

Structure plans and/or design frameworks prepared for these redevelopment sites and precincts will provide greater certainty in relation to future development. They will also be the means for determining fine grained land use, development and design outcomes.



Home/Office Barkly Street, St. Kilda

A new mixed development on a site formerly zoned for industrial purposes.



Uropa Apartments, Swanston Street Carlton

An example of the medium-rise student accommodation being developed between the University of Melbourne and RMIT.



College Square, Lygon Street Carlton

Student accommodation on the former VicRoads site.



Young Street, Fitzroy

Warehouse conversion within a mixed use zone.



Chapel Street, South Yarra

Higher density development on the Como site.

Retail and commercial strips

Melbourne 2030 directs significant housing growth to occur in or close to activity centres across metropolitan Melbourne.

For the purposes of this Statement, the housing capacity of retail and commercial strips in the Inner Region (i.e. land zoned for business purposes within activity centres) has been assessed as a separate category. Figures quoted in this section do not include the capacity of any land adjoining or close to such zones.

Analysis undertaken to date suggests retail and commercial strips in the Inner Region will be able to accommodate new housing but not necessarily in significant numbers.

These locations might accommodate around 6,800 new dwellings over the period 2001–2031. This represents about 7.3% of the total projected household growth across the Inner Region.

Retail and commercial strips have important economic functions that do not rely on housing to maintain commercial viability. They typically perform a dual role of serving local shopping needs as well as being regional retail and entertainment destinations. Although housing within these locations contributes to their diversity, there is a risk that intensive housing development in retail and commercial strips would undermine some of their important economic and entertainment functions.

Retail and commercial strips in the Inner Region are predominantly made up of outlets on small allotments, largely developed in the 19th century. They often adjoin low-rise mixed use and established residential precincts. The heritage value, character and amenity of these locations and their surrounds also place constraints on how intensive new development can be in these locations.

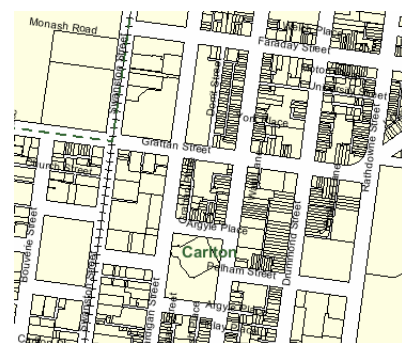
Incremental redevelopment of these locations will result in modest numbers of additional housing in the Inner Region. Shop top housing and modest mixed use developments are envisaged within and on the edges of these locations.



Example 1 – Bay Street, Port Melbourne



Example 2 – Smith St, Collingwood.



Example 3 – Lygon St, Carlton

Structure plans and/or design frameworks prepared for these locations will provide the means by which fine grained land use, development and design outcomes will be managed in each strip.

Major retail and commercial strips identified by Melbourne 2030 as preferred locations to accommodate projected growth in households include:

- Chapel Street, Prahran/South Yarra
- Lygon Street, Carlton
- Victoria Street, Richmond
- Bridge Road, Richmond
- Smith Street, Collingwood
- Brunswick Street, Fitzroy
- Swan Street, Richmond
- Toorak Village, Toorak
- Acland Street, St Kilda
- Fitzroy Street, St Kilda
- Clarendon Street, South Melbourne
- Carlisle Street, Balaclava
- Bay Street, Port Melbourne.

In addition, analysis undertaken while preparing this Statement identified that smaller commercial and retail strips (known as neighbourhood activity centres under Melbourne 2030) provide only limited opportunities for new housing. However, some of these neighbourhood activity centres adjoin major sites and/or precincts with greater redevelopment potential.



Mixed use development, Toorak Rd, Toorak

A variety of residential and mixed use developments have occurred within and on the fringes of traditional commercial and retail strips across the Inner Region. Many of these developments comprise a mix of residential and other activities within the one building.

**South Melbourne Central –
A Case Study**

The South Melbourne Central Structure Plan was developed around the vision of SMC being a mixed use precinct focused on the South Melbourne Activity Centre. The Plan contains actions under the following themes:

- Activity, Vitality and Diversity
- Supporting the Local Economy
- A Great Place to Live
- Culture and Community
- Movement Networks
- The Built and Natural Environments.

The structure plan sets the future direction for a range of important local precincts and key sites within the study area.

The South Melbourne Activity Centre is clearly defined, comprising the Clarendon Street core retail strip and adjoining mixed commercial areas, the Coventry Street specialty shopping and South Melbourne Market precincts and, connecting these, an area (formerly industrial) emerging as an extension of the existing activity centre. Residential opportunities within the South Melbourne Activity Centre are identified as shop top housing, either above existing retail premises or within new mixed use developments.

The structure plan identifies that the greatest opportunity for residential growth exists within new mixed use areas (the Kingsway Corridor and City Road Wedge precincts) which are close to the defined activity centre.

The plan acknowledges limited opportunities for change exist in established residential precincts close to the activity centre due to heritage controls, and also the importance of retaining established business precincts that provide a competitive advantage to the growing the advanced business services sector in Inner Region.

Established residential locations

Although not uniform in character, established residential locations within the Inner Region typically share highly valued characteristics that warrant careful management.

In many instances, the heritage value of these locations is recognised at a local, State or national level, whereas other areas have an urban character so intact as to warrant additional planning controls.

Opportunities for significant renewal and intensification in these locations are limited and the planning policies of all local Councils in the Inner Region generally discourage major change in established residential areas.

It is, however, expected that modest infill development will continue to occur in these locations even though the net increase in housing numbers will remain small, even in the longer term to 2031 and beyond.

Analysis undertaken as part of this Statement indicates established residential locations may accommodate around 6,200 additional households over the next 30 years. This represents about 6.7% of the total projected household growth across the Inner Region.



Courtney Street, North Melbourne



Leicester Street, Fitzroy



St Kilda Street, Elwood

Theme 2 – Housing needs and diverse sustainable communities

Social and cultural diversity are essential elements of innovative, competitive economies and sustainable communities. Housing plays an important role in enabling diverse, creative and sustainable communities to establish and thrive.

Many opportunities exist for Councils of the Inner Region and the Victorian Government to work collaboratively to facilitate well located, diverse, affordable, accessible, adaptable and environmentally sustainable housing options.

While one of the perceived strengths of the Inner Region is its rich social and cultural diversity, this aspect of the region's population is undergoing change. For example:

- Household sizes are forecast to continue to decline in the Inner Region and the majority of the population growth will be lone person or couple households. Much of the housing stock being constructed in the region is geared towards these smaller households.
- Traditionally the Inner Region has been a place where new arrivals settle to live, work and study. Although this remains true, the ethnic background and circumstances of new arrivals in the Inner Region is changing.
- At present a significant number of overseas born residents in the Inner Region are overseas students and their housing and lifestyle needs are distinctly different from those arriving as refugees from areas such as the Horn of Africa or the Middle East.
- If property market trends continue, most new residents in the Inner Region will be in higher income brackets because lower income households will be unable to purchase or rent properties in the region.
- The public/community housing stock of the Inner Region is fast becoming the major supply of affordable housing. It is likely that public housing estates will continue to accommodate high concentrations of disadvantaged households.
- Locations such as the CBD, Southbank and Docklands will absorb much of the forecast population growth and these locations will essentially be new communities with different social and cultural characteristics than in outer Melbourne growth corridors or within other inner city locations.

The population trends outlined above are part of an ongoing gentrification of much of the Inner Region. The housing market has been a principal agent in this gentrification process as older areas are renewed or redeveloped and their market value increases.

