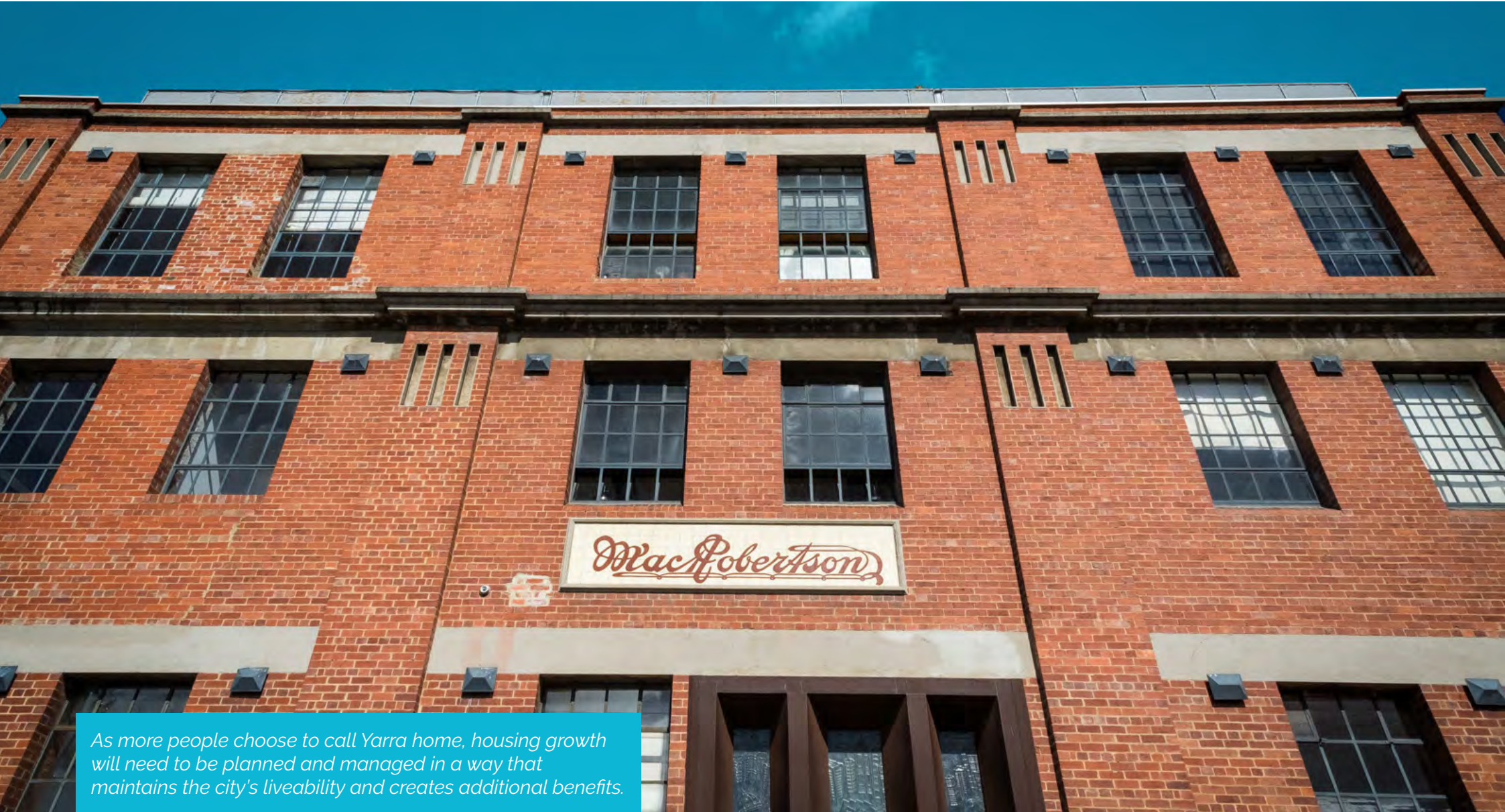




Providing certainty around the locations and nature of housing change expected within the City of Yarra over the next 15 years.





As more people choose to call Yarra home, housing growth will need to be planned and managed in a way that maintains the city's liveability and creates additional benefits.

