



Brimbank
City Council



HOME AND HOUSED

The Brimbank Housing Strategy

August 2012

OVERVIEW

Our Vision

Our vision for housing in the City of Brimbank is:

- A place to live - accommodating growth by determining the location of new housing in Brimbank.
- A home for everybody - meeting the housing needs of different people in the Brimbank community.
- Liveable neighbourhoods - protecting Brimbank's existing suburbs and ensuring supporting infrastructure, including green open space, is provided.

The population of Brimbank is growing and housing needs are changing. The municipality adjoins the Melton and Wyndham growth areas - which together form the fastest growing region in Australia. As metropolitan Melbourne re-orientates to the west, the pressure for residential development in Brimbank will continue. The Brimbank Housing Strategy is about responding to this growth and putting in place a plan that will determine where new housing is best located so that the existing character of Brimbank's suburbs is protected.

The Brimbank Housing Strategy, '**Home and Housed**', is Council's ten year plan to manage future housing growth so that it best meets the needs of the community into the future. The Strategy will be reviewed in 2016.

The housing for the Brimbank community is part of a wider plan called 'The Brimbank Community Plan 2009-2030'. This plan supports the idea that for a strong local community, a choice of housing must be available to all people. The Brimbank Housing Strategy also fits into a wider land use plan for the whole of Brimbank, called the Municipal Strategic Statement.

The Brimbank Housing Strategy, '**Home and Housed**', has been developed by talking to the community, as well as conducting research and analysis since late 2010.

The main challenges the '**Home and Housed**' strategy seeks to address are:

- Population growth.
- An ageing population.
- Housing affordability, both for homes to buy and to rent.
- More choice in housing.
- Keeping the suburban character of Brimbank that residents enjoy.
- The provision of roads, drainage, sewerage, green open spaces, transport etc., sometimes referred to as 'infrastructure capacity', in conjunction with residential development.
- Development of local residential design guidelines to preserve local character.

WHAT YOU HAVE TOLD US

Council has undertaken community consultation throughout the development of Home and Housed. The consultation included telephone surveys, focus groups, written feedback and community conversations in each of the planning districts. The 'what you have told us' section includes quotes from residents throughout the consultation process. These quotes from residents are at the bottom of each page.

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INTRODUCTION

Housing has an important influence on people's lives and communities. As well as meeting a basic human need for shelter, it affects the quality of family life, and the way in which people connect to their community. The way housing is designed and located also influences the look and feel of neighbourhoods. It can have other positive influences too; a place with different styles and sizes of housing creates a community in which a wide variety of people can live. The location of housing influences people's access to services (such as healthcare or education) or facilities (such as sports centres or parks) and their ability to travel to work or school. It can also influence travel options, such as whether people have to use their cars to travel to and from their home, or can use alternative forms of transport. The location and style of housing also affects people's ability to feel that they 'belong' to their community.

What is a housing strategy?

A housing strategy is a document to guide the location, type and form of housing within a municipality. It addresses how to cater to a growing population with changing housing needs while ensuring more affordable, accessible and adaptable housing is available in the future.

State Planning Policy requires Council's to:

- Increase and ensure an adequate supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land
- Locate new housing in or close to activity centres and employment corridors and encourage higher density in these areas
- Locate new housing at strategic redevelopment sites that offer good access to services and transport
- Facilitate more affordable housing closer to jobs, transport and services
- Ensure an adequate supply of redevelopment opportunities within an established urban area

Council has prepared this housing strategy to meet these requirements.

WHAT ARE OUR COMMITMENTS TO PLANNING FOR HOUSING?

Change and population growth is inevitable; Council cannot limit the population growth, however planning controls can be used to encourage housing in specific areas and protect other residential neighbourhoods where the existing suburban character is valued.

Council is supporting higher density housing in nominated Substantial Change Areas that only cover around 7 per cent of all residential land in Brimbank. Of the remaining areas, some new housing will be allowed in Incremental Change Areas (around 30 per cent of all residential land) and new protection will be introduced in Limited Change Areas (around 63 per cent of all residential land) to protect existing suburban character and restrict new development.

If planned and managed well, new housing in the Substantial Change Areas can be a way to achieve urban improvement and the revitalisation of town centres such as Sunshine and St Albans.

The character and amenity of many existing residential areas outside of Brimbank's town centres is likely to experience only incremental and limited change over time. New planning controls will help to support this change. For example, Limited Change Areas will be required to have more land allocated per house, reducing the ability to build multiple units and therefore protect the residential character that our community values.



The Brimbank Housing Strategy covers:

1. A Place to Live

This section covers how land will be used for housing, and looks at:

CONNECTEDNESS

Access to services and facilities.

INFILL DEVELOPMENT

Opportunities to re-develop certain sites or areas on land that is vacant or previously used for other purposes.

LAND SUITABILITY

Environmental and other issues that influence the use of land for housing.

RESIDENTIAL DENSITY

The number of people or households residing in a particular area.

STRATEGIC REDEVELOPMENT SITES

Housing opportunities on sites that are vacant or previously used for other purposes, that because of their size, provide an opportunity for an increased number of dwellings.

2. A Home for Everybody

This section deals with the housing needs of the community and looks at:

HOUSING CHOICE

The need for different types of housing, including affordable, adaptable and accessible housing.

PROTECTING DIVERSITY

Ensuring people of all ages and backgrounds have somewhere appropriate to live.

HOUSING AFFORDABILITY

Ensuring that housing expenses do not use up an unreasonable amount of people's incomes.

3. A Liveable Neighbourhood

This section focuses on the design of housing and how it fits into the neighbourhood. It looks at:

INFRASTRUCTURE AND SERVICES

The roads, railways, sewerage, schools or hospitals required to service housing.

HOUSING AND OPEN SPACE

Ensuring adequate public and private open space is provided.

NEIGHBOURHOOD CHARACTER

Preserving the heritage, landscape and 'good things' about the area.

QUALITY DESIGN

Creating buildings that look appealing and function well.

PARKING AND TRAFFIC MANAGEMENT

Supporting car use, where necessary, while avoiding traffic and parking problems.

ENVIRONMENTALLY SUSTAINABLE DESIGN

Creating development that respects the natural environment and reduced energy wastage and pollution.

Community Consultation

Consultation and community engagement has been conducted with the Brimbank community since 2011 to develop the draft housing strategy. The consultation program has been a three-stage approach:

Stage 1

The purpose of Stage 1 was to explore housing issues most relevant to the Brimbank community. This included gauging attitudes about residential intensification in and around town centres, given the directions set by State Government policies in metropolitan planning.

A stratified survey of four hundred (400) residents was undertaken, the group took part a ten-minute phone survey. In addition, four resident focus groups and one stakeholder workshop were undertaken. In addition, a survey of recent objectors to multi-unit development applications in Brimbank was completed.

Stage 2

The focus of Stage 2 was community engagement through 'Community Café Conversation' sessions in Sunshine, St Albans and Sydenham, as well as staffed displays in Keilor and Deer Park. The sessions took an informal format with a poster display about the housing strategy, written material with background information, brief verbal presentations and group discussions, and opportunities for written feedback. The sessions were supported with a range of media and written communication including, social media, FAQ sheets. Invitations were mailed out to over 6,000 households in Sunshine, St Albans and Sydenham.

Stage 3

Stage 3 involved the release for consultation, a draft housing strategy over a period of 6 weeks. This stage included workshops in St Albans, Sunshine and Sydenham and staffed displays in Keilor and Deer Park. The workshops featured a presentation by Council Officers and opportunities for community members to have input to the housing strategy.

The sessions were supported with a range of media including advertising in local newspapers, content on Council's website, frequently asked question sheets, which were customised for each planning district.

Stage 4

Stage 4 involved the release for consultation, a final draft housing strategy for a period of 7 weeks. This stage included information session in St Albans, Sunshine, Sydenham, Keilor and Deer Park. The sessions focused on the proposed 'Housing Policy Areas' and what they might mean to people's local areas.

The sessions were supported by a range of media including advertising in local newspapers, content on Council's website and customer service centres. People on the mailing list were also updated. Council received nine feedback sheets, two written submissions and four pro forma submissions.

What you have told us

There are four consistent themes that community has told us throughout the consultation period.

1. Open space

Private open space, particularly for families, was highlighted as an important issue in many submissions. The draft strategy focussed on medium and higher density housing in targeted locations, generally in proximity to town centres and train stations in the 'investigation areas'. Many residents said that if residential development is going to take place then an adequate amount of quality public open space should also be provided.

For medium-density sites, the statutory provisions of ResCode (a State Government policy) requires minimum standards of private open space. Residents indicated that the inclusion of open space and landscaping is an important aesthetic in medium and higher density development. In finalising the strategy, specific policy provisions and design guidelines have been considered for private open space and landscaping in higher density development.

2. Public transport and housing

Generally, residents believed that locating new homes near public transport is effective and sensible. However, there are still concerns regarding whether people will use public transport and the level of congestion if car use remains dominant. In finalising the strategy, car parking provisions and initiatives around green travel plans, and the development of local traffic management plans has been considered.

3. Local traffic congestion

Many residents raised the issue of increased population in established areas being linked to concern about increased traffic congestion. This was often based on existing traffic levels.

The housing strategy seeks to support new housing around areas which are well serviced by public transport, providing the opportunity for convenient access to alternatives to the car. In finalising the strategy, a more direct link between the identification of significant change areas to Council's program of local area traffic management plans has been considered.

4. Community infrastructure

Many residents said that additional housing may be suitable in some locations provided that adequate community infrastructure was provided. Community infrastructure includes a variety of physical and social facilities that support residents needs, including health, education and recreation.

Generally, residents believed developers should contribute to improving the community infrastructure as part of the planning approvals process.



Regional Rail Link

As part of the construction of the Regional Rail Link through Sunshine, two grade separations will be built on Anderson Road at the Sydenham/Bendigo line and Melton/ Ballarat line. These works will require the closure of King Edward Avenue at Anderson Road.

This closure will affect access and traffic movements in the Albion area. In response to these changes, the potential for housing development and the special character and heritage of the area, it is proposed to prepare a neighbourhood plan for Albion.

The Albion Neighbourhood Plan will respond to the pressures of future housing development on the heritage, character and liveability of Albion. Specifically the plan will provide guidelines for built form, set out measures for public realm improvements, accessibility and traffic management and community infrastructure.



“ALBION IS A QUIET RESIDENTIAL AREA, WITH THE CLOSURE OF KING EDWARD AVENUE IT WILL MAKE IT EXTREMELY HARD FOR RESIDENTS TO ACCESS”. (ALBION RESIDENT)



The housing strategy process



Figure 1: The housing strategy process

1. A PLACE TO LIVE

ALTHOUGH THINLY SPREAD DEVELOPMENT ALLOWS MANY LANDOWNERS TO CREATE NEW HOUSING WITHOUT TOO MUCH IMPACT, IT CAN ALSO MEAN THAT HOUSING ENDS UP BEING LOCATED FAR FROM PUBLIC TRANSPORT AND AMENITIES AND THAT NEIGHBOURHOOD CHARACTER IS ERODED.

Connectedness

At the moment, the development of new residential development, particularly multi-unit housing, is thinly spread across the Brimbank municipality, with most new homes tending to be one and two-storey units or townhouses. Thinly spread development can result in housing being located far away from public transport, community services and jobs. It can be worrying for residents since it doesn't provide any certainty as to where new housing will be constructed. It can also be a concern for developers who prefer certainty regarding suitable locations to invest.

Good public transport influences new housing, because it provides access to social activities and job opportunities. The nearer new housing can be located to good public transport networks (generally passenger train stations or Smart Bus services) the better.

HOW WILL BRIMBANK COUNCIL ENCOURAGE CONNECTEDNESS?

- ✓ Promote new housing in and around town centres that have good access to services, facilities, and transport.
- ✓ Make changes to the Brimbank Planning Scheme to implement the housing policy areas for limited, incremental and substantial change.
- ✓ Increase the number of new homes located near train stations and other key transport hubs, sometimes through the use of infill development.
- ✓ Further investigate areas of Brimbank which contain single dwelling covenants in areas with good access to services, facilities and transport.
- ✓ Consider whether a program for consultation with beneficiaries about the removal of covenants would be worthwhile.



One aim of the housing strategy is to allow more people the choice to live in areas near to public transport and community hubs. A community hub is made up of a number of community facilities such as library, school, healthcare centre, youth club and transport, as well as being near shops. Examples of community hubs are the Cairnlea Town Centre, Brimbank Central Shopping Centre, Sunshine Town Centre and the Lennon Parkway community use precinct in Derrimut.

Infill development

Brimbank is changing from a growth area on the edge of metropolitan Melbourne to a middle-suburban municipality. The way in which development happens will change, from creating new estate developments to building 'infill development'. Infill development is residential development, usually on a small scale, that takes place on land within existing residential areas. Infill development is likely to affect more residents than new estate development has done.

Land suitability

Council believes only land that is suitable for development should be built on. Housing should not be located too near to industrial sites or major transport installations such as airports or busy roads. It should be located in areas that will not create problems for the natural environment or for the heritage character of the locality.

HOW WILL COUNCIL MANAGE LAND SUITABILITY?

- ✗ Avoid home building under airport flight paths linking to Melbourne Airport.
- ✗ Limit new home development in areas close to industrial land.
- ✗ Discourage development in areas of environmental significance.
- ✗ Allow new housing in heritage areas only if it does not spoil the heritage significance



"IF YOU'RE GOING TO BUILD HIGHER DENSITY LIVING, BUILD THEM AROUND BUILDING PRECINCTS (LIKE WATERGARDENS SHOPPING CENTRE) IT WON'T LOOK OUT OF PLACE, AND IT PROVIDES THAT OPTION FOR PEOPLE TO GET PUBLIC TRANSPORT SO WE'RE NOT SO DEPENDENT ON A CAR." (SYDENHAM RESIDENT)

HOW WILL COUNCIL ENCOURAGE THE RIGHT BALANCE IN HOUSING DENSITY?

- ✓ Prefer higher density housing in town centres and on redevelopment sites so that there is the right number of homes in areas with good access to services and facilities.
- ✓ Provide for higher density housing in town centres that currently lack it, to create more choice.
- ✓ Provide for medium density residential development in areas around town centres.
- ✓ Promote lower density housing in suburban areas that do not have easy access to services and facilities, especially public transport.
- ✓ Put in place zones as part of the planning scheme to indicate preferred and non-preferred areas for new residential developments.
- ✓ Develop design guidelines for the areas where denser development will take place.

Residential density – finding the right balance

Higher density does not mean high rise development; it means a greater density than that which currently exists.

It is also relative to the size of the land. For example a four storey building with open space on a large lot could be medium density, whereas a row of townhouses on a small lot could be high density.

Increasing residential density could bring new life to some town centres in Brimbank. However many Brimbank residents value their suburban large blocks and current way of life, which should be protected. A balance needs to be reached between achieving this and providing housing for the new residents or Brimbank residents who have different housing needs due to aging, family or lifestyle.

The right density in one neighbourhood may not be right for another, however to ensure the right housing future for existing and future Brimbank residents, some areas will need to support medium and higher density development, while others will be able to remain low density.

Strategic redevelopment sites

Old industrial sites, surplus government land holdings, disused road and rail reserves and under-utilised commercial sites in Brimbank may be ideal for new residential development.

To ensure these sites are redeveloped in a suitable way and that best use is made of the available land, it will be appropriate to require a development plan to be prepared for each site. A development plan sets out how development will take place, the type and location of new housing and provision of infrastructure, including green open space.

HOW WILL COUNCIL MAKE THE BEST USE OF STRATEGIC REDEVELOPMENT SITES?

- ✓ Ensure residential development proposals provide a choice of housing.
- ✓ Require redevelopment plans to ensure the potential of strategic sites is properly understood and that environmental, infrastructure and other development planning requirements are considered.
- ✓ Change planning provisions (where appropriate) to allow disused industrial and other sites to be used for building homes.
- ✓ Ensure environmental audits and other investigations are completed to ensure land is suitable for residential use.