In this context, achieving social diversity means achieving diversity of household types, income levels and housing tenures, as well as the age and ethnicity of the population. The needs of poorly represented household types (such as those on low incomes, older persons, those who need crisis housing, people from non-English speaking backgrounds and those living with a disability) need to be acknowledged and addressed. The housing needs of many of these groups are not adequately met by the private housing market or traditional public housing.

The Inner Region has a long history of providing accommodation for homeless people and those in housing transition, ranging from hostels, boarding houses, crisis accommodation and other forms of transitional housing. Without a continued focus on providing diverse accommodation for these groups the notion of social diversity risks becoming meaningless in the face of gentrification.

Social and cultural diversity is not simply a measure of ethnicity and income, but also includes the diversity of lifestyles that people pursue. Recent research demonstrates unequivocal connections between the success of regions and their human capital, expressed by the skill content of workers and residents.

The ability to attract, nurture and sustain creative talent is expected to remain an important competitive issue for Australian cities. As such, from an economic development context, the need for the Inner Region to maintain a reputation as an attractive, accessible and tolerant place to live and work takes on added importance. The provision of affordable homes and work locations for people engaged in the knowledge economy is a critical part of Melbourne's future prosperity.

Four important housing issues emerge from the above discussion:

- The need to provide a range of dwelling types and sizes to meet the needs of a diverse community.
- The provision of housing and social infrastructure that facilitates social interaction and participation.
- The provision of housing that is affordable and appropriate for low income households (in terms of housing cost, size, standards, and access to services and facilities).
- Ensuring housing and infrastructure are designed to achieve environmental, social and economic sustainability.

Achieving housing diversity, flexibility and adaptability

A diverse range of housing is needed to cater for the needs of older people, a range of family types, people with disabilities, group and multi-family households within the region. Opportunities exist across the Inner Region to plan for a broader range of accommodation types and tenures through regional planning and preparing and reviewing local housing strategies.

Registered Housing Associations and not-for-profit housing organisations could play a role in providing and managing housing stock for groups not well serviced by the private or public housing system.

The private sector has a major role to play in delivering flexible housing designs that can cater for changing household needs over time and different household types. In particular, as Melbourne's population ages and disabilities become more prevalent, more housing is needed that is designed to be universally accessible by people of all ages and abilities. It is vital that all future housing can be adapted to cater for a range of households as the need arises. This means that housing can cater for the needs of residents throughout different stages of their lives, without the need for relocation.

Designing housing to facilitate social interaction and participation

Housing design should foster social interaction and emphasis must be placed on designing spaces that enable people to get to know their neighbours.

A proactive approach is needed across the Inner Region to reverse the trend toward isolated, gated apartments and provide housing that enables social and community interaction. Housing that allows for interaction and offers surveillance of public areas, streets and open spaces also promotes a sense of belonging.

Opportunities also exist to enhance the provision of social and recreational services to areas where social housing exists or is planned. Such services foster greater social participation and ensure that more marginal residents are well supported and have the capacity to participate in community networks and decision-making.

There is an urgent need to promote a shared commitment to social and cultural diversity across the Inner Region. Community development programs that link new and old residents, such as school and community integration programs, help ensure the needs and interests of older and newer residents are expressed.

Addressing the decline in affordable housing

The Inner Region is a traditional provider of affordable housing and lower cost housing, and contains the highest metropolitan concentration of public housing.

However, gentrification in the 1970s and 1980s and more recently the property and apartment boom of 1990s, have resulted in rapid increases in house and unit purchase prices and a concurrent marked decline in the level of housing affordability for low and moderate income

households. Affordable rental stock has halved between 1996 and 2001, with 63% of low income households in private rental and 69% of low income home-purchaser households suffering housing stress (Refer to Chapter 4) (Office of Housing, DHS, 2004). Limited access to public housing, community housing and rooming houses is a key factor leading to the risk and high incidence of homelessness in the region.

To meet the needs of lower income households, affordable housing must be financially affordable but also appropriate in terms of size, standards and access to services and facilities. It is also important that affordable housing stock reflects the trends in household structures discussed in chapter 4 including reduced household size and ageing households. However, it is equally important that some proportion of affordable housing in the Inner Region meets the needs of larger households who might not otherwise be able to access appropriate housing in the Inner Region. For instance, larger refugee families typically face difficulty in finding affordable housing anywhere within the Inner Region yet this is where many services, education and employment opportunities are located.

Affordable housing is rapidly disappearing from the Inner Region and, without intervention, will largely disappear by 2031. Given the projected demand for approximately 90,000 new dwellings by 2031, and the limited capacity of public and not-for-profit organisations to provide additional affordable housing stock, it is necessary to pursue opportunities for private sector involvement in the provision of affordable housing.

Incorporating sustainable design

The introduction of around 90,000 additional dwellings in the Inner Region presents a considerable opportunity to improve the ecological sustainability of the region's housing stock. More energy efficient buildings reduce resource consumption, waste generation and greenhouse gas emissions, as well as reduce the cost of living for occupants, and thereby contribute to more affordable housing overall.

There are significant opportunities through the planning and building approvals system to establish standards for the environmental performance of new residential and commercial buildings, and residential extensions or conversions.

Theme 3 – Managing infrastructure needs of a growing population

Managing overall development in a coordinated way is essential to ensure quality outcomes for the Inner Region. Additional housing in the region will need to be supported by timely, coordinated and adequate provision of infrastructure.

Providing infrastructure and services to meet a growing demand

Housing growth places additional pressure on existing physical and social infrastructure, and excessive demands on infrastructure can impact on the liveability of an area and community well being.

Accordingly, the population and household growth projected for the Inner Region by 2031 demands careful infrastructure planning and delivery. Opportunities exist for State and Local Government to work at a regional level to plan and provide services and infrastructure for the Inner Region to meet the current and future needs of the growing population.

Key considerations are:

- The importance of providing basic community facilities and social infrastructure in order to attract and retain a diversity of households (as highlighted in consultations with City of Melbourne residents). Such facilities help make residential neighbourhoods vibrant and welcoming places. At the neighbourhood level, residents also aspire to have access to a full range of learning, recreation, social support and lifestyle opportunities that are open to all regardless of income.
- The projected age profile of the Inner Region anticipates a significant increase in the 0–14 year old age group. This increase will require new services in the areas of maternal and child health, childcare and education.
- A projected increase in the number of older people living in the Inner Region over the next 30 years will also require the provision of new infrastructure and services to meet the needs of an ageing population. New residents who are already in an older age group report an increased sense of social isolation after moving from their previous communities. These people express the need for access to community facilities and public spaces that engender a sense of community and foster local belonging. Other specific infrastructure demands for an ageing population include transport, home and community care programs and healthy ageing activities to help keep older people well, active and socially integrated.

Funding additional infrastructure and service provision

Many Inner Region neighbourhoods expected to undergo significant population growth over the next 30 years do not have the necessary social or other infrastructure to meet future demand.

There is potential for considerable cost impacts on Local Government, as additional capacity is required to upgrade both physical infrastructure and social services. Structured development programs and clear funding mechanisms are crucial to support the necessary upgrade of social and physical infrastructure and public spaces.

The redevelopment process itself provides opportunities for new and innovative ways of meeting these infrastructure needs. Increasingly, partnerships between all three levels of government, non-government organisations and the private sector will be required to ensure these facilities are provided.

The exact role of the private sector in contributing to the development of these facilities needs to be established as part of the finalisation and implementation of local structure plans across the Inner Region.