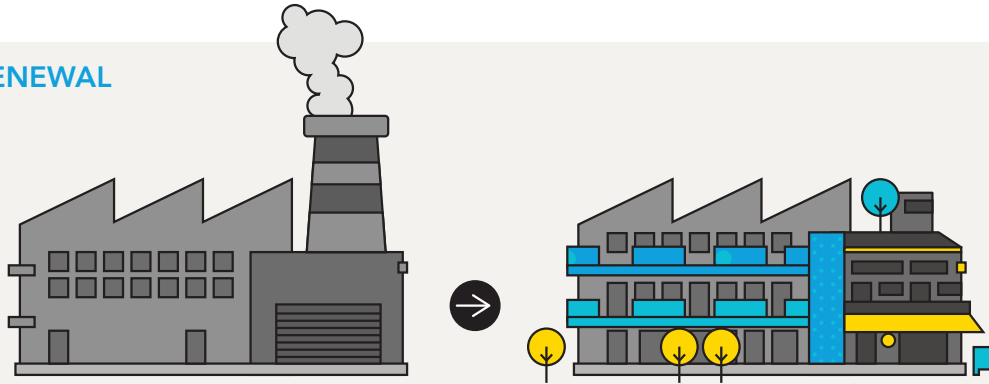
CONTENTS

Quick stats	4	5. What are we planning for?	41
Key housing trends in Yarra 2005-2014	4	Population and housing projections	41
Yarra today	5	6. Housing trends in Yarra	43
Yarra 2031	6	Increased residential development	43
1. Introduction	7	Location of housing growth in Yarra 2005-2014	45
Why prepare a housing strategy?	7	7. Planning for future housing growth	51
What is the purpose of the housing strategy?	7	Land use in Yarra	51
How will the directions of the Yarra Housing Strategy be implemented?	7	Planned developments 2017	60
How has the community been consulted?	8	8. Housing capacity	64
2. What does our community value?	9	Future housing growth in Yarra's activity centres	64
Community priorities for housing growth and change in Yarra	10	9. A preferred growth strategy for Yarra	66
3. Policy context	22	Strategic directions	67
Planning Policy Framework	24	Minimal change areas	70
Recent planning reforms	26	Incremental change areas	71
Council Plan	28	Moderate change areas	72
Inner Melbourne Action Plan	29	High change areas	73
4. A profile of housing in Yarra	32		
Historical development	32		
Yarra community profile	34		

QUICK STATS

Key housing trends in Yarra 2005-2014

URBAN RENEWAL



87%

87% of housing development was urban renewal (development of underutilised medium and large scale urban areas, precincts or sites for mixed land use purposes) and 13% was infill (development of vacant or underutilised land in existing urban areas)

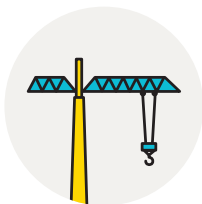
72%

72% of new dwellings were in activity centres or on strategic redevelopment sites.

PROJECTS



581 housing projects in 10 years have transformed 54 ha of land



Projects with 10+ dwellings were most prevalent in Richmond and Collingwood, while smaller projects with 2-9 dwellings were mostly in Richmond and Fitzroy North



Since 2010, the number of new dwellings in Yarra has grown at a rate of 1160 per year



Approvals for apartments over 4 storeys have doubled from 2,394 (2006-2010) to 4,904 (2011-2015)