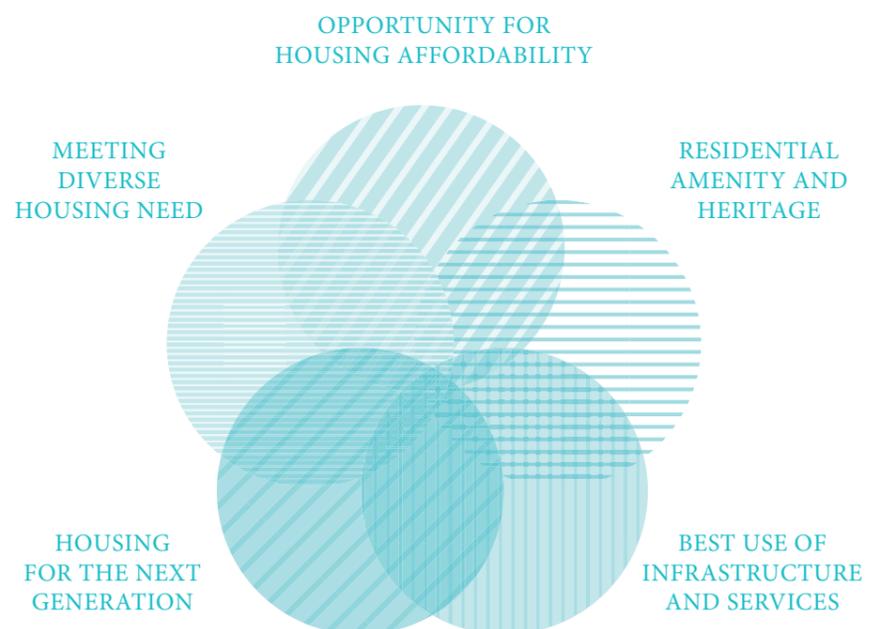


Figure 2: The balance to be achieved when determining a denser Brimbank

Brimbank Housing Issues and Direction for Planning Districts

PLANNING DISTRICT	POPULATION ISSUES	CURRENT HOUSING	HOUSING ISSUES	HOW WILL COUNCIL MANAGE THIS ISSUE?
<p>SUNSHINE</p> <p>Includes: Sunshine, North Sunshine, Albion, West Sunshine etc</p>	<ul style="list-style-type: none"> • Significant population growth. • Ageing population. 	<ul style="list-style-type: none"> • Thinly spread housing, mainly one or two storey units or houses. • Sparse housing in and around town centre. 	<ul style="list-style-type: none"> • Need for more variety and choice of housing. 	<ul style="list-style-type: none"> • Manage the significant change to the housing offered in Sunshine. • Focus on higher density housing in and around Sunshine town centre. • Focus on medium density housing around the edge of Sunshine town centre, including Albion, Ardeer, North Sunshine and West Sunshine. • Prepare a neighbourhood plan for the Albion area addressing built form, accessibility, traffic management, and community infrastructure. • Protect remaining residential suburbs and neighbourhood
<p>DEER PARK</p> <p>Includes: Albanvale, Cairnlea, Deer Park, Derrimut</p>	<ul style="list-style-type: none"> • Moderate population growth. 	<ul style="list-style-type: none"> • Thinly spread housing, mainly one or two storey units or houses. • Housing already established in Deer Park. 	<ul style="list-style-type: none"> • Need for more variety and choice of housing. 	<ul style="list-style-type: none"> • Manage the moderate change to the housing offered in Deer Park. • Focus on higher density housing in and around Deer Park town centre and Deer Park railway station. • Focus on medium density housing around the edge of Deer Park Town Centre, Brimbank Central, Cairnlea Town Centre and Lennon Parkway Community Hub. • Protect remaining residential suburbs and neighbourhood character. • Ensure adequate physical and social infrastructure, including green open space.
<p>ST ALBANS</p> <p>Includes: St Albans, Kings Park and Kealba</p>	<ul style="list-style-type: none"> • Moderate population growth. 	<ul style="list-style-type: none"> • Thinly spread housing, mainly one or two storey units or houses in most suburbs. 	<ul style="list-style-type: none"> • Need for more variety and choice of housing. 	<ul style="list-style-type: none"> • Manage the significant change to the housing offered in St Albans. • Focus on higher density housing in and around St Albans town centre. • Focus on medium density housing around the edge of St Albans town centre, Ginifer station and Keilor Plains station. • Protect remaining residential suburbs and neighbourhood character. • Ensure adequate physical and social infrastructure, including green open space.
<p>SYDENHAM</p> <p>Includes: Calder Park, Delahey, Keilor Downs, Keilor North, Sydenham, parts of Hillside, Keilor Lodge and Taylors Lakes</p>	<ul style="list-style-type: none"> • Moderate population growth. 	<ul style="list-style-type: none"> • Thinly spread housing, mainly one or two storey units or houses. • A number of aged care facilities and new apartments are located in Sydenham. 	<ul style="list-style-type: none"> • Need for more variety and choice of housing. 	<ul style="list-style-type: none"> • Manage the moderate change to the housing offered in Sydenham. • Focus on higher density housing in and around Watergardens town centre and areas north of Keilor Downs shopping centre. • Focus on medium density housing around the edge of Watergardens town centre and areas north of Keilor Downs shopping centre. • Protect remaining residential suburbs and neighbourhood character. • Ensure adequate physical and social infrastructure, including green open space.
<p>KEILOR</p> <p>Includes: Keilor, Keilor Park, parts of Keilor East, Tullamarine, Keilor Lodge and Taylors Lakes</p>	<ul style="list-style-type: none"> • Little population growth. • Ageing population. 	<ul style="list-style-type: none"> • A small amount of thinly spread housing, mainly one or two storey units or houses. 	<ul style="list-style-type: none"> • Need for housing that enables the elderly to continue living at home rather than moving into care. 	<ul style="list-style-type: none"> • Manage the limited change to the housing in Keilor. • Focus medium density housing in and around Keilor village. • Retain low density outside Keilor Village. • Protect remaining residential suburbs and neighbourhood character. • Ensure adequate physical and social infrastructure, including green open space.

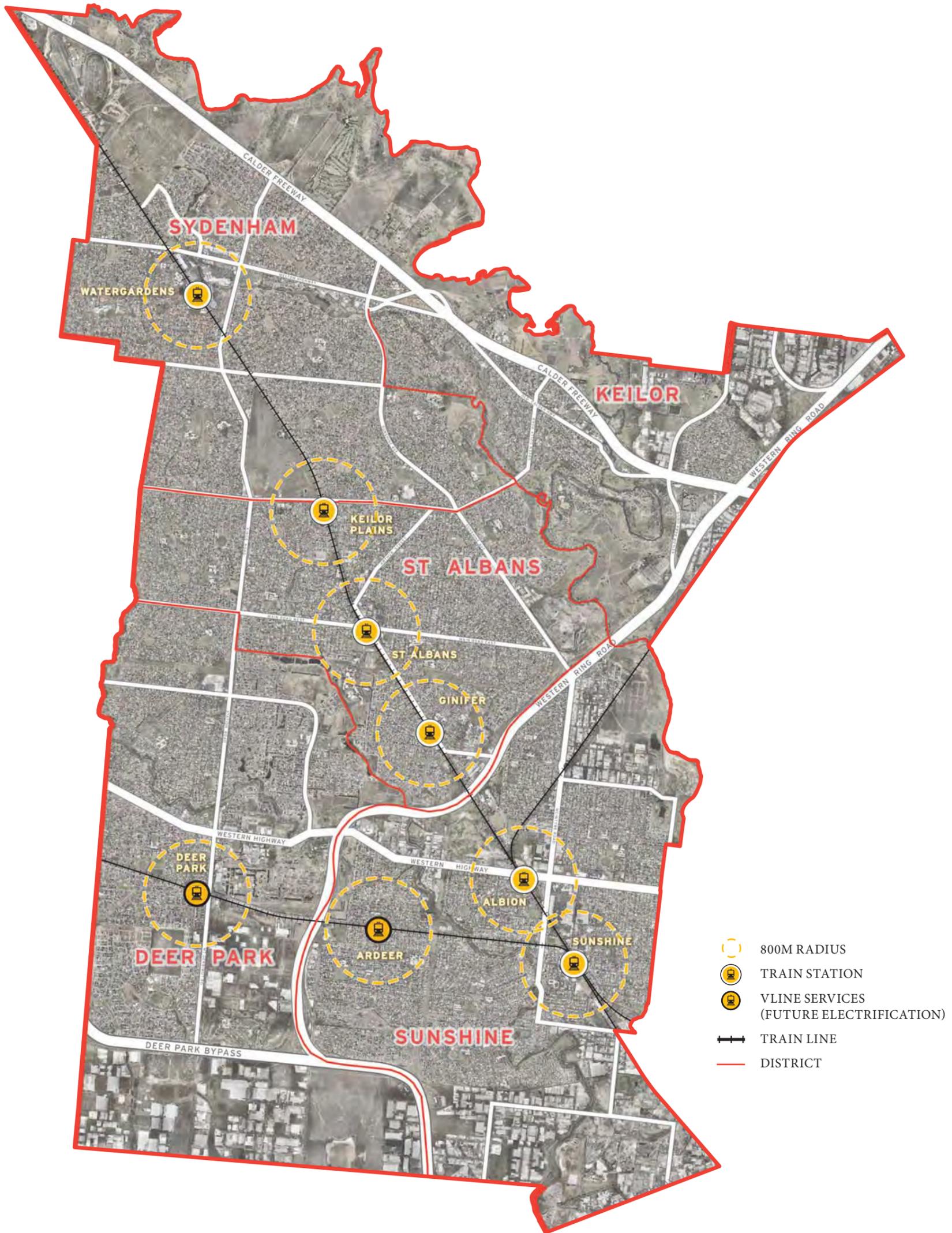


Figure 3: Aerial photo of Brimbank municipality showing train stations and major roads within Brimbank's Planning Districts



2. A HOME FOR EVERYBODY



THE BRIMBANK COMMUNITY IS A DIVERSE MULTICULTURAL COMMUNITY. IN SOME AREAS RESIDENTS' INCOME IS FAIRLY LOW. WHILE BRIMBANK HAS HISTORICALLY BEEN AN AFFORDABLE PLACE TO RENT OR BUY, HOUSING IN BRIMBANK IS BECOMING MORE EXPENSIVE.

Housing choice

The existing housing in Brimbank is quite similar, with more than three out of every four homes consisting of separate (detached) dwellings. Only 16.1 per cent of housing stock is 'medium density' housing such as flats, units or apartments. The 2006 census shows that public housing makes up only 2.2 per cent of total housing in Brimbank, compared to the western region of average of 3.2 per cent, indicating that Brimbank needs greater affordable housing options.

Brimbank has a high level of home ownership, with almost three out of every four residents owning, or in the process of buying their own home. However, many home occupants experience 'housing stress'. In other words they spend more than a third of their income on housing, leaving little extra money.

Some houses in Brimbank are in poor condition. For residents with limited finances, repairs and maintenance can be difficult. Minor faults left alone can lead to greater problems and affect the living conditions of residents. For example, a leaking roof can later weaken the building structure.

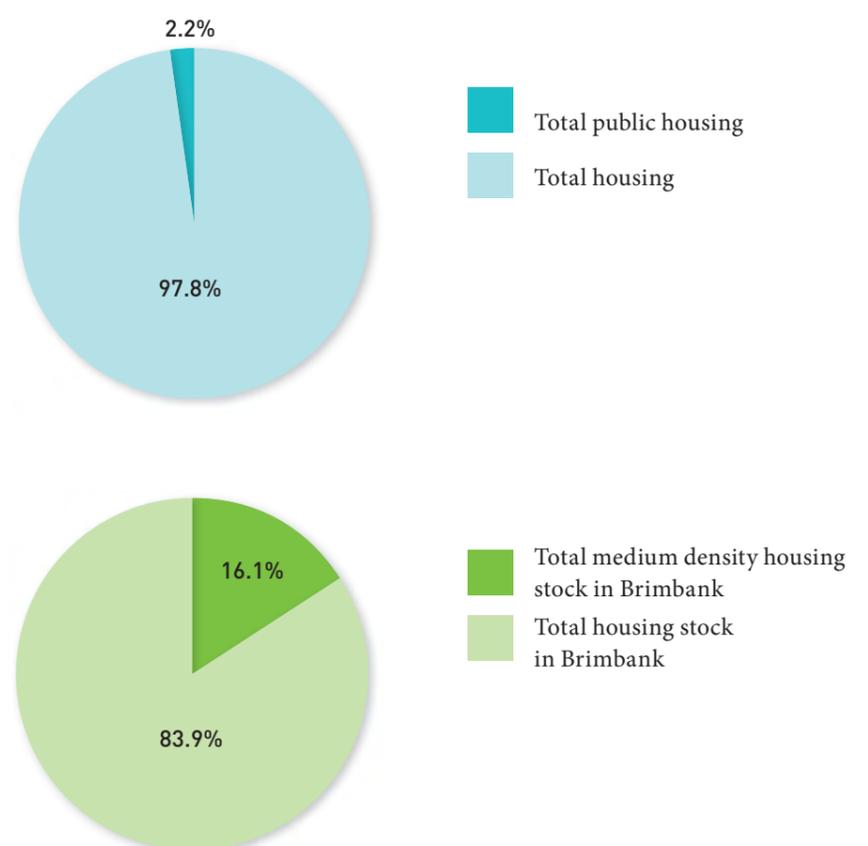


Figure 4: 2006 Census - Brimbank public housing and medium density housing stock.

Adaptable housing

Providing adaptable housing creates the opportunity for people of all abilities and ages to live and stay in their home and the local community as their needs change over time.

Adaptable housing:

- Is good design for everyone.
- Is usually possible at relatively little extra cost.
- Provides safer houses.
- Supports existing community and family networks.
- Can be used by people with any level of ability.

Design that supports adaptable housing includes:

- Ensuring one room that can be used as a bedroom and one full bathroom are located downstairs in new multi-level homes.
- Constructing the dwelling in a way to enable walls to be moved (e.g. walls without structural load bearing properties) to alter the layout to suit the changing needs of a household over time.



FAST FACTS

IN THE 2006 CENSUS, OVER 40 PER CENT OF BRIMBANK'S POPULATION RECEIVES EITHER A HEALTH CARE CARD OR PENSION CARD.

ACCESSIBLE HOUSING

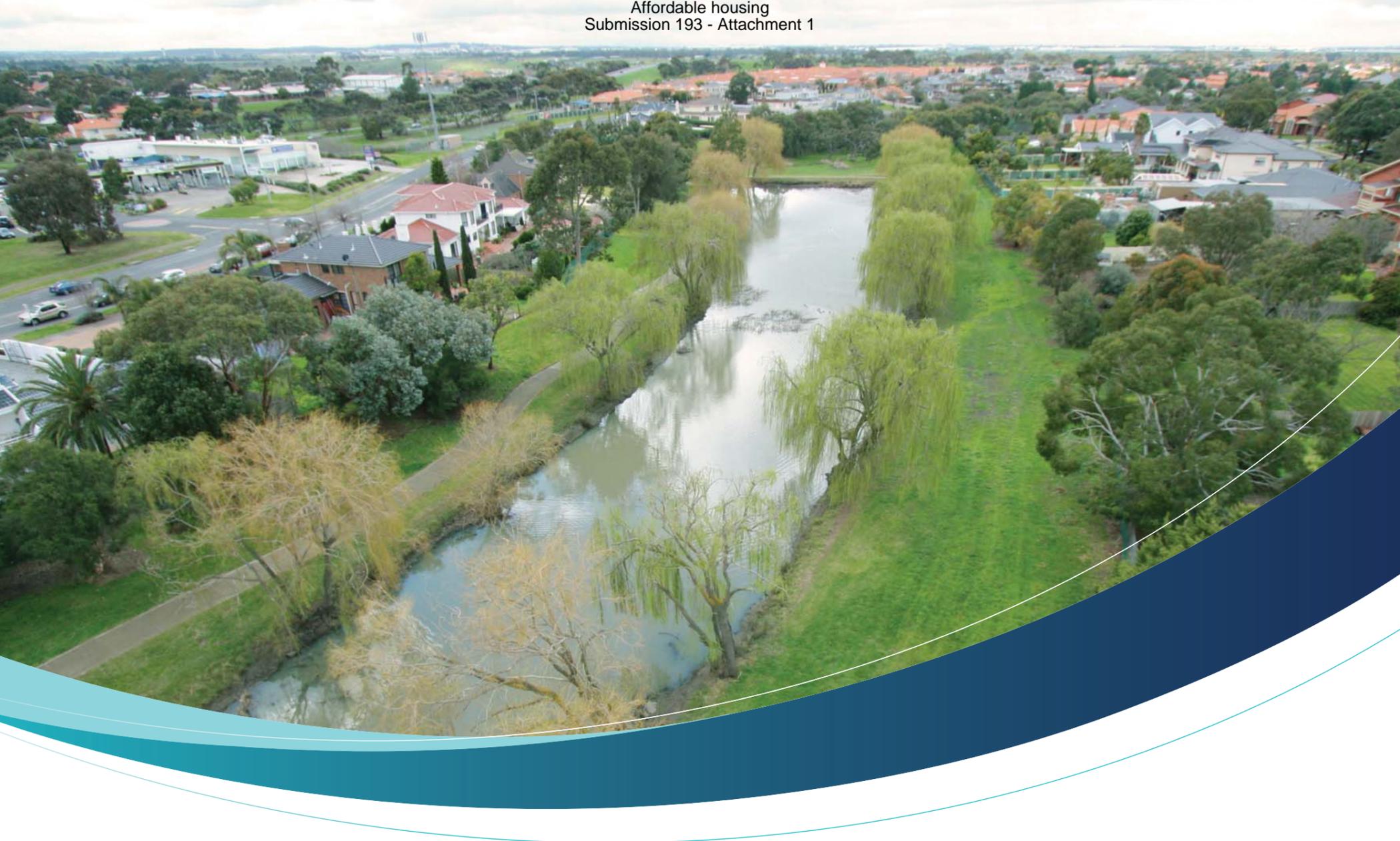
Housing that allows full access and use by all occupants and visitors, including those who need to use a wheelchair, or who have acquired brain injury, balance problems, reduced limb functioning or temporary immobility due to accidents and illness, as well as parents or carers with young children.