Sustainable transport

Melbourne 2030 encourages more sustainable personal travel options, by promoting alternative means of travel such as public transport, walking and cycling. It is critical that housing is supported by, and has access to public transport services. An efficient and sustainable transport network relies on an integrated and efficient public transport network, a range of transport modes, good pedestrian and cycle access, and connectivity between different modes of transport.

Integrated public transport

An integrated, convenient and efficient public transport system that is linked to residential growth is crucial to the success of Melbourne 2030.

Although Inner Region has a well established public transport network, there is capacity for better utilisation of the public transport network.

Priorities remain to:

- Investigate opportunities to maximise use of the public transport network
- Address critical gaps in the tram network.
- Achieve significant service improvements to increase patronage.
- Improve walking and cycling environments in the Inner Region.

Prioritisation and timely scheduling of these improvements need to be resolved and these and other public transport improvements will be necessary to achieve the Victorian Government's vision for a public transport mode share target of 20% by 2020.

High quality public realm and sufficient open space

Intensification of development, particularly in and around activity centres, means more people will rely on the public realm for leisure and recreation. Opportunities to create new open space in the Inner Region are severely limited. Whilst individual structure plans will determine opportunities for additional open space at a local level, high quality

design will be critical to ensure that existing public space meets the needs of residents, visitors and workers across the Inner Region.

Private development can make an important contribution to the public realm through interesting and high quality design, including such features as active frontages, spaces for casual social interaction and opportunities for passive surveillance. Providing quality public spaces encourages greater use of the public domain and increases opportunities to engage in community life. Open spaces need to be designed and developed to meet the various needs of the Inner Region now and into the future. For example, public open space has a role in connecting destinations via the pedestrian and cycle network including activity centres, housing and the PPTN.

Whilst contributions from residential development across the region will be directed to improving and extending local open space, consideration must also be given to the significant opportunities which exist to further develop and link the regional open space network. A partnership approach across governments in the region will be crucial to delivering these opportunities.

6 Objectives, strategies and actions

This chapter sets out the objectives, strategies and actions developed by the Inner Regional Housing Working Group to achieve the housing vision for the Inner Region (see Chapter 5). It focuses particularly on actions to be undertaken in the next five years.

The objectives, strategies and actions are underpinned by the following key principles:

- Government Policy objectives on urban consolidation and housing growth must be met from a regional capacity and context. The characteristics and trends that have shaped and defined the Inner Region provide the basis for managing housing growth and change into the future.
- Housing policy and strategies need to be developed in partnership with the community and in the context of, and balanced with, other objectives and considerations such as the economic and cultural role of the Inner Region.
- A range of housing considerations are required to achieve sustainability. Sustainability is not just about achieving growth in dwelling numbers to meet demand but is also about managing the affordability and diversity of stock to meet the diverse needs of the Inner Region communities.
- Implementation of Melbourne 2030's housing directions is dependent upon an effective partnership between the Victorian Government and Local Government. The Victorian Government has a critical role in providing leadership, resources and mechanisms to support Local Government's delivery of Melbourne 2030 housing objectives.
- The private development sector will play a key role in contributing to and supporting the housing objectives of this Statement, not only in terms of contribution to dwelling growth but also to housing diversity and affordability.

Organised by theme, this chapter sets out the objectives (what we want), strategies (how we will approach this) and a series of detailed actions (what we will do). The actions are set out in a table that explains; what mechanism will be used to implement the action (advocacy, education, facilitation, leadership, partnerships, planning schemes, research, monitoring, statutory planning and strategy development); the project lead responsible for implementation of each action; project partners involved in the implementation of each action and when the action will commence.

The role of partner organisations in implementing these actions will vary depending on the nature of each action and will need to be clarified in discussion with each nominated partner organisation.

The timeframes for commencement of actions are as follows, with many of the short-term actions already underway:

- Short-term: commence within 12 months.
- Medium-term: commence in 1-2 years.
- Longer-term: commence in 2-5 years.

THEME 1

MAINTAINING THE LIVEABILITY AND ECONOMIC CAPACITY OF THE REGION WHILST PROVIDING FOR HOUSING GROWTH

OBJECTIVES, STRATEGIES AND ACTIONS

1.1 Residential Growth and Liveability

Objectives (what we want):

- To achieve housing growth in locations that have the capacity and propensity for change, and which will maximise economic, social, cultural and environmental sustainability.
- To protect the heritage assets, neighbourhood character and amenity of established residential areas which are fundamental to the liveability of the Inner Region.
- To achieve a shift in the location of residential development away from established residential locations, to the CAD and identified major redevelopment sites and precincts.

Strategies (how we will approach this):

- Provide sufficient and sustained opportunities for new residential development, in strategically appropriate locations within the Inner Region, to meet projected residential growth to the year 2031.
- Direct housing growth and intensification (based on identified capacity) to achieve:
 - The majority of housing growth within the CAD and identified major redevelopment sites and precincts (located in close proximity to activity centres and the Principal Public Transport Network).
 - A moderate increase in residential infill development within Principal and Major Activity Centres (as guided by structure plans).
 - A substantial reduction in the rate of infill development in established residential areas (to less than 10% of total growth) through provision of development opportunities and incentives elsewhere.
- Strengthen the effect of local planning policy and planning scheme provisions to proactively identify and facilitate outcomes in areas where housing growth and intensification is desired and areas where it is not.
- Build the capacity and propensity of the development sector to undertake complex, larger scale renewal projects (residential or mixed use) within activity centres, and major redevelopment sites and precincts, in preference to infill development within established residential areas.

Actions (what we will do):

1.1 Residential Growth and Liveability	Project Lead	Partners Involved	Timeframe for commencement	Current Status
Action Statement / Mechanism				
Directing Growth				
<p>1.1.1 Prepare, review, and implement local housing strategies to give effect to the Inner Regional Housing Statement at the municipal level.</p> <p>(Strategy Development/Planning Schemes)</p>	Councils	Community	Short-term	In progress
<p>1.1.2 Investigate varying residential development standards ⁷across the region to actively differentiate and direct housing growth to preferred development areas, and ensure lower intensity outcomes in established residential areas reflective of the prevailing neighbourhood character and heritage significance.</p> <p>(Planning Schemes)</p>	Councils	DSE	Short-term (on-going)	In progress
<p>1.1.3 Prepare and implement structure plans for Principal and Major Activity Centres and major redevelopment sites and precincts to provide clear direction on the extent, location and form of residential use and development, responsive to local capacity and conditions.</p> <p>(Strategy Development/Planning Schemes)</p>	Councils	Community DOI	Short-term (on-going)	In progress
<p>1.1.4 Review (where necessary) the Local Planning Policy Framework of planning schemes to ensure they provide sufficient clarity and certainty to effectively direct residential development to strategically preferred locations.</p> <p>(Strategy Development/ Planning Schemes)</p>	Councils		Medium-term	In progress

⁷ Varying development standards can be used to facilitate increased dwelling yields in preferred major redevelopment sites and precincts and could include varying development standards (such as height, site coverage, setbacks, and private open space requirements).