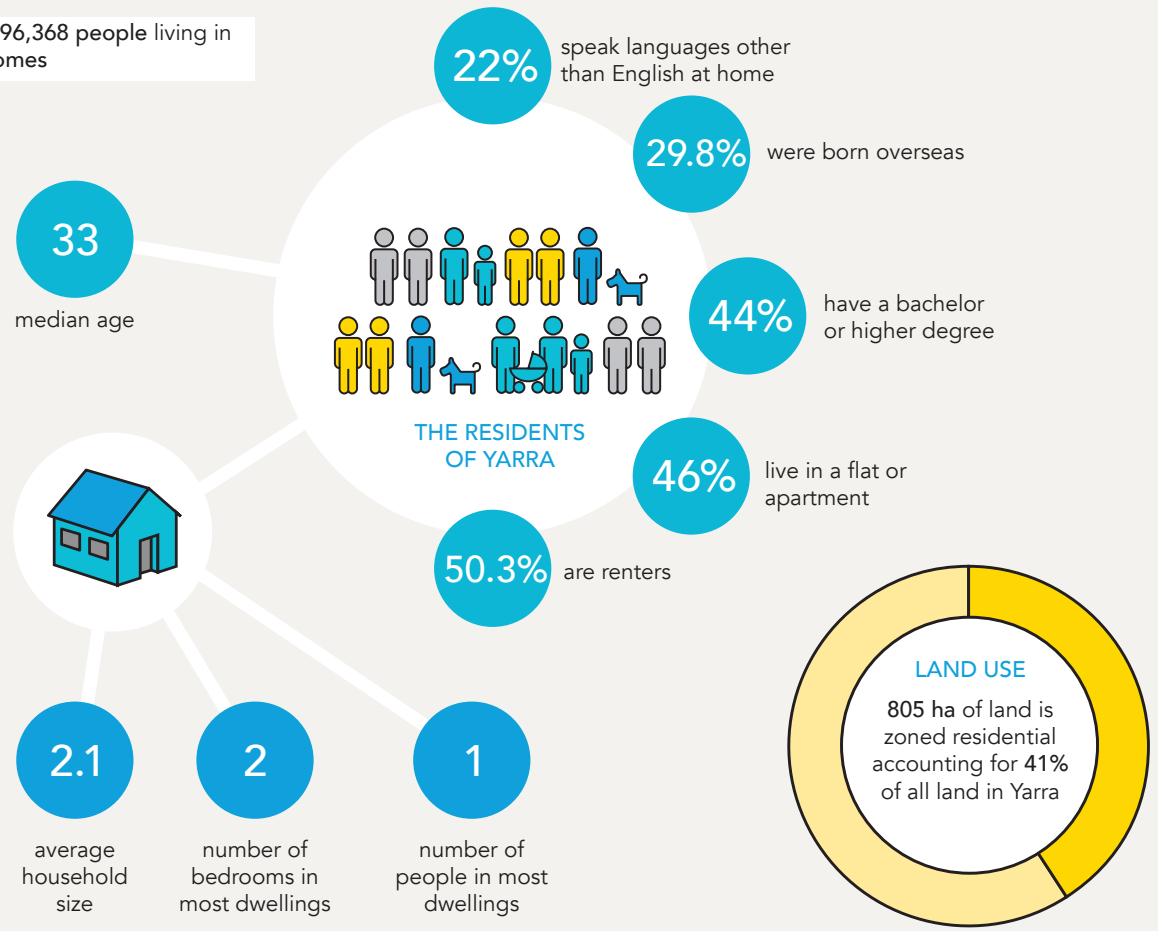
Source: 2005-2014 Housing Development Data

Yarra today



THE NUMBERS

Yarra has 96,368 people living in 44,033 homes



Yarra 2031

The State Government report, *Victoria in Future 2016: Population and Household Projections to 2051* (VIF2016) indicates there will be 29,412 new residents and 13,431 new dwellings required by 2031.

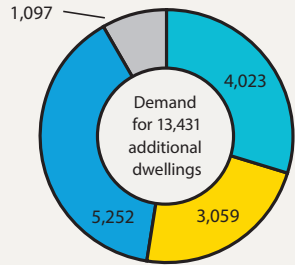
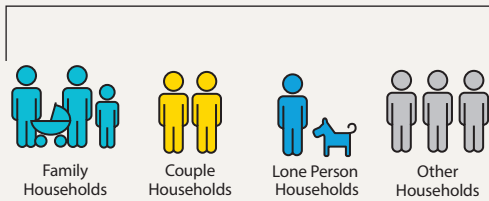
FORECAST 2016-2031 POPULATION AND HOUSEHOLD PROJECTIONS



Yearly population growth rate of 2%

29,412
new residents

13,431
new dwellings



1. INTRODUCTION

Why prepare a housing strategy?

As more people choose to call Yarra home, housing growth will need to be planned and managed in a way that maintains its liveability, while creating additional benefits. These benefits include:

- Increased supply of affordable housing;
- Greater choice and diversity of housing; and
- Well designed internal and outdoor communal spaces in new development.

Yarra needs a housing strategy to inform how best to accommodate housing growth in the municipality and to underpin new housing policy in the Yarra Planning Scheme.

What is the purpose of the housing strategy?

To prepare a housing growth framework that sets a preferred vision for Yarra over the next 15 years. To achieve this, the strategy will:

- Identify projected population and housing growth for Yarra;
- Provide an overview of the existing housing context and recent trends in Yarra;
- Demonstrate sufficient housing land availability to accommodate projected growth for the next 15 years;