HOW WILL COUNCIL SUPPORT ADAPTABLE HOUSING?

- ✓ Encourage new development to use adaptable design.
- ✓ Advocate to the Australian Building Code Board to incorporate into the Building Code of Australia a requirement that a percentage of all multi-unit development is adaptable housing.
- ✓ Advocate to the State Government about creating a regulatory framework for adaptable housing.



*"YOU PAY THE SAME AMOUNT FOR SMALLER LAND.
IT MAKES IT HARDER FOR US LOWER CLASS TO BUY THE KIND OF HOUSE WE WANT."
(DEER PARK RESIDENT)*



Social housing

Social housing includes indigenous, public and community housing.

- Indigenous housing is housing provided for Aboriginal and Torres Strait Islander people. It is usually provided by the Commonwealth and Victorian Governments, as well as indigenous housing organisations (such as Aboriginal Housing Victoria).
- Public housing is housing provided by the government for individuals and families on low incomes. It is usually fully funded and provided for the most vulnerable in the community, especially those who have recently been homeless or need specialised support.
- Community housing is housing delivered through a partnership between State Government and registered housing associations or housing providers. It is usually provided to individuals and families on low to moderate incomes.

HOW WILL COUNCIL SUPPORT SOCIAL HOUSING?

- ✓ Ensure the existing social housing is safeguarded while also encouraging further provision.
- ✓ Talk to the Office of Housing about the maintenance or replacement of residential buildings in poor condition.
- ✓ Facilitate the provision of indigenous, public and community housing.



“I HEARD THE WAIT IS EIGHT YEARS (FOR A COMMUNITY HOUSING HOUSE) SO WE NEED MORE OF IT, REGARDLESS OF WHO THE PEOPLE ARE, THEY’VE GOT A RIGHT TO LIVE SOMEWHERE. LOW INCOME DOESN’T MEAN CRIMINAL.”
(SUNSHINE RESIDENT)

Protecting diversity

If the Brimbank community wants to ensure a vibrant and sustainable future, then housing options for residents from all age groups and backgrounds will need to be offered.

In the future the size of the average household is expected to drop, with more people living alone.

Also, there are a number of groups in the community who have special housing needs:

- Older people.
- Younger people (including students).
- People with a disability.
- Women, families and children (including those escaping family violence).
- Indigenous people.
- New settlers (refugee and migrant background).
- People experiencing homelessness or inadequate housing.

Housing affordability

With housing prices across most suburbs in Brimbank increasing faster than incomes, housing is expected to be less affordable in the future.

There are a number of benefits in creating affordable housing, including:

- Meeting the needs of the growing number of smaller households with low incomes.
- Ensuring that all communities' housing costs are affordable enough to allow them to pay for education, transport, healthcare and other of life's essentials.
- Contributing to the development of a vibrant community by enabling people at all stages of life and on different incomes to be residents.
- Reducing homelessness within the community.

Affordable living

Housing affordability is not just about purchase price of a dwelling but also about the cost of living. The utility costs in running a household (heating, cooling, electricity, gas and water) can be influenced by the structure and environmental performance of a building. The location of housing also influences living costs, in areas with limited public transport residents have little choice but to spend money on using their own cars.

FAST FACTS

HOUSING PRICES ACROSS MOST SUBURBS WITHIN BRIMBANK ARE INCREASING FASTER THAN INCOMES.

HOW WILL COUNCIL CREATE MORE CHOICE OF HOUSING OVERALL?

- ✓ Increase the choice of housing, in terms of style of home, size and number of bedrooms.
- ✓ Encourage social housing to be part of a mix, along with private housing, in new residential development so there is a diversity of people living in Brimbank.
- ✓ Encourage more specially designed housing to meet the needs of people such as young people, older people or people with a disability.
- ✓ Use affordable, accessible and adaptable housing design when developing new housing.
- ✓ Look at how to help lower income residents undertake essential repairs and maintenance.

HOW WILL COUNCIL IMPROVE HOUSING AFFORDABILITY?

- ✓ Encourage developers to create housing at different price points.
- ✓ Investigate areas that have a high need for affordable and crisis housing.
- ✓ Promote higher density housing in town centres can provide cost effective housing.
- ✓ Encourage developers of major residential sites to include a proportion of affordable housing options, including through partnerships with community housing associations.
- ✓ Develop partnerships with State Government, housing support agencies and community groups to facilitate the development of more community housing and crisis accommodation in Brimbank.

3. A LIVEABLE NEIGHBOURHOOD



INFRASTRUCTURE, SERVICES AND GREEN OPEN SPACE, NEIGHBOURHOOD CHARACTER, CONVENIENCE, ARCHITECTURAL MERIT AND THE ENVIRONMENT ARE IMPORTANT IN CREATING LIVEABLE NEIGHBOURHOODS.

Infrastructure and services

The housing strategy sets out actions to ensure infrastructure such as roads, parking and green open spaces is adequate to support the building of new homes and future population growth.

Housing and open space

The provision of private and community open space is an important part of housing development. It is important for new medium and higher density development to provide private open space and/or be encouraged in locations which are in easy walking distance to public open space for residents to enjoy.

HOW WILL COUNCIL SUPPORT INFRASTRUCTURE AND SERVICES?

- ✓ Measure the value of key infrastructure including green open space, car parking and roads in relation to housing development.
- ✓ Ensure that new housing supports the maintenance and upgrading of local infrastructure, including the use of development contributions.
- ✓ Talk to the relevant authorities to plan and coordinate physical infrastructure such as telecommunications, power and water with housing development for the future.



“THE GOVERNMENT ARE PUSHING HIGH DENSITY AROUND TRAIN STATIONS OR WHATEVER, BUT THEY NEVER WANT TO IMPROVE INFRASTRUCTURE... THEY DON'T WANT TO SPEND MONEY ON IT.” (DEER PARK RESIDENT)

Neighbourhood character

There are areas within Brimbank where housing developments are changing the character of the streets by replacing modest dwellings with large modern style dwellings or multi-unit developments. These new dwellings don't always fit well into the surrounding neighbourhood.

Quality design

Well-designed places are welcoming and encourage interaction between members of the community in a safe and interesting environment. Good urban design is promoted in Brimbank, both in private developments and the public realm. For housing, developers are encouraged to design contemporary, ecologically sustainable, visually appealing and safe homes that fit well into their surroundings. Street frontage, landscaping, building separation, and design of car parking are all important.

Car parking and local traffic management

In terms of medium density development, State planning standards require one car space for a two bedroom dwelling and two cars spaces for dwellings with three or more bedrooms. These can be reduced if Council believes the standard rate is not needed, however they can not be increased.

HOW WILL COUNCIL SUPPORT NEIGHBOURHOOD CHARACTER?

- ✓ Protect existing neighbourhoods from development that might spoil the way streets look.
- ✓ Ensure new housing respects neighbourhood character and heritage values using planning scheme provisions.
- ✓ Identify areas undergoing change or where a 'preferred' character will be encouraged.
- ✓ Keep existing canopy trees, and support planting new canopy

HOW WILL COUNCIL SUPPORT QUALITY DESIGN?

- ✓ Encourage design that respects the existing or preferred neighbourhood character using planning scheme provisions.
- ✓ Investigate how housing design might respond to different cultural and religious preferences.
- ✓ Develop design guidelines to specify circumstances where double-storey unit development will be appropriate.

FAST FACTS

A STUDY OF OBJECTIONS TO BRIMBANK MULTI-UNIT DEVELOPMENT APPLICATIONS FOUND THAT THE MOST COMMON REASON RESIDENTS OBJECTED WAS DUE TO INCREASED TRAFFIC AND CONGESTION AND IMPACT ON STREET CAR PARKING.

HOW WILL COUNCIL ENCOURAGE THE RIGHT LEVEL OF CAR PARKING AND LOCAL TRAFFIC MANAGEMENT?

- ✓ Ensure car parking is provided to match car ownership of residents, the capacity of the local street network and the availability of public transport.
- ✓ Allow less car parking for new homes in places where alternative transport will be available.
- ✓ Encourage green travel plans for higher density residential developments.
- ✓ Encourage the inclusion of car parking as part of building design, including underground, but recognise that the basalt geology of Brimbank may limit options in some locations.
- ✓ Coordinate local area traffic management plans with areas where more homes are planned.

Environmentally sustainable development

Housing impacts the environment due to the embodied energy in building materials, the space taken up by housing, the waste households produce and the energy used. Dwelling construction using environmentally sustainable design is better for the environment and is also linked to health benefits such as improved indoor air quality.

HOW WILL COUNCIL ENCOURAGE ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT?

- ✓ Introduce a sustainable assessment process as part of the planning permit framework.
- ✓ Identify educational activities that will encourage residents to make their homes more sustainable.
- ✓ Advocate to the Australian Building Code Board about including the 6 Star Green Star Certified Rating into the Building Code of Australia for new houses.





IMPLEMENTATION

BRIMBANK OVERALL

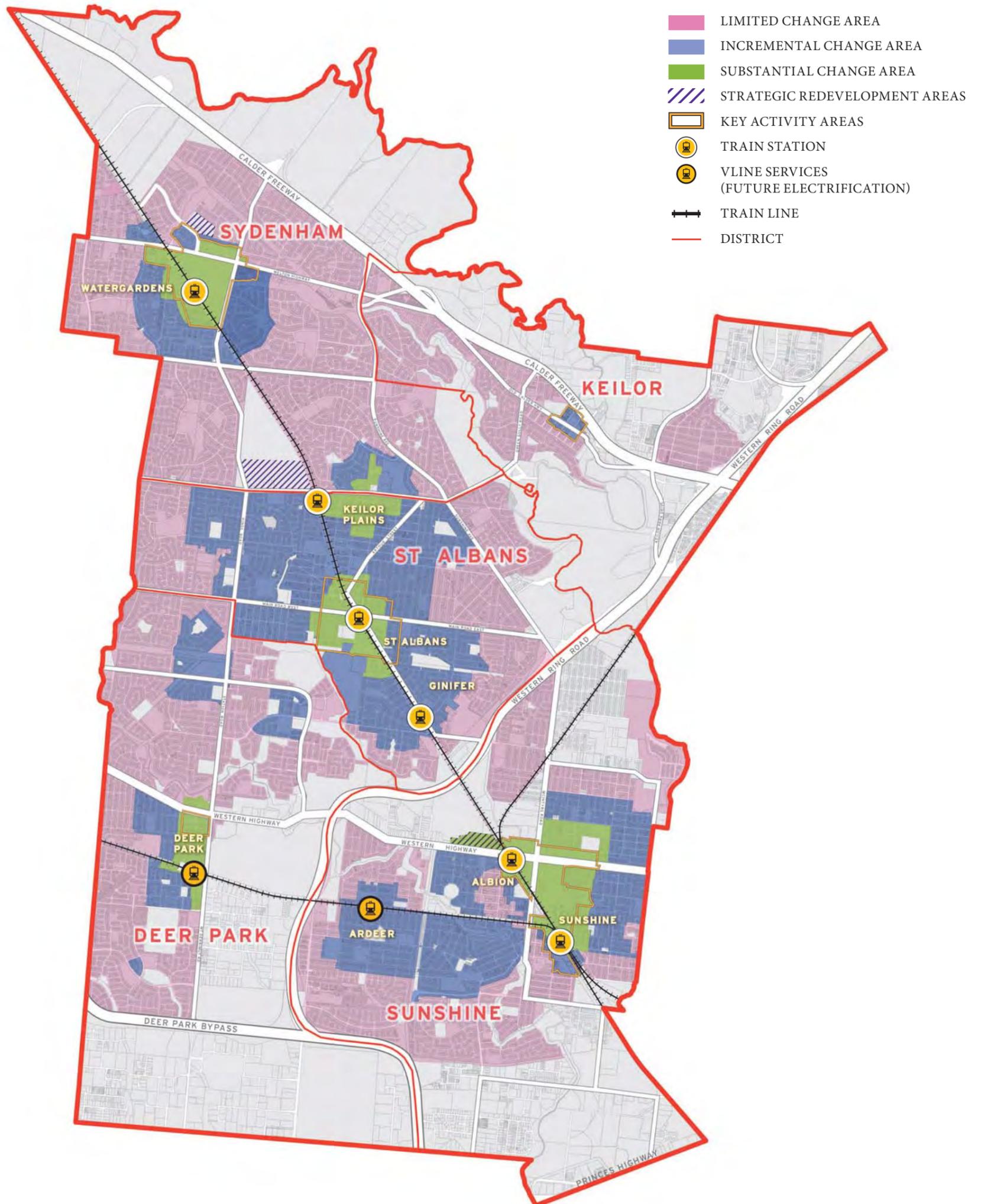
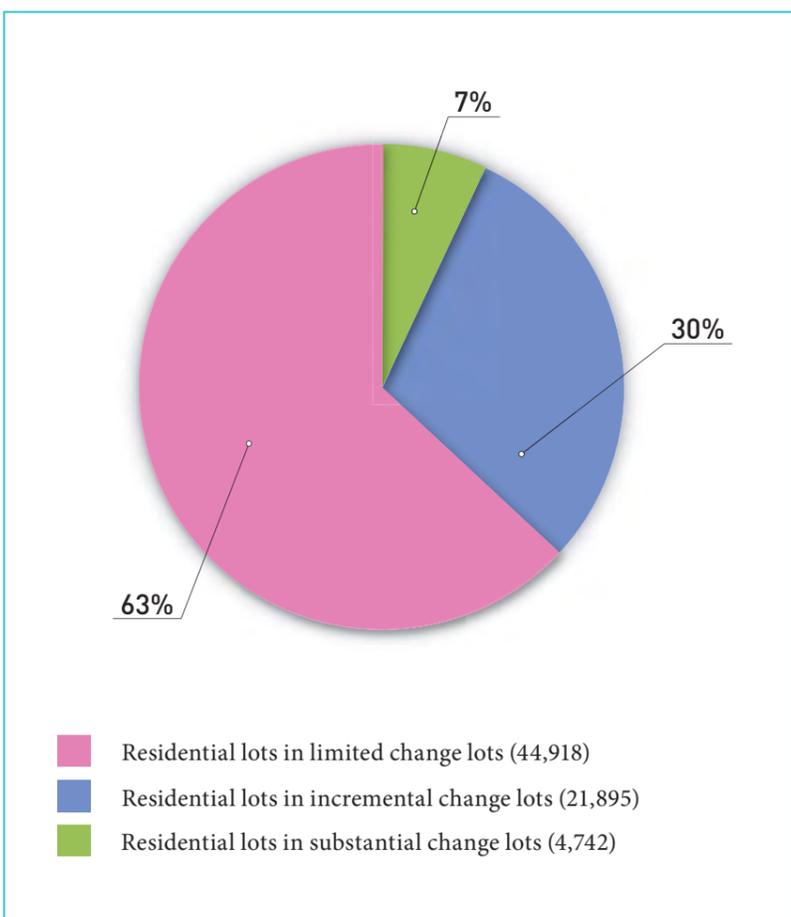


Figure 5: Housing Policy Areas

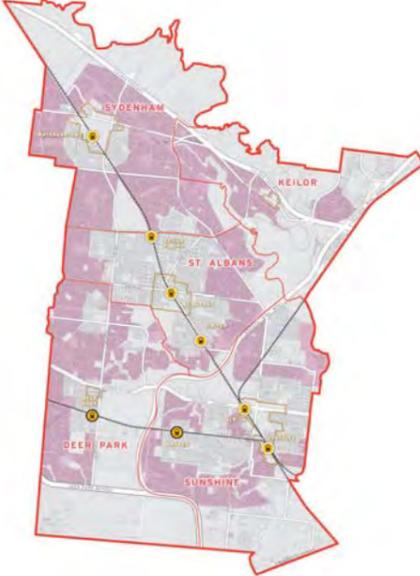
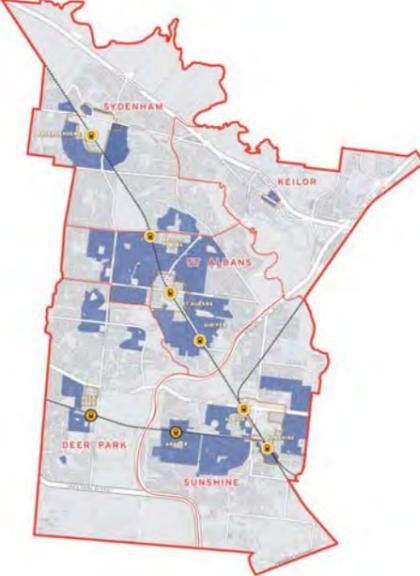
POPULATION INCREASE BY 2021 (ID FORECAST)	Existing: 190,962 Forecast by 2021: Between 201,767 (id forecast) and 210,100 (Victoria in Futures 2012) Increase: Between 10,767 (id forecast) and 19,138 (Victoria in Futures 2012) – works out to between 1,076 to 1913 people per year.
NUMBER OF NEW HOUSEHOLDS BY 2021	Existing: 65,458 Forecast by 2021: 71,538 Increase: 6080 – works out to about 608 per year.
HOUSEHOLD SIZE BY 2021	Average of 2.8 people per household
LIMITED CHANGE	<ul style="list-style-type: none"> • Lots within limited change area: 44,918 lots (63%) • Housing style to be 1 and 2 storey detached dwellings with a limited number of dual occupancies, villa units and townhouses.
INCREMENTAL CHANGE	<ul style="list-style-type: none"> • Lots within incremental change area: 21,895 lots (30%) • Housing style to be 1 and 2 storey detached dwellings and some dual occupancies, villa units and townhouses.
SUBSTANTIAL CHANGE	<ul style="list-style-type: none"> • Lots within substantial change area: 4,742 lots (7%) • Housing style in town centres to be townhouses, shop tops and apartments of between 2 and 9 storeys based on the relevant structure plan or urban design framework. • Housing style outside of town centres to be detached dwellings, dual occupancies, villa units and townhouses, shop tops and some mid-rise apartments of between 1 and 3 storeys.



