

21.04 HOUSING WITHIN THE ESTABLISHED RESIDENTIAL AREAS

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21.04-1 Overview

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The Council has adopted the *Melton Housing Diversity Strategy May 2014*. The aim of this strategy is to provide a comprehensive plan guiding housing growth within the established areas across the City of Melton, ensuring that future housing development provides an appropriate range of housing choice and diversity to meet the needs of a growing and changing community.

21.04-2 Key Issues

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The City of Melton has experienced rapid population growth and will continue to be one of the major growth fronts for metropolitan Melbourne for the next 20 or so years.

At present, population growth is largely concentrated in greenfield urban development areas that are developed in accordance with approved Precinct Structure Plans (PSPs). These new growth areas place pressure on existing community infrastructure and compete with existing established residential areas for investment and development. This pattern is anticipated to continue into the future.

The provision of infrastructure, facilities, services and transport options are key factors that need to be considered when planning for residential areas. In addition, other important factors include the existing residential character and the capacity of areas to accommodate increased residential densities.

The demographic profile of residents in the City of Melton varies considerably and this will have implications for the future diversity requirements of the municipality's housing stock.

Some sections of the City of Melton are considered 'disadvantaged' from a socio-economic perspective, and therefore affordability and cost of living are considered to be important issues.

Opportunities have been identified for specialised residential markets, including social and affordable housing, and aged-care and retirement.

There are limited numbers of large development or redevelopment sites in close proximity to existing facilities, services and key infrastructure that would enable higher-density residential development. Further, low property values in some areas will limit the commercial viability of high-density residential development in the short to medium term.

The need to ensure the design of residential dwellings and residential areas in general reflects the existing character of an area has been identified as an important consideration by the Melton community.

Key health indicators show that the health status of residents in the municipality is below average. There is a clearly identified need to plan for residential areas that promote healthy living opportunities.

21.04-3 Strategic Vision

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The *Melton Housing Diversity Strategy May 2014* is Council's response to the changing housing needs and requirements for existing and future residents within the municipality. The strategy provides a twenty-year plan that establishes the types of housing needed and the suitability of different residential locations to accommodate different rates of housing change.

The vision for housing diversity in the City of Melton is identified as follows:

“The planning and development of residential housing in the City of Melton will respond to the opportunities and challenges associated with rapid population growth and urban development. A diverse range of housing stock will be provided that caters for the needs and desires of residents, and is affordable to people of all socio-economic, demographic and cultural backgrounds.

Future residential development will occur in a sustainable and innovative manner, and will provide residents with convenient access to key infrastructure and services. Important attributes of the City of Melton will be protected, and development will contribute positively to our environment and our local economy and will enhance our communities.”

Objective 1

To recognise the important role of housing diversity.

Strategies

- Apply the suite of new residential zones to the Melton Planning Scheme in accordance with the recommendations of the *Melton Housing Diversity Strategy May 2014*.
- Encourage a diverse range of housing stock, suitable for all household types.

Objective 2

To promote affordable housing options for households of all income levels.

Strategies

- Encourage the property industry to deliver a diverse range of housing options suitable for a range of income levels.
- Encourage developers of major sites to provide a proportion of dwellings as affordable dwellings.

Objective 3

To provide a sufficient range of social, retirement, aged-care and special needs housing types throughout the City of Melton in appropriate locations.

Strategies

- Encourage the development of smaller dwellings that will meet the future needs of older residents in locations close to facilities, services and public transport.
- Facilitate development proposals that meet an identified need for social housing, retirement villages and aged care.

Objective 4

To encourage initiatives and investment that promote the City of Melton’s established residential areas as places to live and invest.

Strategies

- Continue to invest and improve public infrastructure, services and facilities that will contribute to the City of Melton's established areas being places where people want to live, work and invest.
- Advocate for appropriate locations for public infrastructure in consultation with relevant authorities and providers of public infrastructure.
- Advocate for improvement to the public transport network, including both rail and bus.

Objective 5

To retain the existing housing character in appropriate locations by managing existing residential precincts through housing policy.

