in the form of dual occupancy, expanded to deliver a more flexible and better designed outcome within close proximity to existing dwellings on the site. Whilst this option would be best delivered to family members, it could provide strong security benefits for “*couples without children of lone person households*” who remain active and well able to commute to shops and services.

If the regulatory framework is properly constructed and the passage of applications is supported by reduced red tape, requirements and fees as well as direct encouragement by council, the attractiveness of developing dual occupancies would be increased as it would provide a good development return for applicants whilst simultaneously providing high quality housing stock for the targeted groups within the community.

Accepting the fact that housing densities will need to increase to satisfy future demand, a broad dual occupancy approach will greatly assist in achieving the housing targets with minimal adverse effect on existing detached residential areas.

5. How can we make it easier for young families and young adults to rent or purchase in Nillumbik?

Reduce the cost and increase the housing stock!

By providing an attractive environment to encourage dual occupancy developments, this will encourage an increase in the housing stock. Increasing the housing stock combined with flexibility in design and removing impediments and excessive pre-development costs and charges, will reduce the cost to consumers.

Perhaps as well *young families and young adults* may need to reassess their needs and acknowledge that maybe their first (or even second) home will not be their final home and therefore be prepared to accept less than what they may ultimately wish for in their “final” home.

Home ownership is a ladder that needs to be climbed carefully and prudently over, quite possibly, a long number of steps.

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

Discussed above.

7. How and where can Nillumbik accommodate the future demand for additional housing? and

8. How and where can Nillumbik accommodate the future demand for aged care?

Repeated mentions have been made in relation to the extensive restrictions that apply to rural land within the green wedge. These include very restrictive zones as well as overlays. Words such as “strongly discourage” seeks to suggest that rural areas do not have any, or at best very minimal, opportunity to contribute to the future requirements of housing stock.

Existing townships, with the discussion paper mentioning Hurstbridge in particular, present varying opportunities to contribute.

There is no suggestion that the UGB be reviewed and changed. This is entirely appropriate as the UGB presents a very tangible and recognisable limit to the “urban sprawl” so often referred to.

However, the existing townships as listed in the discussion paper do lie within the UGB and are excluded from the green wedge.

The small “towns” of Strathewen, Arthurs Creek, Nutfield, Smiths Gully, Cottles Bridge, Christmas Hills, Watsons Creek and Kangaroo Ground which are not designated townships and are included in the green wedge, may, at first glance, suggest that they could not contribute to increased housing stock.

Many of these “towns” include, at least, a general store and, many, a primary school. Returning to the concept of increased flexibility and innovation, the areas adjacent to these facilities may be able to provide some higher density housing, providing the design and resulting streetscapes were compatible with the scale of the existing facilities.

This would require some rezoning to facilitate the higher densities, but objective assessments should be undertaken to properly evaluate the potential and market uptake. With careful design and proper streetscape interfaces controlled, any of the abovementioned "towns" could accommodate a small proportion of future housing stock. Many small contributions may assist choices and help deliver overall increases that will be required into the future.

It is obvious that the heavy lifting of future requirements will be provided by land within the UGB, in particular Eltham and Diamond Creek.

The area of Apollo Parkways should contribute in terms of dual occupancy provisions as detailed in previous responses here, but it would appear that any major contribution is unlikely. The possible exception to this, subject to appropriate site identification and evaluation, would be to provide an Aged Care facility which would be well located close to Greensborough.

North Warrandyte also lies within the UGB. However, given the topography, vegetation cover, exposure to extreme fire risk, lack of suitable road infrastructure and hierarchy, this area is probably not capable of any contribution, let alone any significant contribution.

However, the zoned townships of St. Andrews, Panton Hill and Hurstbridge together with the semi-rural areas of Doreen and Research provide some genuine opportunities to contribute to future housing stock requirements.

Panton Hill and St. Andrews, being designated townships and also covering expanded areas around the general store, primary school and the Hotel provides a framework where increased density housing stock could be established. The same design and street interface considerations would need to be applied as well as, I presume, appropriate rezoning with tight controls.

Controls would need to reflect the desired outcomes and intent rather than the same old restrictions and negative attitudes.

The largest of the townships, Hurstbridge, should be assessed as being capable of a significantly higher contribution. There are many existing commercial businesses along the strip, as well as Restaurant and Function facilities, Primary School, Community Facility, Post Office and Medical practice.

All of these commercial enterprises could only benefit from an influx of more residents. There are some existing good examples in Hurstbridge of medium density development that add to the character of the village atmosphere.

With good, intelligent, flexible and innovative design solutions that do not adversely affect the streetscape, Hurstbridge could make a very significant contribution to the future housing needs of the Shire.

The basic infrastructure is in place, the benefits to the overall community would be immediate, the commercial benefits to existing traders would be significant. The new residents could enjoy all that is great about the village of Hurstbridge, a gem in the Shire.