1.1 Residential Growth and Liveability Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current Status
<p>1.1.5 Establish an agreed approach to increase development certainty and streamline planning permit processes for housing and mixed use developments within defined major redevelopment sites or precincts, where proposals for housing are consistent with approved local policy and/or structure plans.</p> <p>(Strategy Development/ Planning Schemes)</p>	DSE (metropolitan wide)	IRHWG Other RHWG's	Longer-term	Not commenced
<p>1.1.6 Work collaboratively as a region to develop a best practice approach to the application of neighbourhood character provisions in local planning schemes which clearly articulate preferred built form and urban design outcomes that respect the local context.</p> <p>(Partnerships/Planning Schemes)</p>	IRHWG		Medium-term	Not commenced
<p>1.1.7 Research macro-economic influences on the regional housing market, and the impact of housing preferences and development activity in the region.</p> <p>(Research)</p>	DSE	DHS IRHWG Councils	Short-term	Not commenced

1.1 Residential Growth and Liveability Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current Status
<p>Facilitating Renewal</p> <p>1.1.8 Work collaboratively with the private development sector⁸ and other stakeholders to:</p> <ul style="list-style-type: none"> investigate the economic viability of different approaches and models for residential development in activity centres. identify and remove barriers to larger scale residential renewal projects within Principal and Major Activity Centres and major redevelopment sites and precincts. <p>(Partnerships/Research)</p>	DSE (Metropolitan-wide)	DOI IRHWG Other RHWGs Industry	Medium-term	Not commenced
<p>1.1.9 Build expertise and capacity to facilitate complex renewal projects on strategic sites.</p> <p>(Partnerships/Research)</p>	IRHWG DOI	DSE Councils	Medium-term	Not commenced
<p>1.1.10 Investigate options for the removal of restrictive covenants which affect the potential of major redevelopment sites and precincts to accommodate housing.</p> <p>(Research)</p>	DSE (metropolitan-wide)	Councils	Longer-term	Not commenced

⁸ Including developers and peak bodies such as the HIA, UDIA, Property Council.

1.2 Economic Capacity

Objectives (what we want):

- To ensure residential growth occurs where it will not compromise the overall economic capacity of the Inner Region, and the primary commercial or cultural role of activity centres.
- To ensure appropriate and affordable housing is available to accommodate key worker groups within the Inner Region.⁹

Strategies (how we will approach this):

- Protect regionally significant business or employment precincts from residential development pressures and encroachment.
- Ensure residential development within activity centres occurs in accordance with opportunities identified by approved local policy, structure plans and/or urban design frameworks.
- Seek to prevent land use conflicts within mixed activity areas and mixed use developments.

Actions (what we will do):

1.2 Economic Capacity Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
Protecting Economic Activity 1.2.1 Retain and enforce business and industrial zonings which prevent residential use and development in regionally significant business/employment precincts. (Planning Schemes)	Councils	Community/ Land Owners	Short-term (on-going)	Not commenced

⁹ The actions listed under 2.2 Housing Affordability are intended to assist in implementing this Objective.

1.2 Economic Capacity Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
<p>1.2.2 Ensure structure plans for activity centres, whilst providing for residential opportunities, also identify and protect retail/commercial growth and change, necessary for maintaining the long-term economic role and viability of centres.</p> <p>(Strategy Development/Planning Schemes)</p>	Councils	Community/ Land Owners	Short-term (on-going)	In progress
<p>1.2.3 Work in partnership to investigate and achieve planning tools that can effectively maintain a balance between business and residential activities within areas of mixed land use activity.</p> <p>This may include:</p> <ul style="list-style-type: none"> - A mixed use zone which provides discretion over the extent/nature of residential use in accordance with local policy. - The capacity for vertical zoning to maintain active commercial frontages at street level whilst encouraging residential development above. <p>(Strategy Development/Partnerships/Planning Schemes)</p>	IRHWG	DSE Other RHWGs	Short-term	In progress

-resident expectations must acknowledge that reduced levels of acoustic amenity will occur within mixed activity areas' (ie. when compared to established residential areas), and

-that the 'onus of responsibility rests with the agent of change' (ie. new residential development must take responsibility for reducing impacts arising from established nearby commercial/entertainment based activities).

THEME 2

SUPPORTING DIVERSE, SUSTAINABLE COMMUNITIES THROUGH MEETING A WIDE RANGE OF HOUSING NEEDS, NOW AND INTO THE FUTURE

OBJECTIVES, STRATEGIES AND ACTIONS

2.1 Housing Diversity and Adaptability

Objectives (what we want):

- To achieve and value social and cultural diversity as the fundamental basis for a sustainable, inclusive and innovative Inner Region community.
- To increase the diversity and adaptability of the region's housing stock to better meet increasingly diverse household structures, lifestyle and cultural needs, income levels and life cycle stages.

Strategies (how we will approach this):

- Target the range of housing choices (type and tenure) available in the Inner Region to ensure they are responsive to the identified needs of existing and future residents.
- Promote the construction of adaptable and flexible dwellings that can respond to anticipated household changes.
- Provide an increase in housing stock that is accessible to all persons and also enables people to age in place.
- Monitor changes to the regional dwelling stock and investigate potential tools to maintain dwelling stock diversity.
- Redress the diminishing supply of larger dwellings in the Inner Region through reducing development pressure on established residential areas.

Actions (what we will do):

2.1 Housing Diversity and Adaptability Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
Monitor Demographic and Housing Change 2.1.1 Monitor regional demographic trends, and changes in diversity of housing stock and housing affordability (including housing stress levels), to provide a basis for determining future housing needs. (Research/Monitoring)	DSE (Metropolitan-wide) DHS	IRHWG Other RHWGs Building Commission	Short-term	In progress
2.1.2 Monitor regional housing needs and satisfaction levels, including post-occupancy studies of a range of new residential development types, and comparison of changing housing needs against housing choice. (Research/Monitoring)	IRHWG	DSE DHS	Medium-term	Not commenced
Mechanisms to improve housing diversity				
2.1.3 Investigate planning tools and other mechanisms to promote and provide for increased housing diversity and housing adaptability. (Research/Strategy Development)	DSE	IRHWG Other Councils	Short-term	Not commenced
2.1.4 Develop and review local policies to encourage an increased range of dwelling types targeted to respond to identified 'gaps' in housing types, emerging life style choice and life cycle needs. (Planning Schemes)	Councils		Medium-term	In progress
2.1.5 Improve property market acceptance of a wider range of housing types through mechanisms including education programs, information sharing and demonstration projects. (Education/Facilitation)	DSE	IRHWG Other Councils Industry DHS VicUrban	Short-term	Not commenced

2.1 Housing Diversity and Adaptability Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
Accessible and Adaptable Housing				
2.1.6 Investigate accessible and adaptable housing needs across metropolitan Melbourne. (Research)	Building Commission on DSE (Metropolitan wide)	IRHWG Other RHWG's	Medium-term	Not commenced
2.1.7 Pursue the introduction of building standards and regulations for accessible and adaptable housing, with 'visitable' housing set as a minimum standard for all new dwellings. (Leadership/Facilitation)	IRHWG Councils	Other RHWGs	Short-term	Not commenced
2.1.8 Develop local policies to encourage flexible and multi-functional housing design that enables easy (low cost/energy efficient) adaptation to suit the needs of the widest possible range of people including: 1. People who wish to work from home. 2. People with physical disabilities and live-in carers. 3. Older persons. 4. Households whose size and lifestyle needs change over time. (Planning Schemes)	IRHWG Councils	Industry	Longer-term	In progress
2.1.9 Develop demonstration models of accessible and adaptable housing design (including access for aged persons living with physical disabilities, and dwellings responsive to changing household and life cycle needs). (Facilitation/Partnerships/Education)	IRHWG Councils	Registered Housing Associations DHS Industry DSE	Longer-term	Not commenced

2.1 Housing Diversity and Adaptability Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
<p>2.1.10 Promote best practice examples of flexible and multi-functional housing design through joint Inner Region awards (with categories for home business, adaptable housing, accessible housing, ecologically sustainable development, etc).</p> <p>(Education/Facilitation/Partnerships)</p>	IRHWG Councils	DSE Industry DHS	Longer-term	Not commenced

2.2 Housing Affordability

Objectives (what we want):

- To reduce the current high levels of housing stress experienced across the Inner Region.
- To increase the supply of well located affordable housing opportunities in the region for low income households, across all tenures (as a proportion of the total housing stock).
- To increase the supply of appropriate (well located, relevant, quality) social (public and community) housing for low income residents and those with special needs.
- To progressively increase the long-term supply of affordable housing within the region.