WHY IS COUNCIL DOING THIS?

Change and population growth is inevitable; Council can not limit this growth, however Council can use planning controls to encourage housing in the Substantial Change Areas and protect the valued suburban character of the municipality in the Incremental and Limited Change Areas. Only about 7% of residentially zoned land in Brimbank is in a Substantial Change Area. These areas have good access to services and facilities, including public transport.

Housing policy areas have been identified based on an assessment of accessibility to services and facilities as well as the physical attributes of land and land use controls. Council developed the Interactive Multivariable Analysis Tool (IMAT) which measures the level of liveability, development capacity and site suitability of all registered land in the municipality. The IMAT ensures evidence based strategic planning and has used to determine housing policy areas.

	LIMITED CHANGE HOUSING POLICY AREA	INCREMENTAL CHANGE HOUSING POLICY AREA	SUBSTANTIAL CHANGE HOUSING POLICY AREA
			
OBJECTIVE	Lower density and low scale development in suburban areas valued by the community, which may only have access to a limited range of services and facilities, including public transport.	Lower to medium density and low scale development in areas with access to a reasonable range of services and facilities, including public transport.	Medium to higher density and mid-rise development in areas with good access to services and facilities, including fixed-rail public transport.
APPLIES TO	Over 45,000 lots 63% of residential areas	Over 20,000 lots 30% of residential areas	Less than 5,000 lots 7% of residential areas
PROPOSED ZONES	Residential 3 Modifications to vary certain ResCode standards, including lesser allowable site coverage, greater private open space and greater setback requirements. Mandatory 9 metre height limit.	Residential 1 Retaining State standard provisions in ResCode.	For areas inside a town centre boundary – the Activity Centre Zone, multi-level development within a range of preferred heights between 3 and 9 storeys. For areas outside of a town centre boundary – the Residential 1 Zone, standard of 9 metres. For both zones, provisions will be modified to allow greater site coverage, lesser private open space and lesser setback requirements. Note: within activity area boundaries the existing Business 1 Zone or Comprehensive Development Zone or proposed Activity Centre Zone may apply. Where certain conditions are met, there are limited notification and review rights for third parties in relation to the use and development of land for residential purposes.
STRATEGIC JUSTIFICATION	Amendment to the Municipal Strategic Statement (MSS) to reflect the direction of the housing strategy, including the housing policy areas. The MSS sets out high level strategic justification and land-use direction for the future development and improvement of the municipality. The MSS is part of the Brimbank Planning Scheme.		
OTHER	Design guidelines specific to the Limited Change Housing Policy Area to provide guidance on the separation between dwellings, enhancing garden character and protecting streetscapes.	Design guidelines specific to the Incremental Change Housing Policy Area to ensure dwellings are well designed and site responsive so that the amenity of adjoining residents is maintained.	Design guidelines specific to the Substantial Change Housing Policy Area to ensure high quality medium and higher density design that includes important elements such as landscaping and contributes to the overall amenity of town centres.

The suitability of residential zones will be reviewed following the State Government’s finalisation of new residential zone provisions announced in July 2012.

The Housing Strategy will be implemented as part of the Brimbank Planning Scheme through an amendment to the Municipal Strategic Statement and new provisions in residential zones. ResCode is the State Government’s residential design code for Victoria. It is a provision in the Brimbank Planning Scheme, located at Clause 55 and 54. The relevant provisions of ResCode apply to lots less than 300 square meters and for developments of two or more homes.

RESCODE STANDARD (TWO OR MORE HOMES ON A LOT)	LIMITED CHANGE HOUSING POLICY AREA	INCREMENTAL CHANGE HOUSING POLICY AREA	SUBSTANTIAL CHANGE HOUSING POLICY AREA
MINIMUM STREET SETBACK STANDARD B6	The average of the adjoining properties or 9 metres which ever is lesser.	The average of the adjoining properties or 7.5 metres which ever is lesser.	The average of the adjoining properties or 4 metres which ever is lesser, with zero setbacks allowable in town centres.
BUILDING HEIGHT STANDARD B7	Mandatory maximum of 9 metres.	Standard of 9 metres, in accordance with State provisions.	Standard of 9-12 metres, with greater heights allowable in town centres.
SITE COVERAGE STANDARD B8	The site area covered by buildings should not exceed 50%.	The site area covered by buildings should not exceed 60%.	The site area covered by buildings should not exceed 70%, with greater coverage allowable in town centres.
SIDE AND REAR SETBACKS STANDARD B17	A minimum setback of 2 metres from the side or rear boundary, unless a zero setback is allowable under ResCode.	A minimum setback of 1 metre from the side or rear boundary, unless a zero setback is allowable under ResCode.	A minimum setback of 1 metre from the side or rear boundary, unless a zero setback is allowable under ResCode or the land is in a town centre and a zero setback is allowable under built form guidelines.
CAR PARKING B16	In accordance with the state standard provisions, car parking for residents should be: <ul style="list-style-type: none"> One space for each one or two bedroom dwelling. Two spaces for each three or more bedroom dwelling, with one space under cover. 	In accordance with the state standard provisions, car parking for residents should be: <ul style="list-style-type: none"> One space for each one or two bedroom dwelling. Two spaces for each three or more bedroom dwelling, with one space under cover. 	State standard car parking requirements should usually be met. A reduction may be considered based on other factors, including public transport availability. Developments of five or more dwellings should provide visitor car parking of one space for every five dwellings, as well as bicycle parking spaces.
PRIVATE OPEN SPACE STANDARD B28	A dwelling or residential building should have private open space at ground floor level consisting of 60 square metres with one part of the private open space to consist of secluded private open space with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.	A dwelling or residential building should have private open space consisting of 40 square metres with one part of the private open space to consist of secluded private open space with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.	A dwelling or residential building should have private open space consisting of between 15 to 40 square metres or a balcony of between 8 and 12 square metres with a minimum width of 1.6 metres and convenient access from a living room, depending on the number of bedrooms.

It is proposed to implement changes to the residential zones in the Brimbank Planning Scheme based on the provisions outlined above.

The State Government has recently announced a ‘Code Assessment’ process aimed at reducing the time associated with permit applications which are determined to be simple and low-impact. If this is implemented as part of the Victorian Planning Provisions the changes outlined above will be reviewed.



Will the housing strategy affect my property?

The housing strategy identifies new 'housing policy areas' where new housing will be favoured and areas where it will be discouraged. The housing strategy provides policy direction for each of the housing policy areas and identifies new planning scheme provisions for residential development.

Any changes to the planning scheme provisions to implement new policy will be publicly exhibited under the provisions of the Planning and Environment Act 1987, to ensure you, the community, fully understand how you'll be affected and can make a submission on the proposals. The implementation of the housing strategy includes the development of local residential design guidelines to preserve local character as well as local area traffic management plans.

The first local area residential design guidelines to be prepared will be for Albion. The 'Albion Neighborhood Plan' is anticipated to be completed by the end of 2012.

APPENDIX 1

Glossary of Terms

ADAPTABLE HOUSING

Housing designed to be used by all people to the greatest extent possible over time. This includes changes in family size and people with a temporary or permanent injury or a chronic illness. An adaptable house is designed in such a way that it is, or can be easily altered, to meet changing household needs. It is based on the premise that well-designed housing reduces the risk of injury, ill health and the need to be put into care.

ACCESSIBLE HOUSING

Accessible housing allows full access and use by all occupants and visitors. To be defined as accessible housing a dwelling must contain no physical barriers and be user-friendly for people of all abilities including individuals with wheelchair dependency, acquired brain injury, balance problems, reduced limb functioning, temporary immobility due to accidents and illness, parents/carers with young children in prams, pushers and bikes, etc.

AFFORDABLE HOUSING

Well-located housing, appropriate to the needs of a particular household, where the cost (whether mortgage repayments or rent) is no more than 30 per cent of that household's income. Paying more than this places people under 'housing stress', particularly those on lower incomes.

AMENITY

The quality of an area that contributes to its pleasantness and attractiveness. Can include the visual quality and noise levels.

COMMUNITY HOUSING

Community housing is housing delivered through a partnership between State Government and registered housing associations or housing providers and is usually provided to individuals and families on low to moderate incomes.

COMMUNITY HUB

A community hub occurs where a number of facilities such as library, school, healthcare centre and transport are located close to each other.

DEVELOPMENT

The construction or exterior alteration or decoration of a building; the demolition or removal of a building or works; the construction or carrying out of works; the subdivision or consolidation of land, including buildings or airspace; and the placing or relocation of a building or works on land.

DWELLING

A residential building of a standard suitable to be lived in.

ECOLOGICAL SUSTAINABLE DEVELOPMENT

Housing and other building elements that respect the natural environment and reduced energy wastage and pollution.

GREEN TRAVEL PLAN

A green travel plan is a system that means residents may not need to own or use a car. It can involve car sharing, walking, cycling, public transport or a mix of all these.

HOMELESSNESS

Homelessness can be:

- Primary: people without conventional accommodation, such as those living on the streets, in cars or in squats.
- Secondary: people in temporary accommodation such as friend's homes, boarding houses or crisis accommodation.
- Tertiary: people who live in boarding houses on a medium to long-term basis.

HOUSING DENSITY (OR 'RESIDENTIAL DENSITY')

The number of dwellings or residential buildings in an area:

- Higher density housing - Built form which is generally 4 storeys or higher and or consisting of 50 dwellings or more a hectare.
- Medium density housing – Small scale, infill development, comprising more than one dwelling on a lot.

HOUSEHOLD

One or more persons living in a private dwelling.

HOUSING STOCK

The dwellings (either occupied or unoccupied) in an area.

‘INFILL’ DEVELOPMENT

Residential development, usually of a relatively small scale, on redevelopment sites in established urban areas. This usually takes place on vacant or underutilised land, including land previously used for another purpose such as industry or schools. Infill development is sometimes referred to as ‘intensification’ of existing areas.

INFRASTRUCTURE

The vital elements of a place that enable or support people living there, such as physical infrastructure roads, railways, drainage, sewerage etc. and social infrastructure such as schools, open space, medical centres, childcare etc.

MUNICIPALITY

The area of governed by a given council, in this case, the City of Brimbank.

OPEN SPACE

Parks, playgrounds, green spaces and other open areas that are reserved or made available for the purpose of recreation and play or formal and informal sport. It may sometimes be used for the conservation of natural environments or urban stormwater management.

PUBLIC HOUSING

Government owned housing leased to low-income or at-risk households.

PUBLIC REALM

Spaces, linkages or built elements in a given area that are accessible to the public.

SOCIAL HOUSING

Public and community housing.

STRATEGIC REDEVELOPMENT SITES

Sites in areas not originally used for housing, but that might be converted into housing. Examples include government land, derelict industrial land or disused commercial sites.

TRANSPORT HUB

A transport hub is an area serviced by multiple modes of transport in close proximity. An example would be a staffed train station with adjoining bus interchange.

ResCode

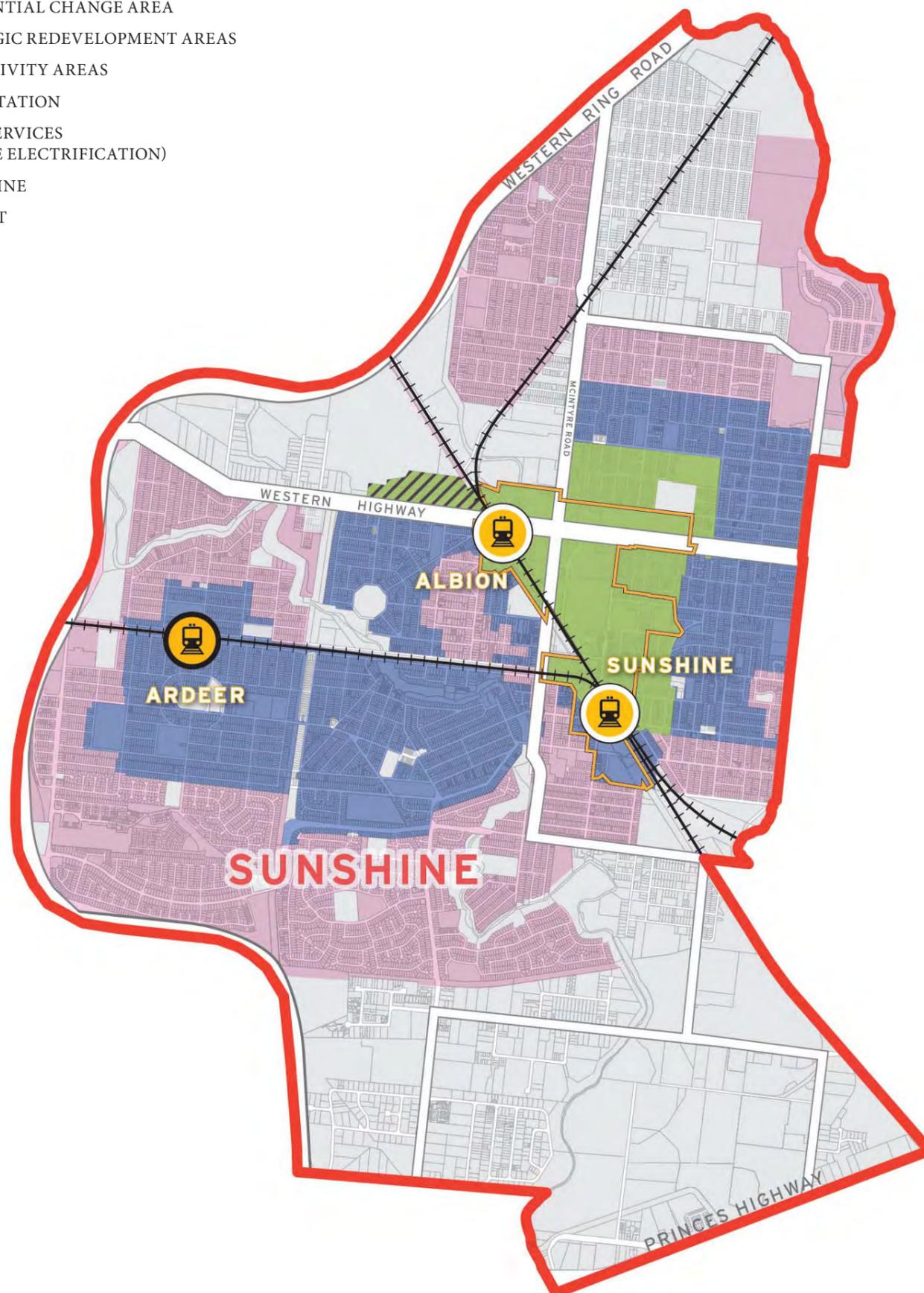
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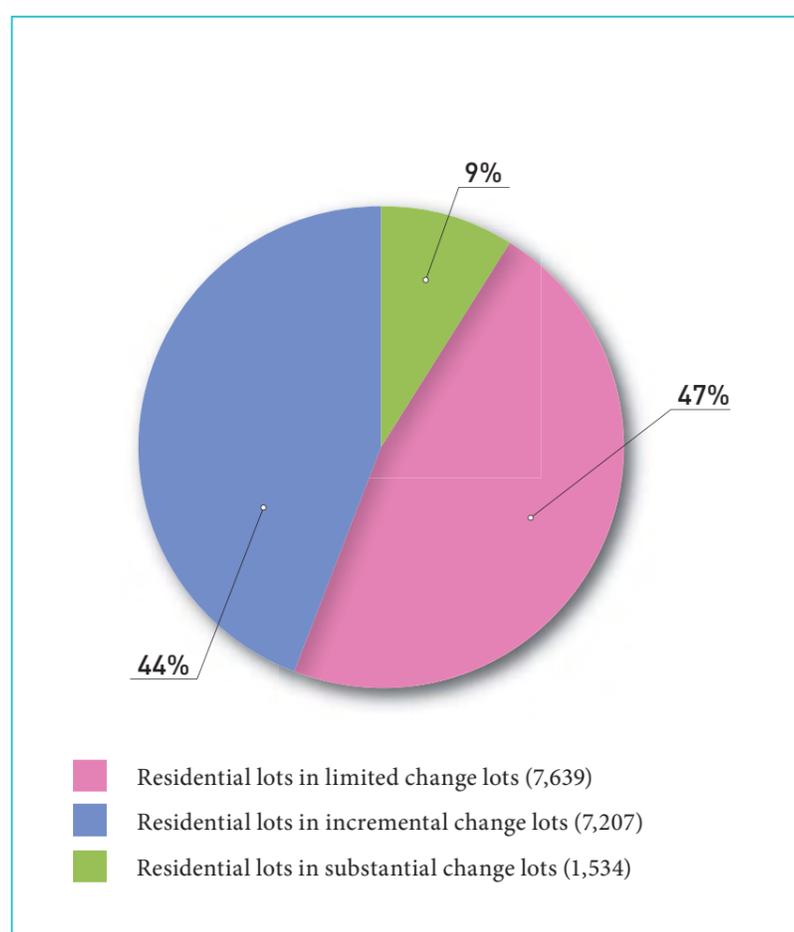
APPENDIX 2

