

## Strategic directions and the strategies to implement each of the four directions:

Strategic direction	Strategies
<p><b>Strategic directions 1:</b> Monitor population growth, land capacity, and evolving development trends in Yarra to plan for future housing growth and needs.</p>	<p><b>SD1.2</b> Monitor population growth forecasts and demographic changes in Yarra;</p> <p><b>SD1.2</b> Monitor housing delivery trends;</p> <p><b>SD1.3</b> Maintain the Yarra housing capacity model to reflect residential land available for development, the density of development and development realisation; and</p> <p><b>SD1.4</b> Monitor the outputs of the Yarra housing capacity model to maintain an adequate supply of residential land for future housing and population growth.</p>
<p><b>Strategic direction 2:</b> Direct housing growth to appropriate locations.</p>	<p><b>SD2.1</b> Develop a hierarchy of housing change areas and apply them to all residential land in Yarra;</p> <p><b>SD2.2</b> Introduce the hierarchy of housing change areas as a strategic housing framework plan into the Yarra Planning Scheme; and</p> <p><b>SD2.3</b> Develop policy objectives and strategies to guide and direct the appropriate level of change on all housing land in Yarra.</p>
<p><b>Strategic direction 3:</b> To plan for more housing choice to support Yarra’s diverse community.</p>	<p><b>SD3.1</b> Support flexible housing design that allows for adaptations to support changing housing needs over time;</p> <p><b>SD3.2</b> Introduce a requirement in the Yarra Planning Scheme for housing diversity to be demonstrated in applications for residential rezoning and major residential developments (50 or more dwellings), based on available demographic information;</p> <p><b>SD 3.3</b> Encourage the development of aged care, student accommodation and key worker housing within or close to activity centres, health and education precincts;</p> <p><b>SD3.4</b> Encourage more family-friendly design of communal open spaces in apartment developments;</p> <p><b>SD3.5</b> Support additions to existing houses to provide accommodation for larger household types;</p> <p><b>SD3.6</b> Encourage apartment development that includes the provision of sufficient internal common space; and</p> <p><b>SD3.7</b> Provide policy support for cohousing development in Yarra.</p>
<p><b>Strategic direction 4 (SD4):</b> Facilitate the provision of more affordable housing in Yarra.</p>	<p><b>SD4.1</b> Foster effective partnerships between registered housing associations or providers and the property development industry to deliver more affordable housing;</p> <p><b>SD4.2</b> Introduce requirements into the Yarra Planning Scheme for all rezonings to residential use, and in significant developments of 50 or more dwellings, to provide at least 10% affordable housing;</p> <p><b>SD4.3</b> Support opportunities to allow for shared equity schemes and other emerging affordable housing models;</p> <p><b>SD4.4</b> Advocate for policy and legislative changes that enable Council to introduce inclusionary zoning or an alternative mechanism to secure affordable; and</p> <p><b>SD4.5</b> Support the improvement and retention of social housing in Yarra.</p>