Strategies (how we will approach this):

- Pursue greater cross-government leadership, funding and fiscal policy commitment to increasing affordable and social housing in the Inner Region, in particular at the Commonwealth Government level.
- Establish regional benchmarks for significantly expanding the supply of affordable housing in the Inner Region (including housing that is either publicly or community owned and/or managed).
- Ensure appropriate institutional and organisational structures are in existence to manage the increased supply of affordable housing within the Inner Region.
- Significantly increase the proportion of affordable housing generated through private sector investment whilst ensuring the application of affordable housing mechanisms which can be absorbed by the private housing market so as not to deter development activity.
- Maximise opportunities presented by surplus government and institutional land holdings to be used for development of affordable or social housing.
- Recognise and support the ongoing role of the Inner Region in providing opportunities for a range of affordable accommodation to suit specific groups (including rooming houses, bed-sits for singles and crisis accommodation) given the well established support services/networks for these groups within the region.
- Recognise and ensure that affordable housing policy and initiatives include the concepts of suitable and accessible housing (relevant to needs, of reasonable size, quality, condition and universally accessible) and affordable living (well located, energy efficient).
- Work collaboratively as a region to progress the affordable housing strategies and actions outlined in this Statement with Local Government focusing on local leadership and innovation to deliver projects, and Australian and State Governments providing an enabling framework (legislative, financial and institutional).

Actions (what we will do):

2.2 Housing Affordability Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
Government Leadership				
<p>2.2.1 Participate in the work program to implement the Framework for National Action on Affordable Housing. (Leadership/Partnership)</p> <p>2.2.2 Advocate for the development of a National Affordable Housing Agreement across the three spheres of government to integrate, rationalise and strengthen assistance for affordable housing including:</p> <ul style="list-style-type: none"> - A Tax Reform Package to promote housing affordability focusing on reforms to promote: <ul style="list-style-type: none"> ▪ Investment in affordable housing; ▪ First home purchase. - Increased Public Investment (in particular a reversal of the decline in Commonwealth Government funding) directed to expenditure on: <ul style="list-style-type: none"> ▪ Renewal of Public Housing; ▪ Expanded Community Housing; ▪ An Affordable Housing Innovations Fund to facilitate private sector and Local Government investment in the provision of affordable housing; ▪ New funding models and mechanisms for the provision of social and affordable housing (and for the subsidies required to bridge the gap between affordable and market rents).¹¹ ▪ The development of a National Affordable Housing Plan to implement the NAHA. <p>(Advocacy) Funding</p>	<p>IRHWG Councils</p> <p>IRHWG</p>	<p>DSE DHS VicUrban</p>	<p>Short-term (on-going)</p> <p>Long-term (on-going)</p>	<p>Not commenced</p> <p>Not commenced</p>
<p>2.2.3 Advocate for the majority of affordable housing funds to be used for outright stock acquisition and development. (Advocacy)</p>	<p>IRHWG</p>		<p>Medium-term (on-going)</p>	<p>Not commenced</p>

¹¹ Models and mechanisms may include government affordable housing bonds and loan programs, bank finance, private sale proceeds from mixed private or social developments, superannuation funding, local taxes, philanthropic investors and development contributions.

2.2 Housing Affordability	Project Lead	Partners Involved	Timeframe for commencement	Current status
Action Statement / Mechanism				
Private Sector Investment				
<p>2.2.4 Encourage the State Government to introduce planning mechanisms¹² to achieve mandatory private sector contributions to the provision of affordable housing. Mechanisms for further investigation include Inclusionary Zoning¹³ and Negotiated Development Contributions.</p> <p>(Advocacy/Partnerships/ Strategy Development)</p>	IRHWG Councils	Other RHWGs	Short-term	Not commenced
<p>2.2.5 Identify opportunities and encourage private developers to undertake joint ventures or establish partnerships with social and affordable housing providers, to provide mixed private and community housing developments including:</p> <ul style="list-style-type: none"> - The provision of developer incentives for affordable housing; - The development of 'best practice' models/documentated precedent for the provision of affordable housing by private developers. <p>(Facilitation/Partnerships)</p>	IRHWG	Registered Housing Associations DHS Industry VicUrban	Medium-term (on-going)	Not commenced
Land Opportunities and Resources				
<p>2.2.6 Prepare and implement structure plans for activity centres which include the identification of opportunities for well located, affordable and social housing (maximising access to shops, services and transport for low income households).</p> <p>(Strategy Development/ Planning Schemes)</p>	Councils	DSE DHS	Short-term (on-going)	
<p>2.2.7 Work with relevant government agencies to identify surplus or under-utilised government land (including car parking, railway land, airspace) that can be used for (or includes) the development of affordable housing.</p> <p>(Strategy Development/ Partnerships)</p>	Councils	Australian Government State Government	Medium-term (on-going)	Not commenced

¹² Planning mechanisms for affordable housing contributions must be established as an immediate priority, in order to maximise propensity for the cost burden to be passed back to land sellers and to minimise lost opportunities for contributions to growth of affordable housing stock.

¹³ Inclusionary Zoning may be simply defined as planning provisions which require either the mandatory inclusion of certain uses, development of facilities (such as affordable housing), or a monetary contribution in lieu of this, in identified new development as a condition of planning approval.

2.2 Housing Affordability Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
<p>2.2.8 Support the development of protocols for the disposal of State and Local Government land that establishes a first option to Office of Housing and Community Housing Organisations to develop sites (or parts of sites), or acquire individual units for affordable or social housing in private residential development.</p> <p>(Strategy Development/ Partnerships)</p>	IRHWG Councils	DHS DSE	Medium-term (on-going)	Not commenced
<p>2.2.9 Work with the Australian Government to achieve the development of protocols for the disposal of surplus Commonwealth land.</p> <p>(Partnerships/Strategy Development)</p> <p>Organisational Structures</p>	IRHWG	Australian Government	Medium-term	Not commenced
<p>2.2.10 Build the capacity of Housing Associations (and support the formation of other larger scale not-for-profit housing providers) to deliver and manage affordable housing stock in a coordinated manner across the Inner Region.</p> <p>(Facilitation/Partnerships)</p>	DHS	IRHWG Councils DSE	Medium-term	In progress
Targets and Monitoring				
<p>2.2.11 Set regional targets for affordable housing units (as a proportion of new residential construction in the Inner Region) that will at least ensure affordable housing, as a proportion of the Inner Region's increasing housing stock, is not reduced from current levels.</p> <p>(Research/Strategy Development)</p>	IRHWG Councils	DSE DHS	Medium-term	Not commenced
<p>2.2.12 Establish a framework to monitor regional targets for affordable housing.</p> <p>(Monitoring/Partnerships)</p>	DSE DHS (Metropolitan wide)	IRHWG Other RHWG's	Medium-term	Not commenced

2.3 Socially and Environmentally Responsible Housing Development

Objectives (what we want):

- To support and maximise local connections and social interaction in the public and private realm through good design of residential development.
- To plan for and achieve housing that is environmentally sustainable.

