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HOUSING

The City of Melbourne supports the growth of the municipality's residential population, which is forecast to reach 177,000 people by 2030 (ID Consulting 2011, Population Forecasts). Most of this increased population is planned to be accommodated in the City's areas of urban renewal, planned urban renewal and the Hoddle Grid.

Outside these areas increased population growth will be modest and in some established areas such as South Yarra, parts of Parkville, North Melbourne, Kensington, Carlton, East Melbourne and Jolimont, there will be minimal change.

Residential growth must be managed to ensure a good quality of life and amenity for existing and future residents. High standards of on-site amenity should be provided in all residential developments including good access to sunlight and daylight and privacy. Residential development also needs to consider the amenity impacts of established and potential uses, including noise and light spill, and take protective steps to minimise these impacts.

Social diversity is an important factor in the social health of the city. A diverse population needs a diversity of housing sizes and types. There is also a need to increase the proportion of lower cost accommodation, social housing and housing for people of all abilities.

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Residential development

- Objective 1 To provide for new housing while preserving the valued characteristics of the existing neighbourhoods.**
- Strategy 1.1 In areas outside the Central City and Urban Renewal Areas, increase housing quantity and density consistent with the existing character of the area.
- Strategy 1.2 Encourage the most significant housing and population growth in the Central City and Urban Renewal areas.
- Strategy 1.3 Ensure that new residential development achieves high standards of amenity including access to sunlight and daylight and protection from overlooking.
- Strategy 1.4 In areas of Proposed Urban Renewal, encourage housing that is consistent with an approved structure plan, or where it can be demonstrated it will not adversely impact on ongoing industry or port uses.
- Strategy 1.5 Discourage housing where it will undermine the viability of port uses.
- Objective 2 To ensure new dwellings are located and designed to protect residents from current and future off-site amenity impacts.**
- Strategy 2.1 In the Capital City, Docklands and Commercial Zones, ensure residential developments are designed to mitigate the amenity impacts from surrounding established and future uses, including insulation from noise.
- Strategy 2.2 Encourage consideration of acoustic attenuation measures in dwellings that adjoin or are located close to the Capital City Zone, Docklands Zone, or Commercial Zones, or are in the Mixed Use Zone.
- Strategy 2.3 Encourage all residential developments adjacent to industry, rail corridors and major roads to provide acoustic insulation in dwellings.
- Strategy 2.4 Ensure new residential development close to existing Industrial Zones acknowledges and manages off-site effects caused by these industrial areas.
- Objective 3 To ensure the amenity of existing residential uses is protected.**
- Strategy 3.1 Ensure that the reasonable expectations of amenity for existing residential uses are maintained.
- Objective 4 To support a range of housing tenures, types and options to meet the diverse of housing needs.**
- Strategy 4.1 Support the provision of housing for older people close to public transport and services.
- Strategy 4.2 Support the provision of affordable, safe and well designed and managed student housing in locations with good access to public transport, services and tertiary education facilities.
- Strategy 4.3 Support the provision of well-designed and managed affordable housing, social housing, crisis accommodation and rooming houses.
- Strategy 4.4 Support the development of well-designed and managed tourist accommodation close to major visitor attractions in the Central City.
- Objective 5 To ensure new residential developments contribute to the social and physical infrastructure of the City.**
- Strategy 5.1 Ensure that in areas where a new built form character is sought, new residential development adds to the vitality, amenity, comfort and safety of the area.
- Strategy 5.2 Support the provision of facilities and services for residents in new developments, including convenience retail and community facilities.