Doreen provides a significant opportunity to contribute to future housing stock with the smaller existing allotments being capable of providing some medium density housing opportunities and/or Aged Care Facilities. The proximity to new residential areas within the adjoining Shire of Whittlesea as well as evolving commercial expansion could improve the viability as well as access to community and commercial areas geographically. Doreen is a rapidly expanding residential area within the adjoining Whittlesea Shire and some innovative thinking could allow Nillumbik to take advantage of that without any significant rezoning. Any rezoning that would be required within Nillumbik Shire could be site specific and tightly targeted to release the potential of those areas immediately adjacent to Yan Yean Road.

Similarly, the Research area is also very well located and provides significant opportunity for dual occupancy developments as well as the potential for limited medium density low scale apartment developments close to the Research shops.

Within the rural areas, generally included in the green wedge, there is a very significant number of vacant allotments (around 400 by council estimates). These vary in size, topography, vegetation, location and proximity to "towns". Many of the allotments have an area that is less than the minimum area required for a lot created by a new subdivision (whatever that means!).

Council have often referred to an intended review of their "small lots" policy, a hideous term that implies that these lots are somehow substandard, which they are, prima facie, not.

Any genuine assessment of housing opportunities into the future, considered in conjunction with being able to provide more affordable housing, must include a process to facilitate the building of homes on a very large number of these vacant allotments.

Any planning application to build a dwelling within the rural areas of Nillumbik requires a very, very significant amount of money (not including actual building costs), as well as a repulsive amount of time. As is well known to council, applicants typically spend anywhere between \$10,000 and \$400,000 in order to satisfy the council's insatiable appetite for consultants reports, studies, ecological assessments, surveys, planning consultants, vegetation and arborist assessments, management plans and agreements, to name but a few.

This does not include any assessments of vegetation losses and forced payments into the murky world of the government sanctioned extortion racket, loosely known as the Victorian Vegetation Offsets Scheme. Typically, this will remove between \$10,000 to hundreds of thousands of dollars from Applicants bank accounts.

The fact that rural areas must be assessed for bushfire risk is not, in itself, a reason to refuse a planning permit to build. False and misleading application of the "precautionary principle" and the "no net community benefit" argument is used as a smokescreen to deny permits for what should be more accurately described as "ideological and excessive paranoia" beliefs.

The risk of bushfires can, in the vast majority of applications, be mitigated and minimised to acceptable levels of risk by sensible and necessary controls and measures determined by qualified experts in the field.

Partnered with appropriate building design, ancillary infrastructure such as fire shelters and sensible ingress/egress solutions, dedicated fire fighting water reserves and sensible defensible space can all provide an acceptable response to the challenge of bushfire and should allow permits to issue.

Additionally, a right of personal choice should be factored into allowing people to build within the green wedge thus adding to the future bank of housing opportunities within the Shire.

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

The theory of co-housing and baugruppen housing has all been tried before. The *Cluster Titles Act 1974* attempted to accommodate these types of housing opportunities.

This Act was legislated before the vast majority of current planners and planning bureaucrats were even born.

The principle was to concentrate housing into the higher density configurations (to “cluster” the housing) by reducing the amount of private open space and re-allocating that open space into larger communal areas. This principle was experimentally used in suburban situations (See Winter Park residential development on High Street, Doncaster) as well as some rural applications where housing was clustered which allowed broad acre common property to be farmed in similar circumstances to what might have occurred with the original farm.

The use of this type of design response was very limited, overly complicated by controls, lacked oversight and failed to provide any successful management and ongoing maintenance of common areas, let alone making those areas productive. Demarcation disputes and disagreements in relation to individual input verses individual reward and the role of the “common good” all contributed to a lack of uptake in this type of development.

As a consequence, the provisions of the *Cluster Titles Act 1974* were rarely used as a viable response to community developments. The *Act* was eventually abandoned and absorbed into the *Subdivision Act 1988*.

The situation today is that, whilst there may be small, isolated and site specific circumstances where this type of model can be successful, the design tool is rarely used, principally for all the same reasons that caused disintegration of the “cluster” model above.

Initial theoretical ideals and the essence of the “we are all here for the common good” very quickly disintegrates into management differences, inequitable provision of labour, lack of common maintenance and overall lack of consensus.

Baugruppen and *co-housing* will not provide the necessary stock required.

The standard principle of a developer assessing the market, designing the response and achieving the required permit and subsequent construction, all for profit and, hopefully complete sale is the proven recipe for success. Whilst there maybe some failures with this approach, it continues to provide the most likely road to success and appropriate delivery of mostly high quality future housing stock.