SOUTH EAST PLANNING DISTRICT (SUNSHINE & ALBION)

-  LIMITED CHANGE AREA
-  INCREMENTAL CHANGE AREA
-  SUBSTANTIAL CHANGE AREA
-  STRATEGIC REDEVELOPMENT AREAS
-  KEY ACTIVITY AREAS
-  TRAIN STATION
-  VLINE SERVICES
(FUTURE ELECTRIFICATION)
-  TRAIN LINE
-  DISTRICT



POPULATION INCREASE BY 2021 (ID FORECAST)	Existing: 45,038 Forecast by 2021: 52,310 (*see note) Increase: 7,272 – works out to about 727 people per year.
NUMBER OF NEW HOMES BY 2021	Existing: 16,558 Forecast by 2021: 19,404 Increase: 2,846 – works out to about 284 homes per year.
HOUSEHOLD SIZE BY 2021	Average of 2.7 people per household
POPULATION DENSITY (WHOLE PLANNING DISTRICT)	Existing: 1487 people per sq km Forecast by 2020: 1715 people per sq km (*see note) Increase: 228 people per sq km
POPULATION ISSUES	<ul style="list-style-type: none"> • Significant population growth. • Ageing population.
CURRENT HOUSING	<ul style="list-style-type: none"> • Thinly spread housing mainly one or two storey houses or units.
HOUSING ISSUES	<ul style="list-style-type: none"> • Need for more variety and choice of housing.
LIMITED CHANGE	<ul style="list-style-type: none"> • Lots within limited change area: 7,639 lots
INCREMENTAL CHANGE	<ul style="list-style-type: none"> • Lots within incremental change area: 7,207 lots
SUBSTANTIAL CHANGE	<ul style="list-style-type: none"> • Lots within substantial change area: 1,534 lots

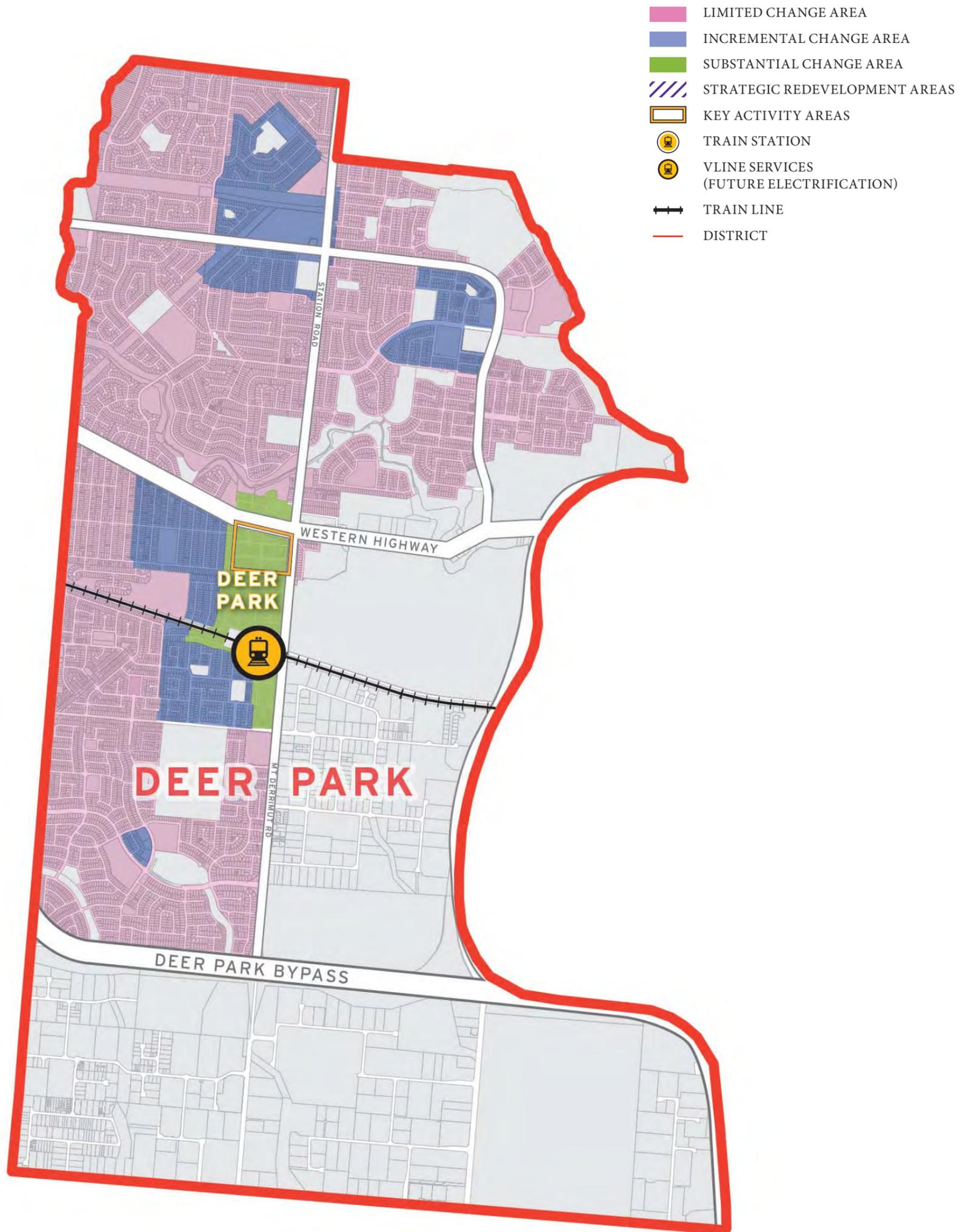


HOW WILL COUNCIL MANAGE THESE ISSUES?

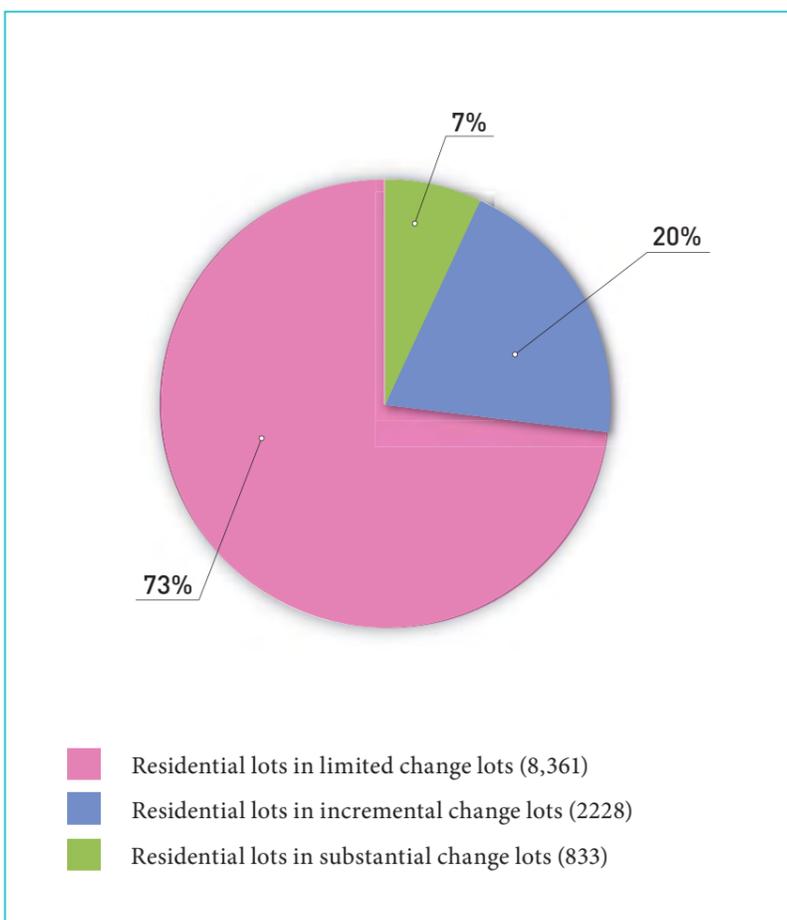
- ✓ Manage the significant change to the housing offered.
- ✓ Focus on higher density housing in and around the Sunshine town centre.
- ✓ Focus on medium density housing around the edge of Sunshine town centre and areas of Albion, Ardeer, North Sunshine and West Sunshine.
- ✓ Prepare a neighbourhood plan for the Albion area addressing built form, accessibility and traffic and community infrastructure.
- ✓ Protect remaining residential suburbs, heritage areas and neighbourhood character.
- ✓ Ensure adequate physical and social infrastructure, including green open space.

* Note: Victoria in Future 2012 projection for Brimbank are higher than the id forecast. At this time the Victoria in Future 2012 data does not provide projections at a local level.

SOUTH WEST PLANNING DISTRICT (DEER PARK)



POPULATION INCREASE BY 2021 (ID FORECAST)	Existing: 38,838 Forecast by 2021: 40,257 (*see note) Increase: 1,419 – works out to about 141 people per year.
NUMBER OF NEW HOMES BY 2021	Existing: 12,626 Forecast by 2021: 13,740 Increase: 1,114 – works out to about 110 homes per year.
HOUSEHOLD SIZE BY 2021	Average of 2.9 people per household
POPULATION DENSITY (WHOLE PLANNING DISTRICT)	Existing: 1409 people per sq km Forecast by 2020: 1467 people per sq km Increase: 58 people per sq km
POPULATION ISSUES	<ul style="list-style-type: none"> Moderate population growth.
CURRENT HOUSING	<ul style="list-style-type: none"> Thinly spread housing, mainly one or two storey units or houses. Housing already established in Deer Park.
HOUSING ISSUES	<ul style="list-style-type: none"> Need for more variety and choice of housing.
LIMITED CHANGE	<ul style="list-style-type: none"> Lots within limited change area: 8,361 lots
INCREMENTAL CHANGE	<ul style="list-style-type: none"> Lots within incremental change area: 2,228 lots
SUBSTANTIAL CHANGE	<ul style="list-style-type: none"> Lots within substantial change area: 833 lots

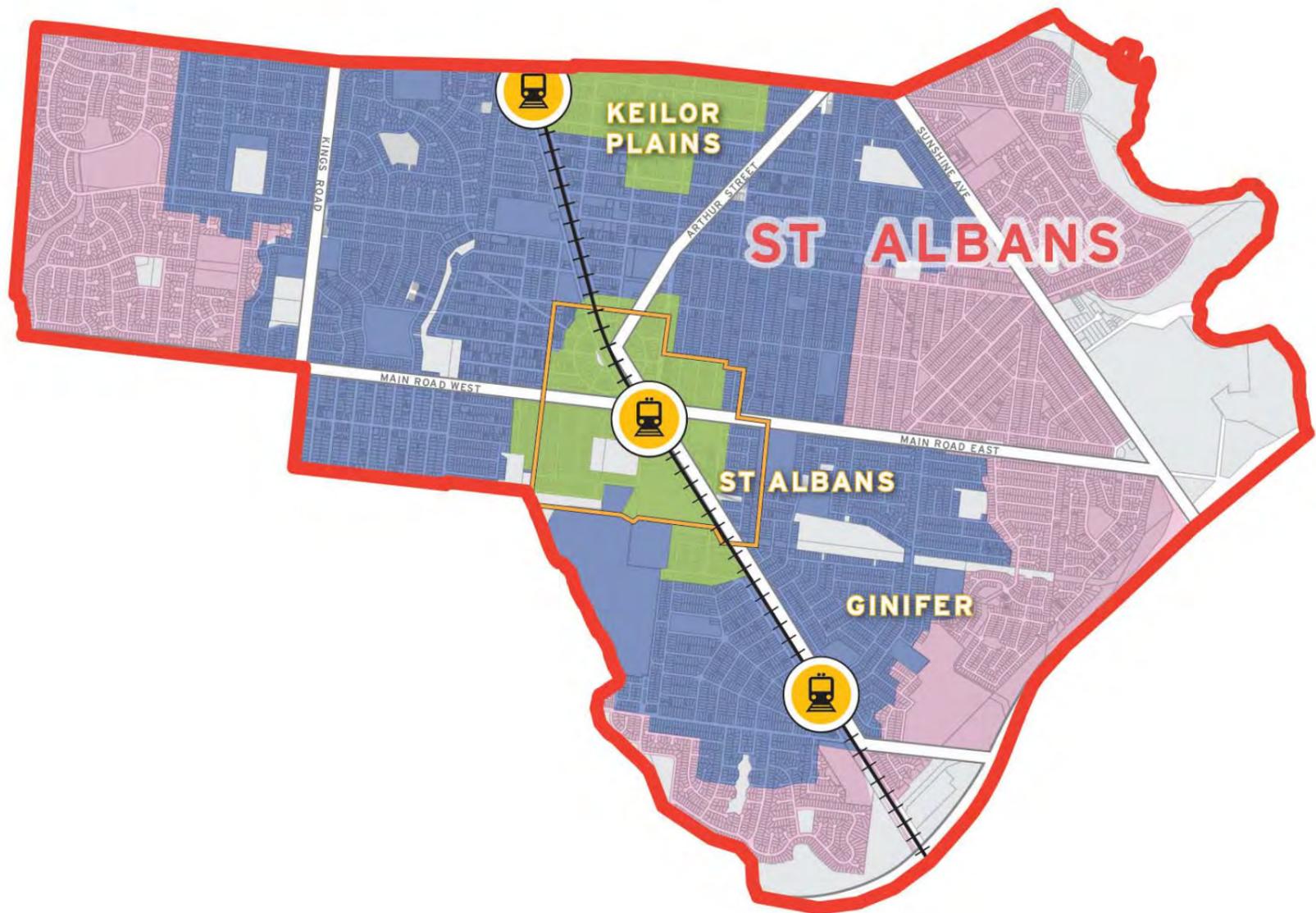


HOW WILL COUNCIL MANAGE THESE ISSUES?

- ✓ Manage the moderate change to the housing offered in Deer Park.
- ✓ Focus on higher density housing in and around Deer Park town centre and the Deer Park train station.
- ✓ Focus on medium density housing around the edge of Deer Park town centre, Brimbank Central, Cairnlea town centre and Lennon Parkway Community Hub.
- ✓ Protect remaining residential suburbs and neighbourhood character.
- ✓ Ensure adequate physical and social infrastructure, including green open space.