Strategies (how we will approach this):

- Promote examples of new residential development that prevent or ameliorate the impacts of social isolation.
- Maximise accessibility, legibility and public safety within the public realm, including open space areas.
- Facilitate a high standard of environmentally sustainable design features to be incorporated into all new dwellings and dwelling extensions, including water reuse, energy efficiency and waste recycling.

Actions (what we will do):

2.3 Socially and Environmentally Responsible Housing Development Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
<p>Social interaction by design</p> <p>2.3.1 Develop and review local policies to encourage the design of residential development which facilitates social interaction and community inclusion by:</p> <ul style="list-style-type: none"> -providing for daily interaction amongst residents; -providing shared community spaces in association with new developments over 20 dwellings; -discouraging gated communities that exclude general community access; -facilitating pedestrian permeability; -facilitating active street frontages in multi-storey developments. <p>(Strategy Development/ Planning Schemes)</p>	Councils		Short-term (on-going)	In progress

2.3 Socially and Environmentally Responsible Housing Development Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
Community safety by design				
2.3.2 Ensure the design of new public spaces, streets and adjacent residential developments facilitate community safety using healthy design principles such as CPTED (Crime Prevention Through Environmental Design), Safer Design Guidelines, and address the principles of the Disability Discrimination Act. (Facilitation/Leadership)	Councils	Industry	Short-term (on-going)	In progress
Ecologically Sustainable Development				
2.3.3 Pursue and support the introduction of improved State-wide minimum standards which assess and ensure the effective environmental performance of new buildings with residential uses and residential extensions or conversions. (Advocacy /Partnerships)	IRHWG	Other RHWG's	Short-term	In progress
2.3.4 Increase community and development industry awareness, and access to information, about improved practice for sustainability outcomes using integrated and consistent approaches including the Sustainability in the Built Environment initiative. (Education/Facilitation/Partnerships)	DSE (Metropolitan wide)	Councils Sustainability Victoria	Medium-term	In progress
2.3.5 Continue to pursue innovative techniques and approaches to improve environmental performance in new buildings which include residential uses and residential extensions or conversions as part of the development approvals process. (Leadership)	Councils		Short-term	In progress

2.3 Socially and Environmentally Responsible Housing Development Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
2.3.6 Develop an education program regarding opportunities for housing design which reduces household running costs. (Education/Partnerships)	DSE Sustainability Victoria	Councils IRHWG Other RHWG's Industry	Medium	Not commenced

THEME 3

MANAGING INFRASTRUCTURE NEEDS OF A GROWING POPULATION

OBJECTIVES, STRATEGIES AND ACTIONS

3.1 Infrastructure Planning and Provision

Objectives (what we want):

- To achieve the timely provision of social and physical infrastructure to support population change and housing growth.
- To provide responsive and flexible social and physical infrastructure that supports different life stage and life cycle needs.

Strategies (how we will approach this):

- Develop models of sustainable, adaptable and affordable social infrastructure that reflect an integrated and regional approach to government infrastructure and service planning and provision across the Inner Region.
- Strengthen partnerships with Victorian infrastructure and service providers, to achieve coordinated, effective and responsive regional infrastructure.
- Work collaboratively as a region to pursue increased infrastructure funding that reflects the true cost and timing of upgrading (physical and social) infrastructure in renewal areas.

Actions (what we will do):

3.1 Infrastructure Planning and Provision Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
Infrastructure to support growth 3.1.1 Identify priorities for regional social infrastructure (e.g. education, health, cultural facilities) needed to support population growth and changing household needs, and develop joint funding submissions/advocacy for key regional projects and initiatives. (Monitoring/Strategy Development/ Partnerships).	IRHWG Councils	DSE DHS DET DOJ	Short-term	Not commenced
3.1.2 Work with physical infrastructure providers to	Councils	Infrastructure	On-going	Not commenced

3.1 Infrastructure Planning and Provision Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
plan residential growth, having regard to the capacity of physical infrastructure. (Strategy Development/ Partnerships)		providers DOI		d
<p>3.1.3 Work collaboratively to identify and achieve priority regional transport infrastructure and service improvements to support residential growth, with an emphasis on improving accessibility to principal and major activity centres by sustainable transport modes, including walking and cycling.</p> <p>(Advocacy/Partnerships)</p> <p>(Refer to the <i>Inner Melbourne Action Plan</i>, Action 2.6 aims to investigate new tram routes to address network gaps)</p>	IRHWG Councils	DSE DOI Transport providers	Short-term	In progress
<p>3.1.4 Work collaboratively as a region to identify potential funding models (including more effective development contribution tools) to fund regional physical and social infrastructure, services and facilities.</p> <p>(Advocacy/Partnerships/ Planning Schemes)</p> <p>(Refer to the <i>Inner Melbourne Action Plan</i>, Action 2.1 includes an action to develop a region wide mechanism to fund transport and community infrastructure).</p>	IRHWG Councils	Infrastructure providers	Short-term	Not commenced
<p>Regional Approaches to Service Planning and Delivery</p> <p>3.1.5 Identify models and opportunities for joint service provision and funding arrangements that acknowledge cross-municipal patterns of facility</p>	IRHWG Councils	DHS	Medium-term	Not commenced

3.1 Infrastructure Planning and Provision Action Statement / Mechanism	Project Lead	Partners Involved	Timeframe for commencement	Current status
<p>and service usage, including the potential for regionally based specialist services.</p> <p>(Partnerships/Research)</p> <p>Open Space to Support Population Growth</p> <p>3.1.6 Work in partnership to ensure that new residential development (particularly those at higher densities) adequately cater for, or contribute towards, the increased demand on regional and local public open space through:</p> <ul style="list-style-type: none"> - Investigating tools to achieve public open space contributions of at least 5%; - Ensuring the type of contribution (land and/or money) is responsive to localised open space needs and limitations (as indicated by local open space strategies). <p>(Partnerships/Research)</p>	IRHWG Councils	DSE	Medium-term	Not commenced

7 Implementation, Monitoring and Review

This chapter outlines the proposed implementation of the Inner Regional Housing Statement and how achievement of the Statement's objectives, strategies and actions will be monitored and reviewed over time.

Implementation and Governance

The Inner Regional Housing Working Group is committed to having an ongoing role in the implementation of the objectives, strategies and actions identified in this Statement. The first stage of implementation is to develop an implementation plan. The implementation plan will explore opportunities for implementing the Inner Regional Housing Statement in conjunction with the implementation of other projects and strategies including IMAP.

While this Statement covers the period up to 2031, its emphasis is on actions which are achievable within the next five years. Achieving these actions is likely to require advocating for the inclusion of priority actions in State and Local Council plans, business plans and budgets to ensure that sufficient resourcing is obtained to achieve these actions.

Monitoring

The Inner Regional Housing Working Group is committed to ensuring that the Inner Regional Housing Statement is adequately monitored to measure and record changes over time and that it remains appropriate to the needs of the Inner Region.

An annual program will be developed to monitor the housing indicators used to prepare the Inner Regional Housing Statement and to monitor the performance of the Inner Regional Housing Statement in achieving the objectives, strategies and actions outlined in Chapter 6. Some monitoring could be undertaken at the State or regional level while other monitoring may be more appropriately undertaken at a local level.

Monitoring housing indicators will involve use of existing data sources such as the estimated resident population, dwelling approvals, housing costs (home purchase and private rental sectors) and data gathered as part of the Urban Development Program. Monitoring housing indicators will also involve developing new monitoring systems to gather data such as:

- The distribution of new dwellings and dwelling type, size and price across the CAD, major redevelopment sites and precincts, retail and commercial strips and established residential locations.
- The location of new dwellings in relation to public transport and other social infrastructure and services.