In relation to medium density housing (sometimes including dual occupancies), the automatic creation of an Owners Corporation, comprising all the lot owners in the development, can provide the relevant "community" input. This is most often achieved under the guidance of OC managers to ensure legal compliance and assessment of appropriate fees to maintain and insure the "common property". A good, robust and tested methodology that works.

Within the options considered in the discussion paper, the option of *participatory development* is the model that is the most closely aligned to the overwhelming number of development responses.

The *co-housing* and *baugruppen* examples referred to in the discussion paper both look more like a modern type of Aged Care facility model where residents have a significant role to play with regard to the communal areas and their ongoing design and maintenance. So, in that respect, these models do have a role to play but, typically, would be more relevant within proposed and/or existing Aged Care models and management.

10. How can we facilitate the provision of more affordable housing?

- Reduce red tape.
- Reduce restrictive burdens.
- Reduce costs to applicants.
- Create more as of right provisions.
- Facilitate and embrace innovative solutions.
- Be realistic with application of controls.
- Be true to the principles of what must be achieved.

11. How can we facilitate the provision of more accessible forms of housing?

See above.

12. Where can Nillumbik provide additional housing capacity?

As detailed above, there are areas across almost every part of the Shire, subject to sensible and realistic assessment that can contribute to additional housing capacity.

Probably the most overlooked areas are the rural areas of Nillumbik where there are a very large number of vacant lots.

Unbiased examination of the number of new dwellings in the rural areas of Nillumbik for last 50 years reveals that whilst there has been a very significant increase in the number of dwellings and enterprises, there has actually also been an increase in the amount of natural vegetation.

Overall vegetation cover has significantly increased across private property, exacerbating bushfire risk and increasing the likelihood of property and infrastructure losses.

One of the best defences against the total destruction of the environment as a result of major bushfire events, is to encourage people to build within the rural areas.

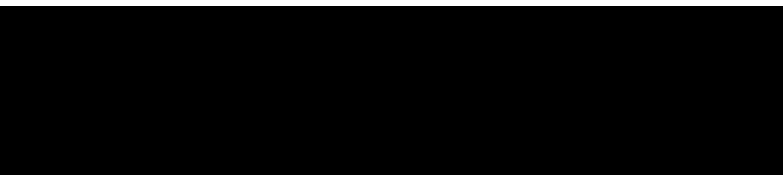
Combined with the sensible empowerment of landowners to reasonably and properly maintain their land to minimise the effects of major bushfire events without the need for a planning permit, the existence of open farmland and well maintained properties facilitate more effective defences and a greater ability by local CFA brigades to better penetrate what would otherwise be inaccessible bush.

Council need to properly assess the role that rural Nillumbik can play in contributing to future housing needs.

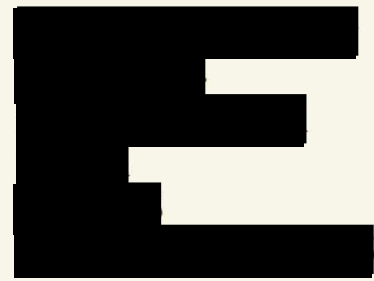
That assessment must occur free from ideological and false narratives that any increase in the rural population will result in wholesale bushland destruction. This is fundamentally false.

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

See point 10 above.



Submitter 12



Mr. Paul Fyffe
Senior Strategic Planner
Nillumbik Shire Council
P.O.Box 476
Greensborough
Vic. 3088

15th March 2020

Dear Sir,

Re: Nillumbik Housing Strategy Discussion Paper

My wife and I live at [redacted], Eltham which is also known as [redacted] and has a title area of 9232 square metres.

We believe this land should have been zoned "Residential" decades ago.

We attach a copy of our letter to the Council dated 17th January 2020 in relation to:

[redacted]
Application No. 391/2003/11AP/A
File Reference No. 42/00/001 P
Art and Craft Centre

We believe this letter (and the "Open Letter to Residents of Nillumbik Shire" signed by former Mayor Cr. Lex de Man in about March 2004) sets out our views in relation to this matter.

Please also refer to letter dated 17th January 2020 in relation to Application No. 391/2003/11AP/A sent to Council by Jan Bauer.

If you wish to have a site inspection or discuss the matter further please contact us at any convenient time.

Yours Faithfully,

[redacted signature]

[redacted name]


NILLUMBIK SHIRE COUNCIL	
Action _____	Attach <input type="checkbox"/>
Info _____	
Date Rec'd: 19 MAR 2020	
File No. _____	
File X Ref _____	
Doc ID _____	




17th January 2020

Nillumbik Shire Council
P.O.Box 476
Greensborough
Vic. 3088

Dear Sir,


Application no. 391/2003/11AP/ A
File Reference No. 42/00/001P
Art and Craft Centre

This Application has been made necessary by the total failure of Strategic Planning at the Local and State Government Level over the last several decades.