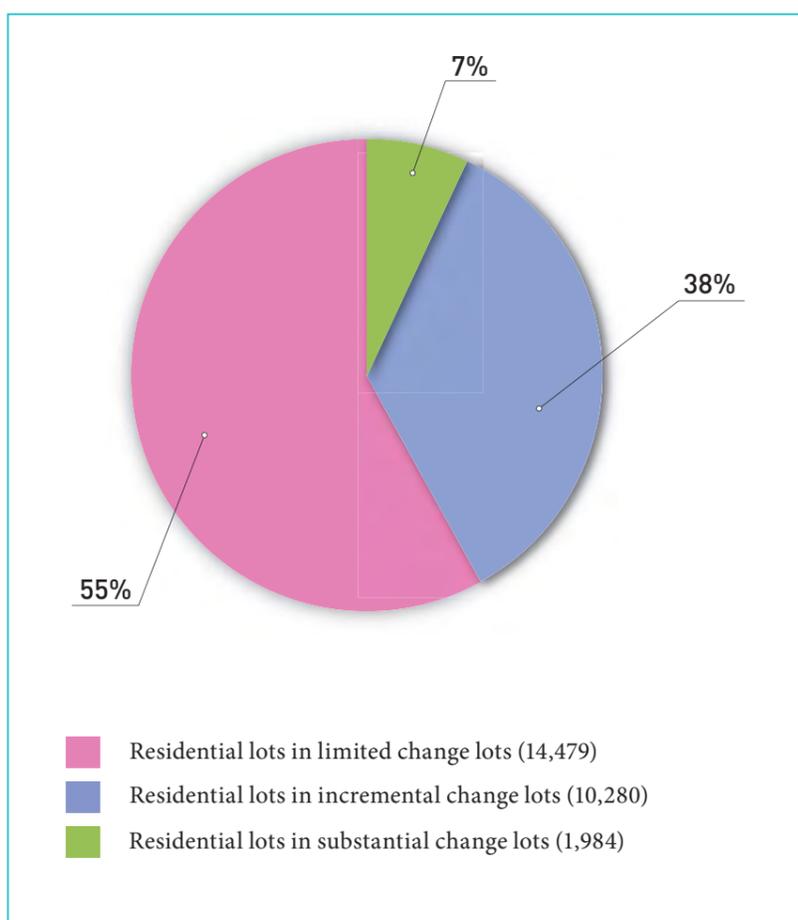
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CENTRAL PLANNING DISTRICT
(ST ALBANS, GINIFER, KEILOR PLAINS)



-  LIMITED CHANGE AREA
-  INCREMENTAL CHANGE AREA
-  SUBSTANTIAL CHANGE AREA
-  STRATEGIC REDEVELOPMENT AREAS
-  KEY ACTIVITY AREAS
-  TRAIN STATION
-  VLINE SERVICES
(FUTURE ELECTRIFICATION)
-  TRAIN LINE
-  DISTRICT

POPULATION INCREASE BY 2021 (ID FORECAST)	Existing: 48,141 Forecast by 2021: 49,151 (*see note) Increase: 1,010 – works out to about 100 people per year.
NUMBER OF NEW HOMES BY 2021	Existing: 17,098 Forecast by 2021: 17,919 Increase: 821 – works out to about 82 homes per year.
HOUSEHOLD SIZE BY 2021	Average of 2.7 people per household
POPULATION DENSITY (WHOLE PLANNING DISTRICT)	Existing: 2686 people per sq km Forecast by 2020: 2733 people per sq km Increase: 47 people per sq km
POPULATION ISSUES	<ul style="list-style-type: none"> • Moderate population growth.
CURRENT HOUSING	<ul style="list-style-type: none"> • Thinly spread housing, mainly one or two storey units or houses in most suburbs.
HOUSING ISSUES	<ul style="list-style-type: none"> • Need for more variety and choice of housing.
LIMITED CHANGE	<ul style="list-style-type: none"> • Lots within limited change area: 14,479 lots
INCREMENTAL CHANGE	<ul style="list-style-type: none"> • Lots within incremental change area: 10,280 lots
SUBSTANTIAL CHANGE	<ul style="list-style-type: none"> • Lots within substantial change area: 1,984 lots

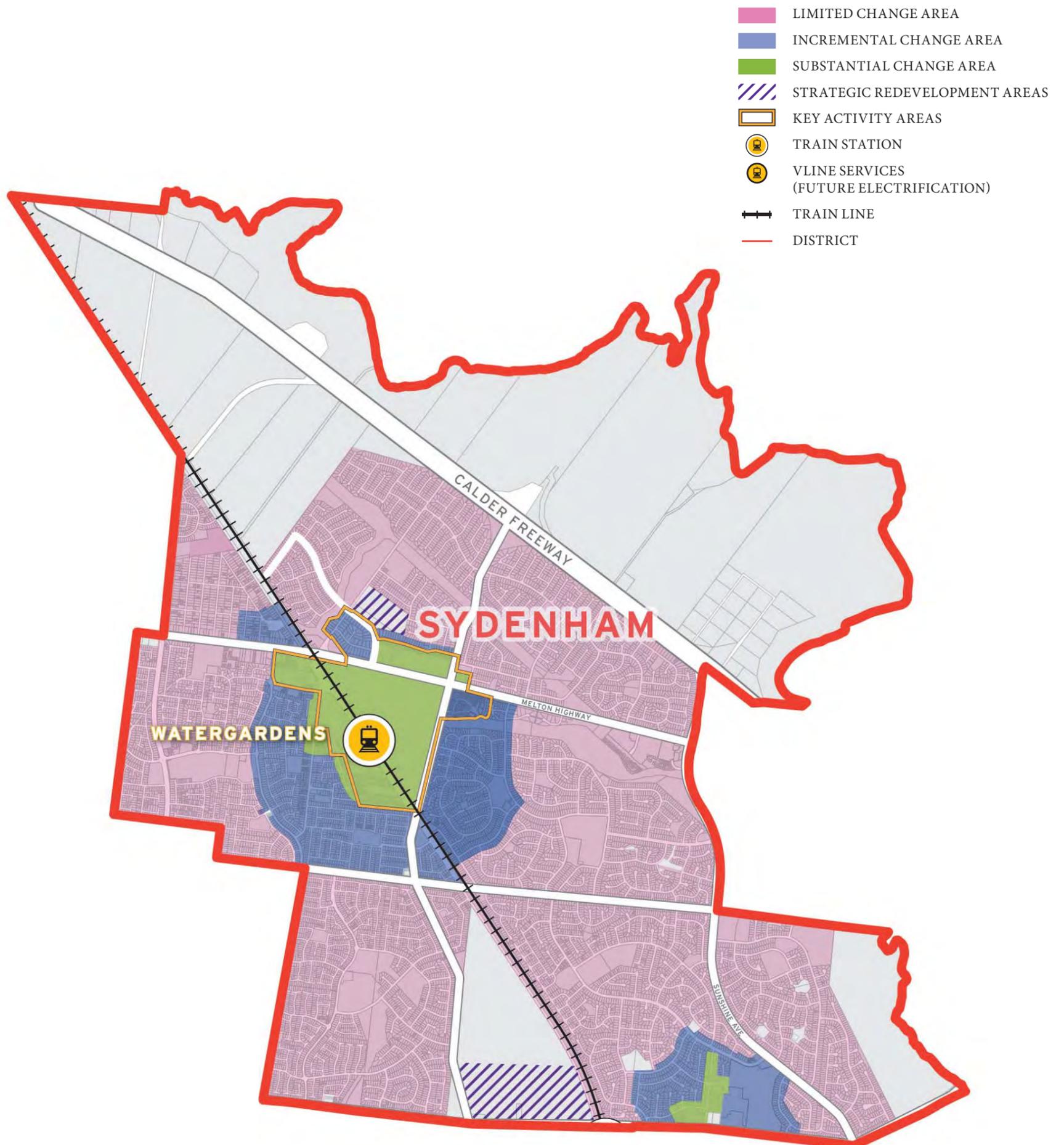


HOW WILL COUNCIL MANAGE THESE ISSUES?

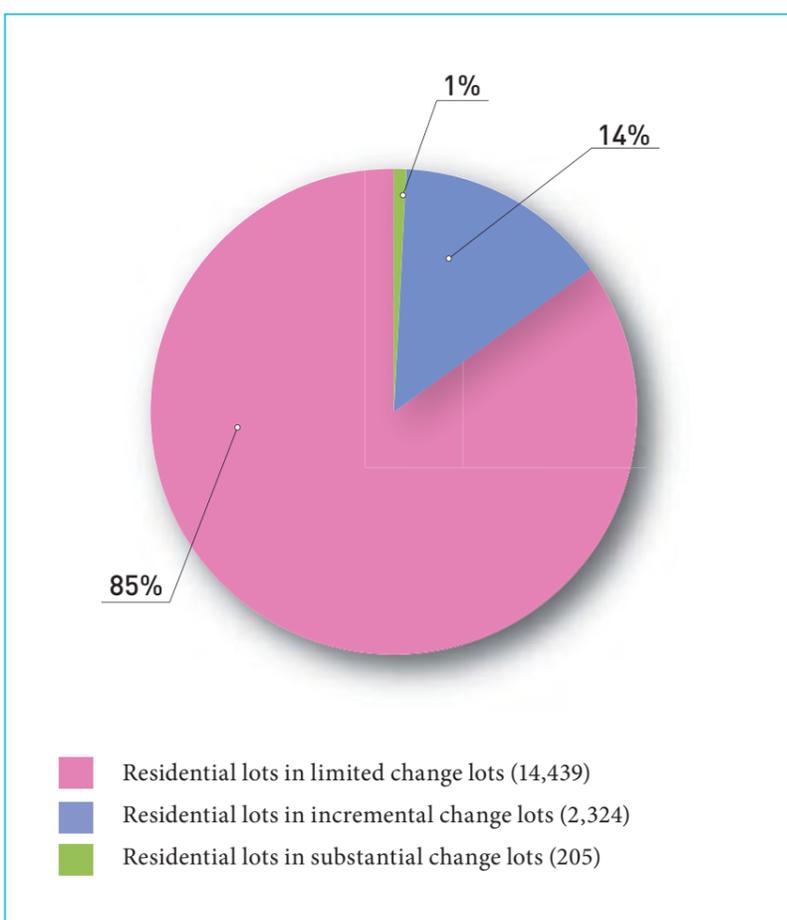
- ✓ Manage the significant change to the housing offered in St Albans.
- ✓ Focus on higher density housing in and around St Albans town centre and Keilor Downs shopping centre.
- ✓ Focus on medium density housing around the edge of St Albans town centre, Ginifer station and Keilor Plains station.
- ✓ Protect remaining residential suburbs and neighbourhood character.
- ✓ Ensure adequate physical and social infrastructure, including green open space.

* Note: Victoria in Future 2012 projection for Brimbank are higher than the id forecast. At this time the Victoria in Future 2012 data does not provide projections at a local level.

NORTH WEST PLANNING DISTRICT (SYDENHAM)



POPULATION INCREASE BY 2021 (ID FORECAST)	Existing: 48,040 Forecast by 2021: 49,236 (*see note) Increase: 1,196 – works out to about 119 people per year.
NUMBER OF NEW HOMES BY 2021	Existing: 15,280 Forecast by 2021: 16,481 Increase: 1,201 – works out to about 120 homes per year.
HOUSEHOLD SIZE BY 2021	Average of 2.98 people per household
POPULATION DENSITY (WHOLE PLANNING DISTRICT)	Existing: 1610 people per sq km Forecast by 2020: 1635 people per sq km Increase: 25 people per sq km
POPULATION ISSUES	<ul style="list-style-type: none"> • Moderate population growth.
CURRENT HOUSING	<ul style="list-style-type: none"> • Thinly spread housing, mainly one or two storey units or houses. • A number of aged care facilities and new apartments are located in Sydenham
HOUSING ISSUES	<ul style="list-style-type: none"> • Need for more variety and choice of housing.
LIMITED CHANGE	<ul style="list-style-type: none"> • Lots within limited change area: 14,439 lots
INCREMENTAL CHANGE	<ul style="list-style-type: none"> • Lots within incremental change area: 2,324 lots
SUBSTANTIAL CHANGE	<ul style="list-style-type: none"> • Lots within substantial change area: 205 lots

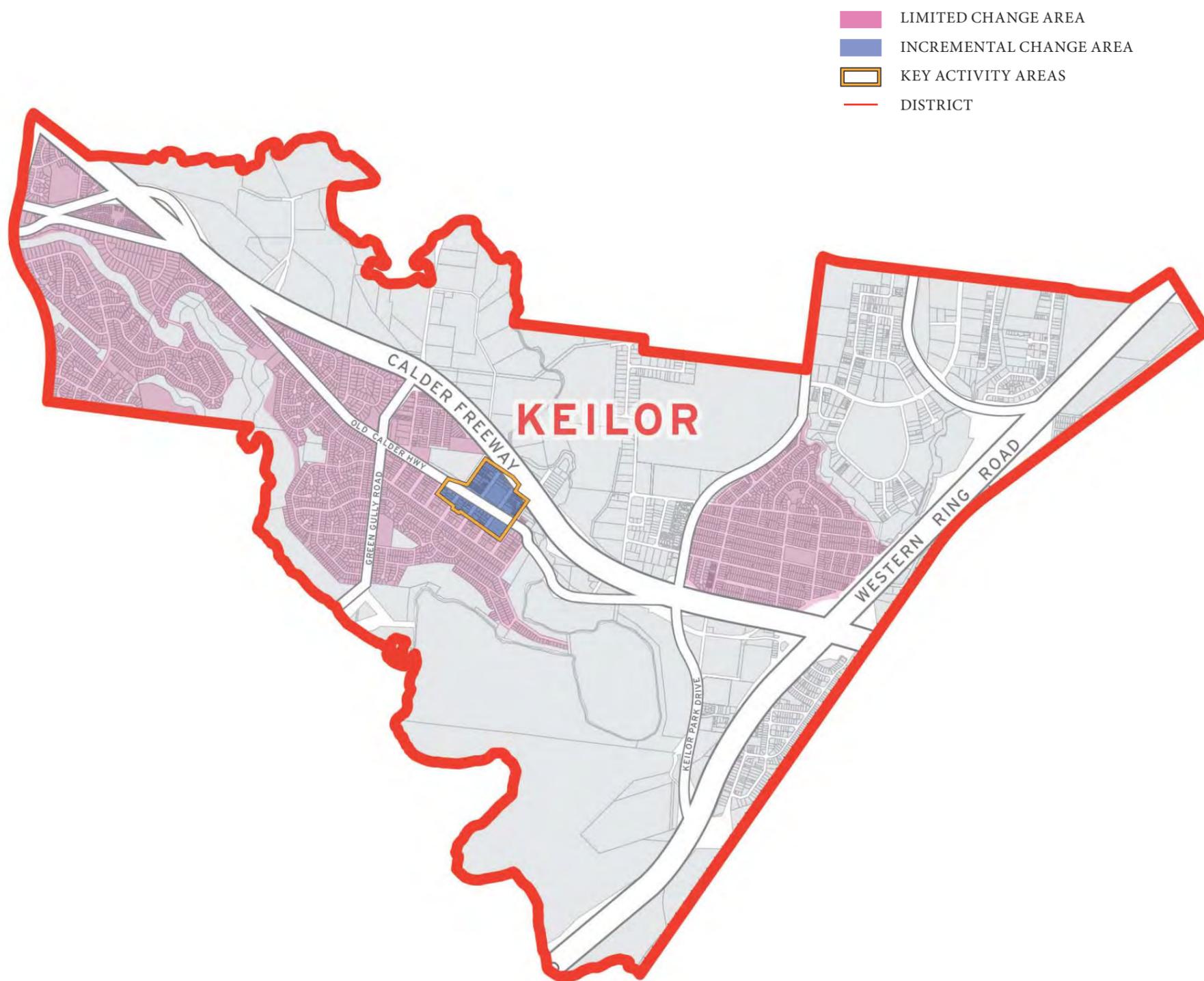


HOW WILL COUNCIL MANAGE THESE ISSUES?

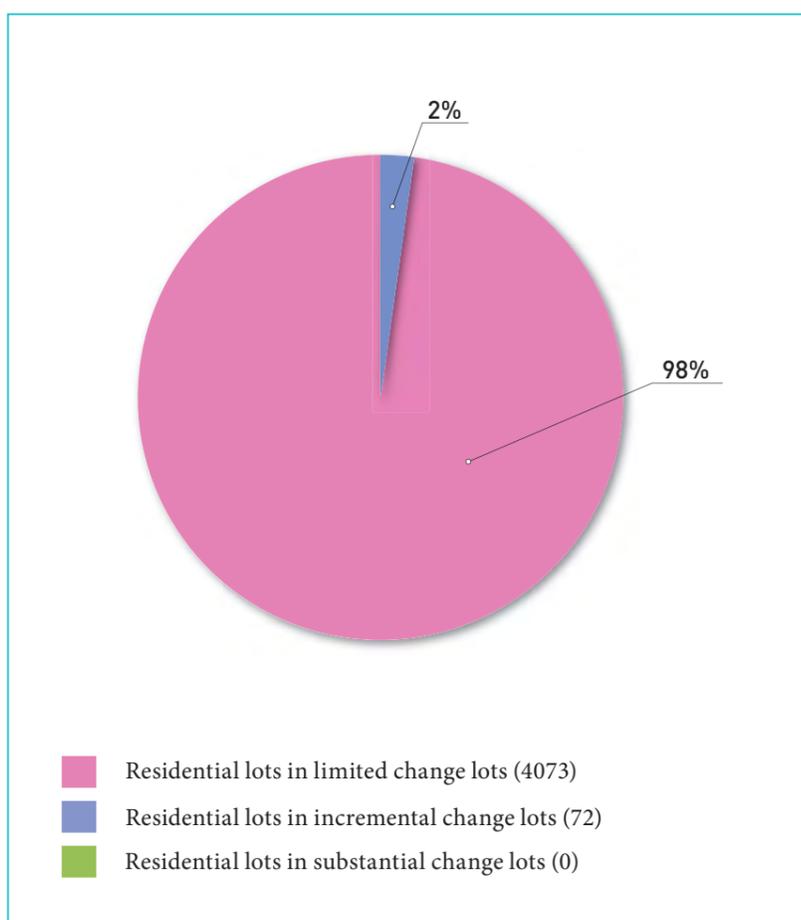
- ✓ Manage the moderate change to the housing offered in Sydenham and Taylors Lakes.
- ✓ Focus on higher density housing in and around Watergardens town centre.
- ✓ Focus on medium density housing around the edge of Watergardens town centre and north of Keilor Downs shopping centre.
- ✓ Protect remaining residential suburbs and neighbourhood character.
- ✓ Ensure adequate physical and social infrastructure, including green open space.