- The inclusion of adaptable, accessible and ecologically sustainable design features within residential development.
- The percentage and distribution of affordable housing across the region.

Monitoring the performance of the Inner Regional Housing Statement will involve an assessment of:

- Whether the outcomes meet the housing objectives sought for the region.
- Whether the objectives remain consistent with the regional housing policy context.
- Whether the strategies and actions are effective in achieving the Statement's objectives.
- The nature of progress towards achieving actions and the effectiveness of these actions in meeting the Statement's objectives.
- Whether the Inner Regional Housing Statement has been successful in guiding and directing Councils in the development and review of strategic planning work and in informing Local and State Government in coordinating future infrastructure and services with population growth.

Review

It is anticipated that the Inner Regional Housing Statement will be reviewed every five years or earlier if circumstances require. The Inner Regional Housing Working Group will determine the scope of the review. It is anticipated that the review will consider the annual monitoring reports, progress in implementing the actions, and whether major changes of direction are required to respond to new regional housing issues, trends or changing circumstances or to strengthen the performance of the Inner Regional Housing Statement.

The review will utilise results of the five yearly Census. It will include assessing population projections for the previous five year period against actual numbers, and use the results to inform future population projections.

The first review of the Inner Regional Housing Statement is anticipated to commence in 2010.

Glossary

Accessible	Accessible design refers to dwellings that are designed to reduce barriers and improve access to people with disabilities.
Activity centres	Provide the focus for services, employment and social interaction in cities and towns. They are where people shop, work, meet, relax and often live. Usually well served by public transport, they range in size and intensity of use from local neighbourhood strip shopping centres to traditional universities and major regional shopping centres.
Adaptable	A dwelling structure that has the ability to be modified or extended at minimum cost to suit the changing needs of the occupants.
Affordable housing	Well located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30% of that household's income. Exceeding that proportion places households under housing stress, particularly in the lower 40% of the income distribution scale.
Central Activities District (CAD)	Metropolitan Melbourne's largest activity centre with the greatest variety of uses and functions, and the most intense concentration of development. Melbourne 2030 defines the CAD as including the Central Business District, Docklands, the Sport and Entertainment Precinct, the Knowledge Precinct, the Arts Precinct, and Southbank. The City of Melbourne describes the CAD as including the Central City (which encompasses the Central Business District and Southbank) and Docklands.
Central Business District (CBD)	Melbourne's gridded original street layout designed by Robert Hoddle bounded by the Yarra River, Spring Street, La Trobe Street and Spencer Street, as well as the triangular area to the north bounded by Victoria, Peel and La Trobe Streets. This is part of the larger Central Activities District.
Development contributions	Payments or in-kind works or facilities provided by developers towards the supply of infrastructure required to meet the future needs of a particular community, of which the development forms part.
DHS	State Government Department of Human Services.
Dispersed residential areas	Locations within established urban areas, and including remaining major redevelopment sites not well located to major public transport, and non-urban residential areas generally located in and around small townships.
DOI	State Government Department of Infrastructure.
DSE	State Government Department of Sustainability and Environment.
DVC	State Government Department of Victorian Communities.
Dwelling	A building or structure in which people live. This can be a building, such as a house, part of a building, such as a flat, or it could be a caravan, a tent or humpy.
Empty nesters	People whose children have grown up and left the parental home.
Established residential locations	Existing residential areas where significant change is not desirable. In many instances these locations are identified as having significant heritage value or an urban character so intact as to warrant additional planning controls.
Higher density housing	Housing units on a given area of land that are more numerous than the average in the surrounding locality. Higher density housing could include different housing types including apartments, townhouses, shop top dwellings, multiple dwellings on single lots. Higher density does not necessarily result in high-rise development.

Household	<p>Either:</p> <ol style="list-style-type: none"> 1. A group of two or more related or unrelated people who usually reside in the same dwelling, who regard themselves as a household, and who make common provision for food or other essentials for living or; 2. A person who makes provision for his/her own food and other essentials for living, without combining with any other person to form part of a multi-person household.
Household size	The number of persons per household.
Housing Associations	Housing Associations are not-for profit community based organisations eligible for consideration for growth strategy funding from the State Government.
Housing Stress	Experienced when households in the lowest 40% of the income distribution range pay more than 30% of income on housing (rental or mortgage repayments)
Infrastructure providers	Providers of the physical installations and facilities that provide a fundamental framework for an economy. It includes the provision of transport, communication, power supplies and other public utilities
Inner Melbourne Action Plan (IMAP)	The Inner Melbourne Action Plan (IMAP) is a major initiative of four inner councils, Melbourne, Port Phillip, Stonnington and Yarra in conjunction with the Department of Sustainability and Environment to develop a comprehensive series of actions to improve the liveability of inner Melbourne. It sets out 11 regional strategies and 53 actions to strengthen the liveability, attractiveness and prosperity of inner Melbourne.
Inner Region	The municipalities of Melbourne, Port Phillip, Yarra and Stonnington (west of Kooyong Road). It also includes the Docklands area of Melbourne.
Inner Regional Housing Working Group (IRHWG)	One of five forums established by the Minister for Planning to highlight housing issues and needs, identify challenges, and determine innovative and sustainable approaches to address housing issues across each region. It consists of representatives from the Inner Region municipalities, the Department of Sustainability and Environment and the Department of Human Services (Office of Housing).
Liveability	Liveability relates to human well-being and environmental quality.
Low Income Households	Households on the lowest 40% of the income distribution range (as defined by the 1991 National Housing Strategy).
Major Activity Centre	Around 79 Major Activity Centres have been identified in Melbourne 2030. Major Activity Centres have similar characteristics to Principal Activity Centres but serve smaller catchment areas (see also Principal Activity Centre). These centres are the preferred locations for future high density residential and mixed used developments.
Making Melbourne More Liveable- Inner Melbourne Action Plan (IMAP)	The Inner Melbourne Action Plan (IMAP) is a major initiative of four inner councils, Melbourne, Port Phillip, Stonnington and Yarra in conjunction with the Department of Sustainability and Environment to develop a comprehensive series of actions to improve the liveability of inner Melbourne. It sets out 11 regional strategies and 53 actions to strengthen the liveability, attractiveness and prosperity of inner Melbourne.
Melbourne 2030 (M2030)	The State Government's 30 year metropolitan strategy to manage growth and change across metropolitan Melbourne and the surrounding region.

Metropolitan Melbourne	The 31 metropolitan municipalities that comprise the metropolitan region: Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne, Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges.
Municipal Strategic Statement (MSS)	Part of Local Planning Policy Framework, these contain the strategic planning land use and development objectives of the relevant planning authority, the strategies for achieving these objectives and the relationship to controls over the use and development of land in the planning scheme.
Neighbourhood Activity Centre	An activity centre dominated by small businesses and shops that offers some local convenience services and at least some access to public transport.
Office of Housing (OoH)	Office of Housing, part of the State Government Department of Human Services.
Planning Scheme	A Planning Scheme is a statutory document which sets out objectives policies and provisions relating to the use, development and protection and conservation of land in the area to which it applies. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies. Matters that a planning scheme may provide for are described in section 6 of the Planning and Environment Act 1987.
Principal Activity Centre	Around 25 Principal Activity Centres have been identified in Melbourne 2030. Principal Activity Centres have a mix of activities including business, retail, services and entertainment, are generally well served by multiple public transport routes, and on the Principal Public Transport Network (PPTN or capable of being linked to that network), have a very large catchment, and have the potential to support intensive housing developments. These centres are the preferred locations for future high density residential and mixed used developments.
Principal Public Transport Network (PPTN)	A high-quality public transport network that connects Principal and Major Activity Centres, and comprises the existing radial fixed rail network, extensions to this radial network and new cross-town bus routes.
Public Housing	State Government owned and/or managed social housing. See also Social Housing.
Regional Housing Working Groups (RHWG)	Five forums established by the Minister for Planning to highlight housing issues and needs, identify challenges, and determine innovative and sustainable approaches to address housing issues across each region. See also Inner Regional Housing Working Group.
ResCode	A package of provisions for residential development introduced in Victoria in August 2001, and incorporated into planning schemes and the Building Regulations that apply to development of three storeys or less.
SEIFA Index	The Socio Economic Indexes For Areas produced by the Australian Bureau of Statistics using data derived from the 2001 Census of Population and Housing. SEIFA 2001 provides a range of measures to rank areas based on their relative social and economic well being. The indices of disadvantage are derived from attributes such as income, educational attainment, unemployment and dwellings without motor vehicles. In particular, it focuses on low income earners, relatively lower educational attainment and high unemployment.