Strategies

- Ensure development respects and is in accordance with the neighbourhood character of the area.
- Develop residential and urban design guidelines and incorporate relevant requirements into schedules to the residential zones.
- Ensure the township of Eynesbury is developed in accordance with the vision of the approved development plan and in a manner that reflects a unique urban character for the City of Melton.

Objective 6

To promote opportunities for site consolidation and support more intensive residential development close to activity centres and major public transport nodes.

Strategies

- Ensure development applications on Residential Growth Zone land make efficient use of the site.
- Encourage, where the zone permits, higher density residential development in activity centres.
- Ensure that appropriate consideration is given to the implications of increasing residential densities, in particular for development within the Residential Growth Zone, on the provision of community facilities, including schools, open space, recreation facilities, etc.

Objective 7

To encourage innovative housing design and development.

Strategies

- Facilitate innovative residential development where this contributes positively to the community.
- Ensure development proposals accord with relevant Council guidelines and policies.
- Encourage development that incorporates environmentally sustainable design principles.

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The strategies in relation to the planning and development of residential housing in the established areas will be implemented through the planning scheme by:

Policy Guidelines**Application of zones and overlays**

The methodology adopted for the application of the Neighbourhood Residential Zone (NRZ, Limited Change), General Residential Zone (GRZ, Incremental Change) and Residential Growth Zone (RGZ, Substantial Change) to the existing residential areas of the City of Melton is based on the following principles:

- Focus the use of the Residential Growth Zone to the Melton and Caroline Springs Activity Centres and Principal Public Transport Network (PPTN) transports nodes, based generally but not exclusively on a 400-metre radius walking distance.
- Align the boundary of the Residential Growth Zone to logical and defensible boundaries, i.e. major roads, open public reserves, modifications to land use and zoning, etc.
- Exclude the use of the Residential Growth Zone from use in areas surrounding smaller-scale neighbourhood commercial and/or car-dominated commercial centres with barriers to pedestrian accessibility.
- Apply the Neighbourhood Residential Zone to areas with a distinctive pattern of development and/or consistent character in the context of the City of Melton, i.e. larger lots (greater than 1,000m²), lower density-styled estates, or isolated locations (in terms of proximity to activity centres, public transport etc.).
- Introduce a Schedule to the Neighbourhood Residential Zone for land east of Coburns Road known as the “Kurunjang Ranches Estate” that reinforces the area’s existing character and subdivision pattern (i.e. minimum subdivision of 2,000m² if land is seweraged and 4,000m² if land is not seweraged).
- Apply the General Residential Zone to the balance of existing residentially zoned land not designed for either the Residential Growth Zone or the Neighbourhood Residential Zone.

Further Strategic Work

- Update the Municipal Strategic Statement with relevant information obtained through the analysis and research undertaken in the preparation of the *Housing Diversity Strategy May 2014*.
- In consultation with developers and operators, develop a planning framework for assessing applications for retirement villages or aged care facilities to ensure such facilities are appropriately located.
- In consultation with Department of Human Services, housing associations and community housing providers undertake a study of social and community housing requirements to assess the future need for social housing in the City of Melton.
- Update the existing structure plans for the High Street Town Centre (2007) and Woodgrove Structure Plan (2006) focusing on the opportunity for mixed use development (i.e. including residential within commercial areas).
- Prepare a Precinct Structure Plan for Melton South.
- Investigate the implications of increasing residential densities on the provision of community facilities, including schools, open space, recreation facilities, etc.

- Investigate the implications of increasing residential densities on the provision of engineering infrastructure including roads, drainage, power etc.
- Consider rezoning Eynesbury from the Mixed Use Zone which allows for a wide range of commercial activity to a more appropriate residential zone.
- Undertake a detailed neighbourhood character study and use this to inform the introduction of schedules to the residential zones.
- Develop built form and/or urban design guidelines as input to the Residential Growth Zone schedule and /or Development Plan Overlay for land bounded by Barries Road, Station Street, Henry Street and Palmerston Road in Melton.
- Develop a consolidated register of design principles to be used by Council staff and the development industry.

21.04-5 Reference Documents

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Melton Housing Diversity Strategy Background Report Analysis and Issues Assessment August 2013

Melton Housing Diversity Strategy May 2014