* Note: Victoria in Future 2012 projection for Brimbank are higher than the id forecast. At this time the Victoria in Future 2012 data does not provide projections at a local level.

NORTH EAST PLANNING DISTRICT (KEILOR)



POPULATION INCREASE BY 2021 (ID FORECAST)	Existing: 10,902 Forecast by 2021: 10,772 (*see note) Decrease: -130 – works out to about 13 people per year.
NUMBER OF NEW HOMES BY 2021	Existing: 3,897 Forecast by 2021: 3,996 Increase: 99 – works out to almost 10 homes per year.
HOUSEHOLD SIZE BY 2021	Average of 2.7 people per household
POPULATION DENSITY (WHOLE PLANNING DISTRICT)	Existing: 613 people per sq km Forecast by 2020: 605 people per sq km Decrease: -8 people per sq km
POPULATION ISSUES	<ul style="list-style-type: none"> • Little population growth. • Ageing population.
CURRENT HOUSING	<ul style="list-style-type: none"> • A small amount of thinly spread housing, mainly one or two storey units or houses.
HOUSING ISSUES	<ul style="list-style-type: none"> • Need for housing that enables the elderly to continue living at home rather than moving into care.
LIMITED CHANGE	<ul style="list-style-type: none"> • 4,073 lots
INCREMENTAL CHANGE	<ul style="list-style-type: none"> • Lots within incremental change area: 72 lots



HOW WILL COUNCIL MANAGE THESE ISSUES?

- ✓ Manage the limited change to housing in Keilor.
- ✓ Focus medium density housing in and around Keilor village.
- ✓ Retain low density outside Keilor Village.
- ✓ Protect residential suburbs and neighbourhood character.
- ✓ Ensure adequate physical and social infrastructure, including green open space.

* Note: Victoria in Future 2012 projection for Brimbank are higher than the id forecast. At this time the Victoria in Future 2012 data does not provide projections at a local level.

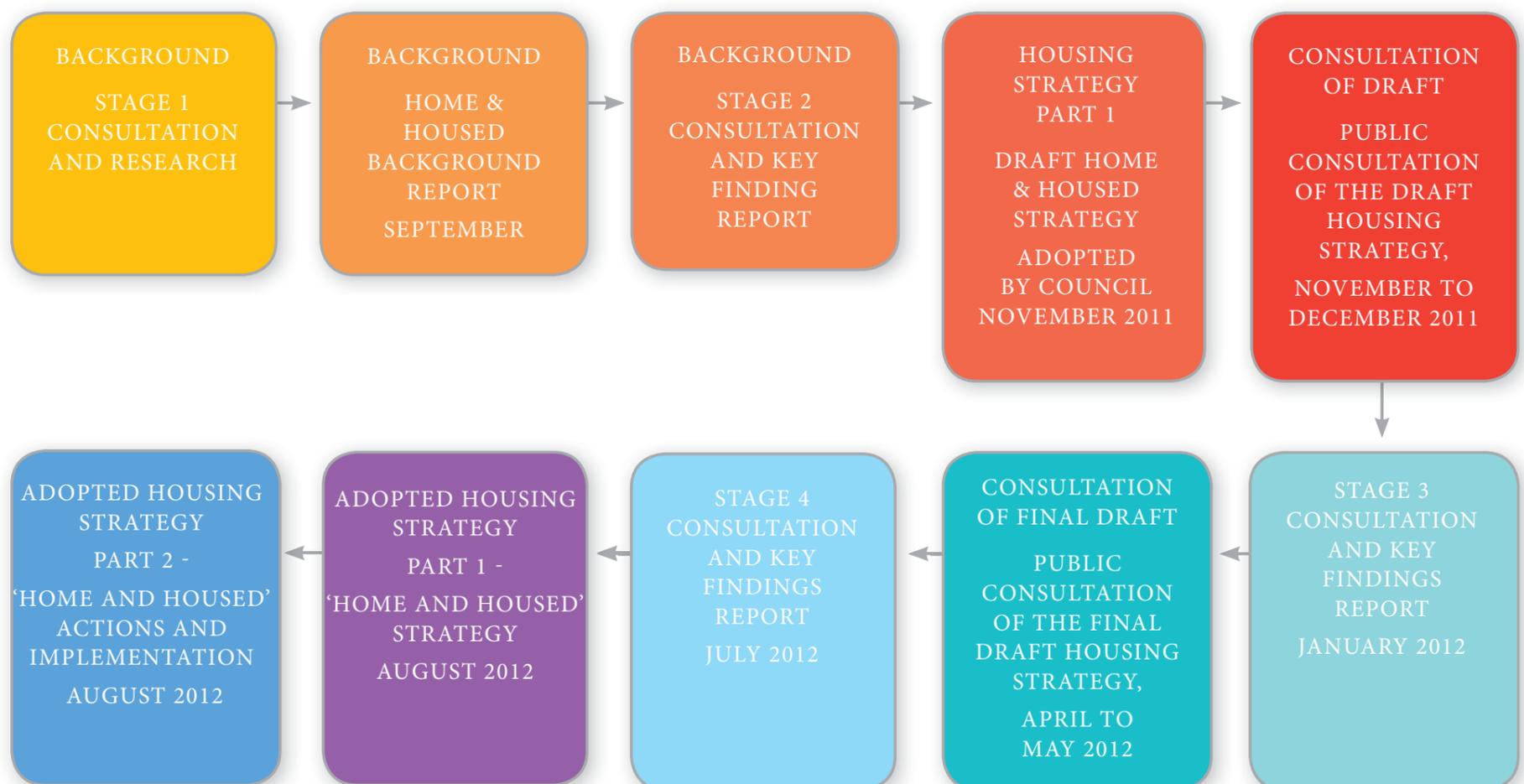
APPENDIX 3

Action and Implementation

THE HOME AND HOUSED STRATEGY IS IN TWO PARTS. PART ONE IS THE STRATEGY ITSELF, PART TWO IS THE ACTION AND IMPLEMENTATIONS, WHICH FORMS THIS DOCUMENT. THE BACKGROUND REPORT IS THE PRECURSOR TO THESE REPORTS.

The actions and implementation which follow have been derived from the issues raised in the draft housing strategy, informed by the Home and Housed Background Report and the Consultation Stage 1 and 4 Key Finding reports.

Figure 6: The reports that form the suite of Housing Strategy documents



RESOURCES AND BUDGET

The following actions and implementation outline how Council will address the issues presented in the Housing Strategy. The actions and implementation follow the three themes which appear in the draft strategy: A Place to Live; A Home for Everybody; and A Liveable Neighbourhood. All actions and implementation is subject to Councils's annual Council Plan and budget process.

A PLACE TO LIVE

1.1 Strategic Actions – Housing in Appropriate Locations

VISION:

NEW HOUSING DEVELOPMENT WILL BE FOCUSED IN AND AROUND TOWN CENTRES. THESE TOWN CENTRES WILL HAVE GOOD ACCESS TO SERVICES AND FACILITIES, INCLUDING FREQUENT, WELL-SERVICED AND CONNECTED PUBLIC TRANSPORT. THE PERCENTAGE OF NEW DWELLINGS (WITHIN 800M OF TRAIN STATIONS) WILL INCREASE FROM 16 PERCENT IN 2011 TO 30 PERCENT BY 2021.

HOUSING IN APPROPRIATE LOCATIONS				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Implement the visions and strategies for housing in appropriate locations in the Municipal Strategic Statement.	City Planning and City Strategy	High	Ongoing
B	Apply specific planning provisions in accordance with any future change to residential planning controls presented by the State Government.	Strategic Planning and Department of Planning and Community Development	High	December 2012
C	Prepare planning scheme amendment to implement Housing Policy Areas ('substantial change'), ('incremental') and ('limited') change areas, as presented in the Housing Policy Map.	Strategic Planning	High	June 2012
D	Review the housing capacity assessments prepared for Brimbank by the Department of Planning and Community Development to ensure consistency with work prepared by Council.	Strategic Planning	Medium	To be determined by State Government department – Department of Planning and Community Development (when the information is released).
E	Increase the amount of housing in and around town centres with good access to services, facilities and transport by promoting higher density living	City Planning and Strategic Planning	High	Ongoing
F	Coordinate residential residential development with community infrastructure provision, including health, education and recreation services and facilities on a district and neighbourhood basis.	Strategic Planning and Community Planning and Development	High	Ongoing

1.2 Strategic Actions – Land Suitability

VISION:

NEW HOUSING WILL BE LOCATED ON LAND, WHICH IS UNENCUMBERED, AND IN AREAS WHERE OFF SITE AMENITY CAN BE MANAGED.

LAND SUITABILITY				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Limit residential development under airport flight paths associated with Melbourne Airport due to potential noise impacts.	Melbourne Airport and City Planning	Medium	Ongoing
B	Draft new residential planning controls to limit new residential development in areas close to industrial zoned land and other uses with the potential for off-site amenity impacts.	Strategic Planning and City Planning	Medium	June 2012
C	Draft new residential planning controls which allow moderate infill of new residential development in heritage precincts provided that the new development is to the rear of existing dwellings in accordance with the <i>Brimbank Heritage Design Guidelines (2009)</i> .	Strategic Planning	Medium	December 2012
D	Strengthen local policies to limit residential development in areas subject to the Best Practice Environmental Management (BPEM) for former land fill sites.	Strategic Planning and City Planning	Medium	December 2012
E	Investigate planning tools which limit residential development on steep topography, escarpment areas, or other land with geotechnical limitations.	Strategic Planning and City Planning	Medium	June 2013
F	Implement Brimbank Planning Scheme amendments C53, C131 and C141 which discourage residential development in areas with existing high quality native vegetation or other attributes of environmental significance, which cannot be conserved or managed through appropriate offset arrangements.	City Planning	Medium	December 2012
G	Investigate whether a program for consultation with beneficiaries of single dwelling covenants about the removal of said covenants would be worthwhile.	City Development	Medium	June 2013

1.3 Strategic Actions – Residential Density

VISION:

HIGHER AND MEDIUM DENSITY HOUSING WILL BE FOCUSED IN AND AROUND TOWN CENTRES AND ON SPECIFIC STRATEGIC REDEVELOPMENT SITES. NEW MEDIUM AND HIGHER DENSITY HOUSING DEVELOPMENT WILL TAKE ADVANTAGE OF EXISTING INFRASTRUCTURE AND MAXIMISE DWELLING YIELD IN AREAS WITH GOOD ACCESS TO SERVICES AND FACILITIES. THE BUILT FORM WILL BE APPROPRIATE TO ITS LOCATION; ACTIVITY CENTRE HIERARCHY AND PROXIMITY TO SERVICES.

STRATEGIC ACTIONS – RESIDENTIAL DENSITY				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Promote higher density housing – ‘substantial change areas’.	Strategic Planning and City Planning	High	Ongoing
B	Provide for medium density residential development in – ‘incremental change areas’.	Strategic Planning and City Planning	High	Ongoing
C	Undertake feasibility analysis to determine the most appropriate built form for the Housing Policy Areas.	Urban Design, Strategic Planning and Economic Development	High	June 2013
D	Promote lower density housing in Housing Policy Area – ‘limited changes’. These areas are valued by the community due to their strong traditional suburban character. Often these areas are not close to services and facilities, especially public transport to justify the consideration of medium density development.	Strategic Planning and City Development	High	Ongoing
E	Investigate and draft planning scheme overlays which will see the limited change areas retain their predominantly detached dwelling character.	Strategic Planning	Medium	June 2012

1.4 Strategic Actions – Strategic Redevelopment Sites

VISION:

THE STRATEGIC REDEVELOPMENT SITES WILL BE DEVELOPED IN AN ORDERLY MANNER AND A STREAMLINED PROCESS FOR THE INVESTIGATION OF ENVIRONMENTAL, INFRASTRUCTURE AND OTHER PLANNING PROCESSES ARE ADDRESSED. THE REDEVELOPMENT SITES WILL CONTRIBUTE TO HOUSING DIVERSITY IN BRIMBANK THROUGH THE CONSTRUCTION OF DIVERSE HOUSING OPTIONS.

STRATEGIC REDEVELOPMENT SITES				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Establish land redevelopment guidelines to ensure the feasibility and sustainable development of strategic sites is properly understood and that environmental, infrastructure and other development planning requirements are considered.	City Strategy and Urban Design	High	December 2012
B	Prepare and implement development plans for all strategic redevelopment sites and surplus government owned land with identified housing potential and consider the preparation a Development Plan Overlay where appropriate.	City Strategy and Urban Design	High	December 2013
C	Identify strategic sites within town centres and proactively seek to change planning scheme provisions (where appropriate) to rezone disused industrial and other sites (e.g., disused road reserves, under-utilised commercial land) for residential purposes, in consultation with landowners .	Strategic Planning	Medium	Ongoing
D	Where appropriate, rezone disused industrial surplus government land, disused road reserves, under-utilised commercial land) for residential purposes.	Strategic Planning	Low - medium	Ongoing
E	Ensure environmental audits and other investigations are completed prior to the development of land for residential use to ensure land is suitable for residential uses.	Strategic Planning	High	Ongoing

A HOME FOR EVERYBODY

2.1 Strategic Actions – Housing Stock And Housing Diversity

VISION:

THE DIVERSITY OF HOUSING STOCK IN BRIMBANK WILL INCREASE, IN TERMS OF BUILT FORM, DWELLING SIZE AND VARIETY IN THE NUMBER OF BEDROOMS TO MEET DIVERSE NEEDS BRIMBANK RESIDENTS SUCH AS YOUNG PEOPLE (12-25), OLDER PEOPLE (65+) OR PEOPLE WITH LIMITED MOBILITY.

HOUSING STOCK AND HOUSING DIVERSITY				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	In all developments of three or more dwellings, encourage a mix of dwelling configurations, including bedroom numbers.	City Planning	High	Ongoing
B	Advocate to the development industry concerning the changing and diverse housing needs of the Brimbank community to better match housing which is constructed by the market with the needs of the community. Includes circulating promotional documents, holding seminars etc.	Community Planning and Development, City Strategy and City Planning	Medium	Ongoing
C	Encourage an increase in specific housing stock such as registered rooming houses, hostels, shop top housing (height depending on Housing Policy Area) and community housing.	Building Department Community Wellbeing, City Strategy	Medium	Ongoing
D	Advocate for educational institutions to take greater responsibility for housing students and meeting their other living requirements, particularly for international students.	Community Wellbeing and City Strategy	Medium	Ongoing
E	Continue to prepare and promote activity centre structure plans that clearly identify residential development opportunities for a greater diversity of housing in locations that are suitably serviced by infrastructure and facilities.	City Strategy	Medium	Ongoing
F	Develop partnerships with community housing providers and advocate for increased funding for community housing programs and crisis accommodation in Brimbank.	Community Wellbeing	Medium	Ongoing

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HOUSING STOCK AND HOUSING DIVERSITY

ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
G Advocate for housing support programs and facilitate planning permit applications that will increase the provision of housing specific to housing needs not well catered for in the mainstream housing market, including housing for older persons; younger people (including students); people with a disability; women, families and children (including those escaping family violence); indigenous people, new settlers (refugee and migrant background); and people experiencing homelessness or inadequate housing.	City Planning	Medium	Ongoing
H Ensure the provision of community housing is integrated within residential neighbourhoods to ensure linkages with the general community and social networks and to avoid physically or socially isolating people.	Community Wellbeing and City Development	Medium	Ongoing
I Provide information to developers about the demand for, and opportunities to provide residential aged care accommodation and other forms of diverse housing within the municipality. Provide advice regarding how to deliver this whilst respecting the surrounding built form and neighbourhood character.	Community Wellbeing and City Planning	Low	Ongoing
J Facilitate planning permit applications for residential aged care accommodation and other forms of diverse housing that are in Substantial and Incremental change Housing Policy Areas.	City Planning	Low	Ongoing
K Advocate that the state government undertake a study of the social and economic impact of limiting infill residential development in the proposed limited change areas. Specifically development undertaken by existing homeowners in Brimbank who fund retirement or other essential household needs, through residential development of their land.	State Government	Medium - High	June 2013
L Encourage development, which provides a variety in housing stock:	City Planning	High	Ongoing
I and integrates affordable, accessible and adaptable housing principles.	Urban Design, City Planning and Community Planning and Development	Medium	Ongoing
II which meets the special needs of people including: young people, older people and people with limited mobility.	City Planning and Community Planning and Development	Medium	Ongoing

2.2 Strategic Actions – Housing Affordability

VISION:

HOUSING AFFORDABILITY IN BRIMBANK WILL IMPROVE THROUGH A MULTI FACETED APPROACH. THIS INCLUDES INCREASING COMMUNITY HOUSING TO HOUSE OUR RESIDENTS ON LOW INCOMES AND THROUGH ENCOURAGING SMALLER, WELL LOCATED DWELLINGS WHICH PROVIDE ACCESS TO SERVICES AND PROVIDE TRANSPORT CHOICES. MEDIUM AND HIGHER DENSITY HOUSING IN ACTIVITY CENTRES AND AROUND TRAIN STATIONS WILL BE PROMOTED TO HELP PROVIDE COST EFFECTIVE HOUSING OPTIONS.