Social housing	Not-for-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.
Strategic redevelopment sites	Areas within the built-up urban area designated for higher density residential development. These include activity centres and major redevelopment sites.
Sustainable Development	Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Universally accessible	The design of products and environments usable by all people, to the greatest extent possible, without the need for adaptation or specialised design.
Urban Development Program	A major initiative of the Victorian Government to support the strategic intent of Melbourne 2030. Its purpose is to secure the ongoing ability to supply land and supporting infrastructure to meet future residential and industrial needs of metropolitan Melbourne and the Geelong region. The program operates on an annual cycle of data collection, consultation, analysis and reporting to both industry and government.
Victorian Civil and Administrative Tribunal (VCAT)	The Victorian Civil and Administrative Tribunal is a part of the civil justice system in Victoria and has jurisdiction over a range of civil issues, including disputes between people and government in areas such as planning and land valuation.
Victoria in Future 2004	The State Government's Population and household projections for Victoria.
Victoria Planning Provisions	Policies and requirements for the use, development and protection of land in Victoria.
VicUrban	The Victorian Government's urban development agency (established by the Victorian Urban Development Act 2003). The functions of VicUrban include the development of land in Melbourne and Victoria for residential and other purposes, promoting best practice in urban and community design and development, and contributing to improvements in housing affordability.
Visitable	Implies that a person in a wheelchair should be able to access a dwelling through the front door, use a toilet on the ground floor and sleep in a bedroom or other room on the ground floor. It provides not only for the accessibility of guests with a disability, but for the future needs of occupants (acquired disability or reduced mobility).

References

- Australian Bureau of Statistics, 1991, *Census of Population and Housing*
- Australian Bureau of Statistics, 1996, *Census of Population and Housing*
- Australian Bureau of Statistics, 2001a, *Census of Population and Housing*
- Australian Bureau of Statistics, 2001b, *SEIFA Index of Relative Socio-Economic Disadvantage (IRSED)*
- Australian Bureau of Statistics, Unpublished data based on *Census of Population and Housing 1991 and 2001*
- Australian Bureau of Statistics, Unpublished tables, *Census of Population and Housing 2001*
- Australian Research Group, 2003, *Qualitative research with City of Melbourne Residents*
- Brecknock, R, 2003, *Creative Capital: Creative industries in the creative city*
- Burke, T & Neske, C, 2003, *Port Phillip Housing Strategy: Housing Market Profile*
- Charter Keck Cramer, 2004, *State of the Market: Residential Apartments in Melbourne's Central City Region*
- Cities of Melbourne, Port Phillip, Stonnington and Yarra and VicUrban (Docklands), 2005, *Making Melbourne More Liveable: Inner Melbourne Action Plan*
- Department of Infrastructure, 2002a, *Melbourne 2030: Planning for sustainable growth*
- Department of Infrastructure, 2002b, *Melbourne 2030: Planning for sustainable growth, Implementation Plan 3 – Housing*
- Department of Infrastructure, 2002c, *Melbourne 2030: Planning for sustainable growth, Implementation Plan 4 – Activity Centres*
- Department of Infrastructure, 2004, *Linking Melbourne: Metropolitan Transport Plan*
- Department of Sustainability and Environment, 2001, *Melbourne in Fact*
- Department of Sustainability and Environment, 2003a, *A guide to property values*
- Department of Sustainability and Environment, 2003b, *Unpublished data*
- Department of Sustainability and Environment, 2004a, *Urban Development Program Annual Report 2004*
- Department of Sustainability and Environment, 2004b, *Victoria in Future 2004, Victorian State Government Population and Household Projections 2001–2031*

- Department of Sustainability and Environment, Unpublished, *Changing Housing Consumption Patterns Inner Region*
- Florida, Richard, 2002, *The Rise of the Creative Class*
- Inner South Metropolitan Mayors Forum, 2003, *Melbourne 2030: a position statement on implementation*
- Melbourne City Council, 1985, *City of Melbourne Strategy Plan 1985*
- Melbourne City Council, 2002, *City Plan 2010*
- Melbourne City Council, 2003, *Key drivers of housing change* (Population forecasts and analysis prepared by id consulting for the City of Melbourne) [<http://www.id.com.au/melbourne/forecastid/>]
- Melbourne City Council, *Melbourne Planning Scheme, Local Planning Policy Framework*
- Melbourne City Council, 2003, *City of Melbourne Submission to Melbourne 2030*
- National Institute of Economic and Industry Research, 2002, *State of the Regions Report*
- Newman, P, 2002, *Housing and Sustainability: more than a roof overhead, the Ninth F. Oswald Barnett Oration*
- Office of Housing Department of Human Services, 2003-2004, *Summary of Housing Assistance*
- Office of Housing, Department of Human Services, 2004, *Rental Report Compendium September Quarter 2002 - June Quarter 2004* [<http://www.housing.vic.gov.au>]
- Office of Housing, Department of Human Services, *Unpublished data*
- Port Phillip City Council, *Economic Profile* [http://www.portphillip.vic.gov.au/economic_profile.html]
- Port Phillip City Council, *Port Phillip Planning Scheme, Local Planning Policy Framework*
- Port Phillip City Council, 2004, *Residential Strategy Technical Paper 1: State and Local Policy Context*
- Port Phillip City Council, 2004, *Residential Strategy Technical Paper 3: Demographics and Population Projections*
- SGS Economics & Planning, 2004, *Affordable Housing in Melbourne's Inner Urban Region – A Strategic Framework*
- Stonnington City Council, 1999, *Residential Development Strategy: Situation Analysis Report*
- Stonnington City Council, 2003a, *Melbourne 2030 strategy and draft implementation plans submission to the Department of Sustainability and Environment*
- Stonnington City Council, 2003b, *Municipal Strategic Statement Review Report*

Stonnington City Council, *Stonnington Planning Scheme, Local Planning Policy Framework*

Stonnington City Council, *Stonnington – Working with Business, Facts & Figures for Business* [<http://www.stonnington.vic.gov.au/business/intro.htm>]

Victoria State Government, Department of Premier and Cabinet, 2005, *A Fairer Victoria - The Victorian Government's social policy action plan*

Yarra City Council, 1999, *Affordable Housing Statement and Strategies*

Yarra City Council, 2001, *Yarra Economic Development Strategy*

Yarra City Council, 2003, *Submission on Melbourne 2030 – Planning for Sustainable Growth and related draft Implementation Plans*

Yarra City Council, *Yarra Planning Scheme, Local Planning Policy Framework*

For copies of each planning scheme please refer to:
[<http://www.dse.vic.gov.au/planningschemes>]