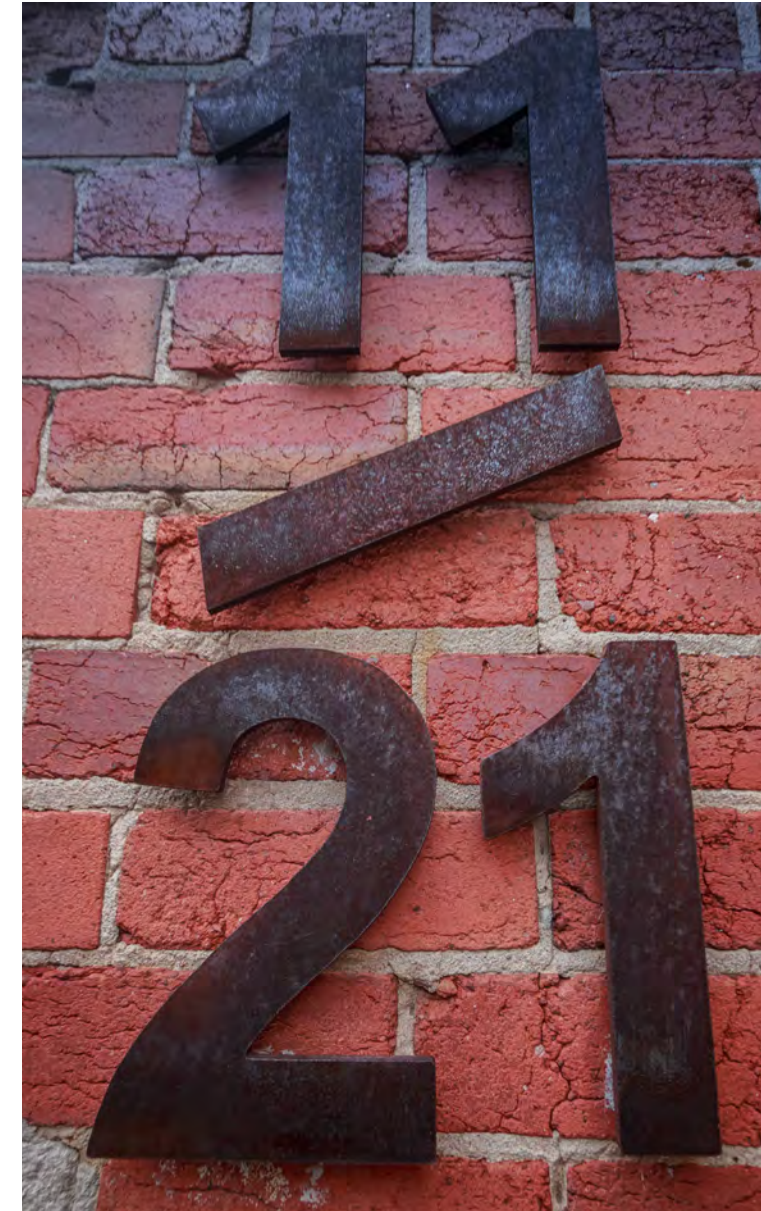
- Identify areas for housing growth and development, consistent with the strategic context and characteristics of Yarra's neighbourhoods;
- Provide a strategic approach to where and how Yarra guides and directs future growth;
- Provide direction on key issues such as housing diversity and adaptability, affordable housing and family friendly apartments;
- Inform new planning policies in the Yarra Planning Scheme; and
- Have regard to broader metropolitan and state wide planning policy.

The strategy will provide clear policy direction about where residential development will be focused, and where it will be limited, in order to meet the changing needs of our community.

How will the directions of the Yarra Housing Strategy be implemented?

The Yarra Housing Strategy will be implemented as:

- A reference document in the Yarra Planning Scheme; and
- Local planning policy in the Yarra Planning Scheme.



How has the community been consulted?

Council has developed and refined the strategy through extensive community consultation.

A discussion with the Yarra community on housing began in 2015. The Liveable Yarra project provided an opportunity to have an in-depth conversation with the community on how Yarra can adapt to the challenges and opportunities brought about by growth.

The Liveable Yarra project included a panel of residents selected to represent the broader Yarra community. The actions and key messages of this panel informed the draft Yarra Housing Strategy.

Consultation on the draft Yarra Housing Strategy was held from 26 March to 30 April 2018 and included:

- Drop in sessions;
- An online survey;
- Articles in *Yarra Life*, a fortnightly e-newsletter;
- Social media posts; and
- News items on Yarra's website.

The online survey showed a gap in feedback from Yarra's younger population. To provide more insights from this age cohort, a youth workshop was undertaken by Council. The round table discussion included 10 young people, aged between 18-30.

2015

LIVEABLE
YARRA
PROJECT

Deliberative engagement process to identify the planning issues in Yarra and to develop actions for how Council should address these issues.

2018

GUIDING
YARRA'S
GROWTH

Public consultation on the draft Yarra Housing Strategy and in particular the strategy's four strategic directions.