This land and our adjoining lot at  Eltham (total area 2 hectares) should be zoned "Residential" similar to the land on the north side of Nyora Road thus achieving its "highest and best use" by utilising the physical services of water, drainage, sewerage, gas, electricity, roads, paving etc, not only available, but already IN THE GROUND, as well as public transport by bus to Eltham station, shops and schools.

The "Melbourne 2030" summary document dated October 2002 signed by Steve Bracks, Mary Delahunty and Peter Batchelor, changed the zoning of this and our adjoining land and imposed highly onerous overlays WITHOUT advising us and going through the public exhibition, submission and consultation part of an Amending Planning Scheme Process.

The emphasis on the "Green Wedge" has, over the last 2-7 years led to a plague of kangaroos, wallabies and deer which, no-one at any level of Government is doing anything about !!!

In his "Open Letter to Residents of Nillumbik Shire" (copy attached) circulated in about March 2004 former Mayor Cr. Lex de Man (and most of his then Council) state:-

"The Minister for Planning, the Hon. Mary Delahunty M.P. intends to amend the zoning in schemes in the Green Wedge Area by direct translation of the existing zones into the new zones without going through the public consultation part of a planning scheme amendment process".


"To introduce dramatic changes to planning controls over non-urban land with no direct notification to affected owners of the specifics of the proposal, and no opportunities for submissions to be heard prior to a final decision being made is contrary to the principles of natural justice".

What happened at that time was not democracy but dictatorship. This was wrong and must be opposed !!!

Consequently, I believe some reasonable and sensible use of the land at 1-11 Nyora Road, Eltham must be found.

Provided the Applicant limits the amount of hammering and use of machinery which emits noise to the surrounding area, I have no objection to the Application.

In any democratic society, all issues are better resolved by calm, sensible, rational and scientific face-to-face discussion rather than dictatorship or confrontation.



17-01-2020

OPEN LETTER TO RESIDENTS OF NILLUMBIK SHIRE

There are changes proposed to planning provisions for Melbourne's Green Wedges. The Minister for Planning, the Hon Mary Delahunty MP intends to amend the zoning in schemes in the Green Wedge Area by direct translation of the existing zones into the new zones, without going through the public consultation part of a planning scheme amendment process.

The Minister has asked Councils to advise her of any unintended or unreasonable consequences if the direct translation occurs. We have done this and have also undertaken a major lobbying campaign through the media to ask the Minister 'take her foot off the accelerator' with these changes and listen to local government before any planning scheme changes are implemented.

Some of the issues we have with the proposed new zones include:

- Holiday cottages are prohibited but an 80-room residential hotel is allowed;
- Mud brick manufacture is prohibited;
- Dwellings are prohibited and significant dwelling improvements are under threat on lots less than the minimum subdivision size in most of our non-urban areas. There are almost 3,300 lots of land affected across our Shire;
- Essential community services, such as new or expanded postal agencies or rural convenience stores will not be allowed; and
- Existing pre-schools, schools, pony clubs, community halls and churches would have difficulty in expanding their facilities.

I am also concerned the proposed process for the introduction of the Green Wedge and Rural Conservation Zones lacks procedural fairness and natural justice. What we want is a proper process to be undertaken. To introduce dramatic changes to planning controls over non-urban land with no direct notification to affected owners of the specifics of the proposal, and no opportunities for submissions to be heard prior to a final decision being made, is contrary to the principles of natural justice.

Council's consistent position with Melbourne 2030 is the Environmental Rural Zone works well for Nillumbik and should be retained. To the extent any changes were required, Council proposed to undertake a non-urban land use capability study (with the State Government funding half the cost). We would then use the results of the study to make any necessary changes to land use controls in non-urban areas via a proper planning scheme amendment process.

This process would not undermine the State Government's key election commitment to protect the Green Wedges and deliver a fair process to the community. If the State Government does not listen, we will have a planning scheme where Ministerial intervention will be required to fix issues on a case-by-case basis. We welcome the Minister's public assurances last month she will 'fix any difficulties before any zones are applied' and we look forward to her serious consideration of our submission.

I am very pleased Council adopted the submission on 16 February so that Council can take forward the message of the community to the State Government. We ask the Minister to allow Council to do the strategic work needed, consult with our community and then determine the most appropriate planning controls for the rural areas. Councillors Draper, Hall, Johnson, Raunic, Stubbings and Woodley voted with me to support this action. Although Cr Irwin was not present for the meeting he supports this action. Cr Clarkson did not support this action.

Council's full submission to the State Government on Melbourne 2030 is on our website www.nillumbik.vic.gov.au and can be downloaded from the front page. We will continue to keep our community informed on this important issue through our website, the Diamond Valley Leader, local community newsletters and our community information stands at our local libraries.

Yours sincerely



Cr Lex de Man
Mayor