

Housing Strategy Review

What is it?

The *Housing Strategy* was adopted by Council in 2012. It guides where and how residential development will occur now and in the future. The Strategy looks at the location and type of residential development required in order to meet the changing needs of the Bayside community, whilst ensuring development is consistent with and enhances Bayside's valued urban character.

It focuses higher density housing (3 or more storeys) in Housing Growth Areas - Bayside's activity centres, residential areas in close proximity to Elsternwick, Southland and Cheltenham train stations and strategic redevelopment sites (CSIRO). The remaining areas, Minimal Residential Growth Areas, are still expected to accommodate housing growth, but to a lesser extent, through for example townhouses/detached dwellings, with building heights of up to 2 storeys.

As a result of the Strategy, over 70% of residential land in Bayside is zoned Neighbourhood Residential Zone (2 storey height limit). Only two other Councils in Victoria have achieved a similar level of protection (Glen Eira and Boroondara).

This *Housing Strategy Review* evaluates Council's success in implementing the Strategy and whether any changes need to be made to reflect current policy settings and forecast needs of Bayside residents.

Why is it important?

It has been almost 7 years since the Strategy was adopted. The purpose of the *Housing Strategy Review* is to ensure the *Housing Strategy* continues to provide a holistic framework to support the delivery of housing that meets the needs of the Bayside community both now and in the future, and that the services and facilities needed to support the community are identified and delivered.

What are the challenges?

Between 2015 and 2051, Melbourne is projected to grow by 3.4 million people, from a population of 4.5 million to almost 8 million. Our overarching challenge is to ensure housing meets the needs of our community, now and in the future. Specifically:

- More housing is needed;
- Affordable housing for moderate-low income households is in short supply;
- Our population is aging;
- Trees and vegetation are being lost due to development;
- Environmental sustainability needs to be considered at the planning stage; and
- Social and physical infrastructure upgrades will be needed.

What are we proposing to do about it?

The *Housing Strategy Review* addresses each of these challenges and proposes changes to the Housing Strategy so that it more effectively addresses these challenges.

To view the full report, visit **bayside.vic.gov.au/HaveYourSay**.



**To read the Housing Strategy
Review or to have your say please
go to:**

bayside.vic.gov.au/HaveYourSay

Residential Strategic Framework Plan

