

# Housing Strategy

## Key Strategic Directions

*Four Strategic Directions have been prepared to articulate Yarra's preferred growth strategy and provide a strategic approach to where and how Council will guide future housing growth.*

### **Strategic Directions 1 (SD1): Actively Plan for Future Population Growth and Housing Needs**

SD1 will be implemented through the following strategies:

- SD 1.1** Monitor population and housing growth forecasts.
- SD 1.2** Ensure an adequate supply of residential land is available to accommodate future housing growth.
- SD 1.3** Monitor housing delivery trends and demographic changes.
- SD 1.4** Identify future investigation areas for long term residential potential including key boulevards and surplus employment land.

### **Strategic Direction 2 (SD2): Direct Housing Growth to Appropriate Locations**

SD2 will be implemented through the following strategies:

- SD2.1** Develop a hierarchy of housing change categories and apply them to all housing land in Yarra.
- SD2.2** Introduce the hierarchy as a Strategic Housing Framework in the Yarra Planning Scheme.
- SD2.3** Develop clear policy directions to guide and direct the appropriate level of change on all housing land in Yarra.

## Strategic Direction 3 (SD3): To Plan For More Housing Choice to Support Yarra's Diverse Community

SD3 will be implemented through the following strategies:

- SD 3.1** Promote the inclusion of more than 50% of dwellings in apartment developments to be accessible and adaptable housing and housing suitable for all life stages.
- SD 3.2** Encourage the development of aged care, student accommodation and key worker housing within and close to activity centres, health and education precincts.
- SD3.3** Introduce a requirement for a Housing Diversity Assessment for larger developments.
- SD3.4** Encourage more family-friendly design of communal open spaces in apartment developments.
- SD3.5** Support the retention of larger homes for families.
- SD3.6** Monitor trends on down-sizing among older persons.

## Strategic Direction 4 (SD4): Facilitate the Provision of More Affordable Rental Housing in Yarra

SD4 will be implemented by:

- SD4.1** Fostering effective partnerships between community housing providers and the property development industry to deliver more affordable rental housing;
- SD4.2** Introducing a requirement in the Yarra Planning Scheme for all future significant redevelopment rezonings to provide a minimum 5% affordable housing;
- SD4.3** Supporting shared equity models of development; and
- SD4.4** Advocating policy and legislative changes that enable Council to introduce inclusionary zoning or an alternative mechanism to secure affordable housing on strategic redevelopment sites.