HOUSING AFFORDABILITY				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Investigate areas in the municipality which have a high need for affordable and crisis accommodation, and encourage registered rooming houses, hotels and crisis accommodation to be located in these high need areas.	Community Planning and Development, Strategic Planning and City Planning	Medium	December 2012 and ongoing
B	Promote higher density housing in activity centres as a means to provide cost effective housing.	City Planning and Strategic Planning	Medium – High	Ongoing
C	Encourage developers to provide a mix of housing types to encourage housing stock at different price points.	City Planning	High	Ongoing
D	Encourage developers of major residential sites to include a proportion of affordable housing options, through partnerships with Community Housing Associations.	City Planning and Community Planning and Development	High	Ongoing
E	Investigate options for specifying affordable housing as part of larger developments (10 dwellings or more), particularly at the rezoning stage, secured through Section 173 Agreements.	Community Planning and Development	High	February 2013
F	Investigate the development of affordable housing that may involve the use of financial incentives, regulatory incentives/dispensations or changed regulatory requirement such as adopting flexible planning provisions so that requirements reflect the needs of occupants (e.g. lower car parking requirements)	City Strategy and Community Planning and Development	Medium	June 2013
G	Facilitate, where possible, the timely construction of housing by streamlining planning and building approval processes and enabling the use of innovative techniques and materials that reduce the costs of construction.	City Planning	Medium	Ongoing
H	Investigate how Council can help lower income residents undertake essential repairs and maintenance.	Community Care	Low	December 2013

2.3 Strategic Actions – Adaptable Housing and Universal Design

VISION:

AWARENESS AND APPLICATION OF ADAPTABLE HOUSING AND UNIVERSAL DESIGN PRINCIPLES WILL BECOME STANDARD IN THE CONSTRUCTION OF NEW DWELLINGS.

ADAPTABLE HOUSING AND UNIVERSAL DESIGN				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Provide information to the development industry in Brimbank on adaptable housing design including the development and distribution of promotional documents regarding the benefits of adaptable housing.	City Planning and Community Planning and Development	Medium	June 2013
B	Encourage new development to incorporate adaptable design principles as per Australian Standard: Adaptable Housing AS 4299–1995.	Building and Development Compliance and City Planning	Medium	Ongoing
C	Advocate to the Australian Building Code Board to incorporate into the Building Code of Australia a requirement that a percentage of all multi-unit development meets the Australian Standard: Adaptable Housing AS 4299–1995.	Building and Development Compliance, City Strategy and City Planning	Medium	June 2012 and on going
D	Lobby governments for increased subsidies for home modifications and mobility aids for ageing in place.	Community Wellbeing	Medium	December 2012 and on going
E	Advocate to the State Government for a comprehensive regulatory framework for the provision of adaptable housing and to expeditiously resolve the current uncertainties between planning and building regulations.	Strategic Planning and Community Planning and Development	Low	December 2012 and ongoing
F	Develop staff and developer skills with regard to universal design principles requirements of the Disability Discrimination Act 1992.	Community Planning and Development and City Planning	Medium	October 2012 and ongoing

2.4 Strategic Actions – Social Housing

VISION:

BRIMBANK WILL BE A MUNICIPALITY WHICH ADVOCATES ON BEHALF OF FOR ITS MOST NEEDY RESIDENTS FOR SOCIAL, COMMUNITY AND CRISIS HOUSING.

SOCIAL AND COMMUNITY HOUSING				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Support the retention of existing social housing and encourage expansion to meet identified needs.	Community Planning and Development	High	October 2012 and ongoing
B	Conduct a study regarding the implications of providing concessions to registered housing agencies in relation to any Council rate or charge in accordance with section (1D) of the Local Government Act 1989.	Rating and Revenue and Community Planning	High	December 2012
C	Develop staff and developer knowledge regarding the benefits of working with community housing providers.	Community Planning, City Planning and Strategic Planning	Medium	October 2012
D	Develop a Council-wide process in collaboration with Council departments to better facilitate planning permit applications lodged by community housing providers including responses involving housing associations and promotion of mixed tenure developments.	Community Wellbeing, Strategic Planning and City Planning	Medium	October 2012 and ongoing
E	Advocate to the Department of Human Services and the Office of Housing regarding the maintenance or replacement of poor quality and rundown housing stock.	Community Wellbeing	High	June 2012 and ongoing
F	Investigate opportunities for council to work in partnership with housing providers including identifying land for residential purposes.	Community Wellbeing and Strategic Planning	Medium	January 2013
G	Council will continue to maintain a list of registered rooming house and rooming houses under investigation by the Building and Compliance and Environmental Health Services Departments.	Building and Compliance, Environmental Health Services and Community Planning and Development	Medium	Ongoing
H	Encourage social and community housing to be part of a mix, along with private housing in residential development so there is a diversity of people living in Brimbank.	City Planning and Community Planning	Medium	Ongoing
I	Advocate for changes to the Planning and Environment Act 1987 to include inclusionary zoning.	Strategic Planning and Community Planning	Medium	January 2013
J	Investigate opportunities to undertake a study to quantify the likely amount of social housing required to meet demand.	Community Wellbeing and Strategic Planning	Medium	December 2013

A LIVEABLE NEIGHBOURHOOD

3.1 Strategic Actions – Neighbourhood Amenity

VISION:

RETAIN AND ENHANCE THE NEIGHBOURHOOD AMENITY AND ENSURE NEW RESIDENTIAL DEVELOPMENT DOES NOT UNFAIRLY IMPACT ON THE AMENITY OF OUR EXISTING NEIGHBOURHOODS.

NEIGHBOURHOOD AMENITY				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Protect the traditional suburban character of streets remote from Town Centres and public transport through the implementation of Substantial Change Housing Policy Area.	Strategic Planning and Urban Design	High	May 2013
B	Review vegetation controls in the Brimbank Planning Scheme that relate to residential areas to encourage the retention of existing canopy trees, and promote the planting of canopy trees on development sites.	Strategic Planning and Urban Design	Low	January 2013
C	Develop residential design guidelines to address the issue of double storey development in the rear of existing dwellings in Limited and Incremental Housing Policy Areas.	Strategic Planning	High	March 2013
D	Apply Crime Prevention Through Environment Design (CPTED) principles to new residential developments and pursue a planning scheme amendment to introduce CPTED principles into the Municipal Strategic Statement.	City Planning and Strategic Planning	High	Ongoing. Planning scheme amendment, June 2013
E	Prepare detailed residential and typology design guidelines for housing policy areas which will be included in a future amendment to Council's Municipal Strategic Statement.	Strategic Planning and Urban Design	High	December 2012
F	Identify disused heritage sites or sites that are ready for re-development that incorporate significant buildings, where future development can enable the retention and restoration of heritage assets. For example, former churches, halls industrial buildings etc.	Strategic Planning	Low	july 2013
G	Prepare a neighbourhood plan for Albion to provide for built form, set out measure for public realm improvements, accessibility, and traffic management and community infrastructure.	Strategic Planning	High	October 2013

3.2 Strategic Actions – Infrastructure and Services

VISION:

PHYSICAL AND SOCIAL INFRASTRUCTURE WILL BE MAINTAINED AND UPDATED TO SUPPORT OUR GROWING POPULATION OF OUR TOWN CENTRES.

INFRASTRUCTURE AND SERVICES				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Continue to develop the concept of community hubs by encouraging (subject to design) co-location of new housing with community facilities in Substantial and Incremental Housing Policy Areas and close to open space.	City Planning and Strategic Planning	High	Ongoing
B	As the population increases and households change, monitor the capacity and performance of key physical infrastructure including open space, storm water, public car parking and roads. Consider any necessary actions in relation to deficiencies with capacity or performance.	Strategic Planning and Infrastructure and Engineering	High	Ongoing
C	Prepare a planning scheme amendment to implement development contribution provisions to ensure new housing development contributes to the future planning and upgrade of physical and social infrastructure.	City Strategy	High	June 2014
D	Liaise with the relevant infrastructure authorities to plan and coordinate the provision of private physical infrastructure (telecommunications, power, water, sewerage).	City Strategy and Engineering Services	Medium	Ongoing
E	Measure the value of key infrastructure (including open space, car parking and roads) with the intent to pursue a developer contributions scheme.	City Strategy and Engineering Services	Medium	December 2012

3.3 Strategic Actions – Housing and Open Space

VISION:

OPEN SPACE PROVISION, MAINTENANCE AND CREATING QUALITY SPACES WILL BE A KEY CONSIDERATION FOR NEW HOUSING DEVELOPMENT.

HOUSING AND OPEN SPACE				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Apply the <i>Creating Better Parks Policy</i> to assess whether strategies for additional housing in local areas would require changes to playground and park planning.	City Planning, City Strategy and Urban Design	Medium	Ongoing
B	Collect a public open space levy under Clause 52.01 of the Brimbank Planning Scheme to fund provision and improvement of open space to meet the increasing demands of a growing community.	City Strategy and City Planning	High	December 2013
C	Prepare an amendment to the Brimbank Planning Scheme to specify a reduction in private open space requirements for higher density housing which is constructed in close proximity to the hierarchy of public open space provision under the <i>Creating Better Parks Policy and Plan</i> .	Strategic Planning and Urban Design	Medium	June 2013
D	Encourage development adjacent to parkland which creates a positive interface and demonstrates 'crime prevention through environmental design' (CPTED) principles, for example through passive surveillance.	City Planning and Urban Design	High	Ongoing

3.4 Strategic Actions – Quality Design

VISION:

NEW HOUSING IN BRIMBANK WILL BE HIGH QUALITY, AND CONSTRUCTED OF ROBUST MATERIALS. IN AREAS OF HIGH NEIGHBOURHOOD CHARACTER VALUES, NEW HOUSING WILL RESPECT NEIGHBOURHOOD CHARACTER, IN OTHER AREAS NEW HOUSING WILL BE WELL-DESIGNED AND CONTRIBUTE TO A NEW NEIGHBOURHOOD CHARACTER.

QUALITY DESIGN				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	Encourage contemporary design that respects the existing or preferred neighbourhood character and / or heritage values of the neighbourhood.	City Planning	High	Ongoing
B	Where feasible protect neighbourhood character and heritage values using planning scheme provisions.	Strategic Planning	Medium - High	Ongoing
C	Prepare detailed residential and typology design guidelines for housing policy areas which will be included in a future amendment to Council's Municipal Strategic Statement.	Strategic Planning and Urban Design	High	December 2012
D	Investigate how housing design might respond to different cultural and religious requirements.	Community Planning and Strategic Planning	Low - Medium	June 2013
E	Discourage residential development applications which do not positively contribute to the streetscape and do not meet the neighbourhood character and design detail objectives of Rescode.	City Planning	High	Ongoing
F	In addition to a Residential 3 Zone, identify and investigate the protection of areas with valued prevailing residential urban character against development which has the potential to dramatically alter that streetscape character.	Strategic Planning and Urban Design	Medium	January 2013
G	Protect existing canopy trees and support the planting of new canopy trees on development sites, especially within the front setbacks.	City Planning	Medium - High	Ongoing

3.5 Strategic Actions – Car Parking and Local Traffic Management

VISION:

EXISTING AND FUTURE CAR PARKING DEMAND AND LOCAL TRAFFIC MANAGEMENT WILL BE CONSIDERED WHEN DETERMINING THE LOCATION AND DENSITY OF NEW HOUSING IN BRIMBANK. MORE PEOPLE WILL BE LIVING CLOSER TO TRAIN STATIONS; ALLOWING PEOPLE TO BECOME RELIANT ON SUSTAINABLE TRANSPORT AND LESS ON THEIR CARS.

HOUSING IN APPROPRIATE LOCATIONS				
	ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A	<p>Require the provision of car parking to satisfy the anticipated demand having regard to:</p> <ul style="list-style-type: none"> • Average car ownership levels in the area • Adaptable housing principles • The capacity of the local street network to accommodate on street car parking • The proximity of public transport, frequency of the service and how extensive the network it connects to is • Proximity of on and off-street car parking 	City Planning	High	Ongoing
B	To ensure the parking provision for new developments does not impact unreasonably on the availability of existing on street parking.	City Planning and Engineering Services	High	Ongoing
C	Encourage green travel plans during the planning scheme amendment process and for higher density residential developments in Substantial and Incremental Changes Housing Policy Areas .	Strategic Planning and City Planning	High	Ongoing
D	Apply reductions in car parking requirements only for new residential developments that are within Substantial Change Housing Policy Area and only where sustainable forms of transport are encouraged within the development, such as car-share and bicycle lockers.	Engineering Services	High	Ongoing
E	Encourage the inclusion of car parking as part of building design, including underground/ basement parking, but recognise that the basalt geology of Brimbank may limit options in some locations.	City Planning and Engineering Services	High	Ongoing

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HOUSING IN APPROPRIATE LOCATIONS

ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
<p>F Investigate the cost associated with excavation for basement car parking in the major activity centres, and the implications for car parking provision.</p>	City Strategy	Medium	July 2012
<p>G Prioritise the development of local area traffic management plans in Substantial and Incremental Housing Policy Areas to address traffic congestion.</p>	Strategic Planning and Engineering Services	Medium	December 2012
<p>H Prepare car parking precinct plans, for the investigation areas nominated in the housing strategy for housing intensification in accordance with the DPCD's guidelines for town centres and strategic redevelopment sites which:</p> <ul style="list-style-type: none"> • Address the existing and future requirements for car parking within the centre or development • Address the location of any shared car parking to be developed • The improvements that will be made to the public transport network and other sustainable modes of travel in lieu of car parking development • Address the level of contribution per space and by when the contribution needs to be paid; and • Address the specific requirements of any green travel plan. 	Strategic Planning and Engineering Services	Medium	December 2012 – June 2013
<p>I Minimise the number of crossovers in residential streets to maximise on street parking and minimise the potential conflict with pedestrians.</p>	City Planning	Low - Medium	Ongoing

3.6 Strategic Actions – Environmental Sustainable Development

VISION:

NEW AND EXISTING HOUSING WILL BE MORE ENVIRONMENTALLY SUSTAINABLE.

ENVIRONMENTAL SUSTAINABLE DEVELOPMENT

ACTIONS	RESPONSIBLE DEPARTMENT/S	PRIORITY	TIMING
A Introduce a sustainable assessment process (Sustainable Tool for Environmental Performance Strategy (STEPS) or equivalent) as part of the planning permit assessment process for residential development.	Strategic Planning, Environment and City Planning	Medium	June 2013
B Promote educational activities, brochures and or guidelines that encourage existing residents to retrofit their existing dwellings to make their homes more sustainable.	Strategic Planning, Environment, Building and Compliance and City Planning	Medium	June 2013
C Advocate to the Australian Building Code Board to incorporate into the Building Code of Australia, a requirement that all new dwellings must achieve a 6 Star Green Star Certified Rating.	City Planning	Medium	June 2013

Language link



Arabic	عربي	9209 0131
Croatian	Hrvatski	9209 0132
Greek	Ελληνικά	9209 0133
Italian	Italiano	9209 0134
Macedonian	Македонски	9209 0135
Serbian	Српски	9209 0136
Spanish	Español	9209 0137
Turkish	Türkçe	9209 0138
Vietnamese	Việt-ngữ	9209 0139
All other languages		9209 0140
English		9209 0141

local call costs apply

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