



## PEOPLE AND HOUSING

### By 2035 the change we would most like to see is...

- To actively plan housing to encourage diversity and support the community

### Council could actively plan for this by...

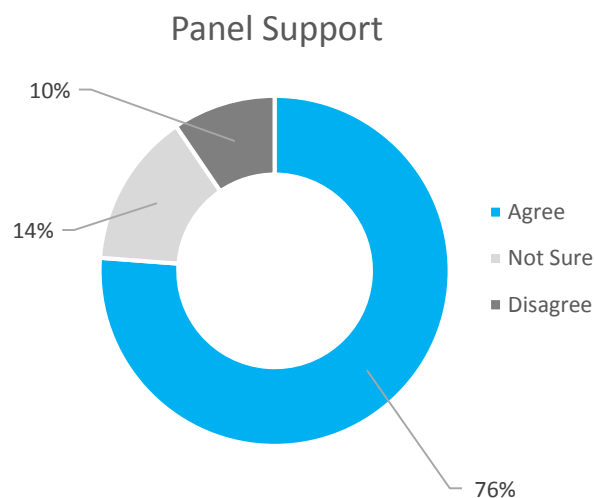
- Having articulated targets on multi-house developments
- Better policy to encourage affordability
- A disability policy similar to the sustainability policy
- Considering long-term zoning low/med/high density
- Legislating different housing size/types
- Shared space in all new builds
- Facilitating community developer groups
- Considering climate change in housing design

### We understand that the implications of this would be...

- Stricter building codes
- Higher design targets
- Smarter design
  - green space/shared in all new builds
  - roof space mandatory

### We are willing to live with...

- Higher density to save green spaces indefinitely





#### **Reasons for support:**

- Diversity is key. Importantly, we need to build apartments that work for families - with spaces for prams, bikes, playgrounds etc
- I agree. Especially support community led developments, co-housing etc
- I agree. Be sure to reward great design. Mandate mixed residential developments for singles, couples and families
- Some locations are perfect for high buildings, but this does need support
- Strengthen policy and targets for universal design and affordable housing options in new housing plans
- I strongly agree - we need diversity of housing
- We need a greater integration between planning system and building regulations
- Yes to shared space but needs to be carefully planned so it's actually used (a lot isn't)
- Maintaining diversity and housing is essential for the overall "health" of a society and community
- Green space is balance in a growing city

#### **Reservations:**

- It's probably hard to manage in reality - maybe this could tie in with the point about retaining diversity through percentage of income to buy properly
- How is public housing/social housing fitting in?
- Mandating sizes and types and other requirements such as green roof spaces may be overly restrictive and deter developments
- With rising costs in the area how do you support low income people currently in the area and encourage diversity?
- Concerned it may be over-regulated
- Density is good but it needs stronger measures to restrict those factors that reduce diversity. It must also include sustainability and quality design.
- I agree, but legislating for different house types will kill any building through red tape/legislation
- I'm not sure. It seems too broad

#### **Reasons for not supporting:**

- Public housing highrise /open space ratio is not desirable
- I would prefer housing development that connects with broader community. Some of these ideas suggest enclaves/exclusion of others



## OTHER CHANGES

**Other changes we would like to see by 2035 include...**

- Changes in planning policy that will encourage and enable the diversity of the city to be maintained and developed with attention to - socioeconomic diversity, cultural diversity, intergenerational groups and communities; diversity of abilities, and a disability friendly community
- Community developers rather than private
- Smarter use of roof space as dwellings become more dense
- Developer contributions
- High density and high open space ratio with community engagement in development and sustainability

**To achieve this Council could...**

- Approve developments with environmental design that supports recycling, open spaces (private & public); energy efficiency; social interaction; urban agriculture; cross age recreational space
- Have building processes that accommodate continuing community dialogue (ratepayers, developers, Council)
- Have specific targets and check progress towards achieving these objectives
- Plan for diverse housing through mid-range income housing - percentage of salary, protecting low/med/high density zones, ensuring mix of studio/1 br/2 br in high density new buildings
- Facilitate community investors for new builds rather than private company
- Support diversity by better legislation for developer contributions
- Have high density & open space ratios and sustainability by including local community in discussion about developer contribution



## OTHER COMMENTS

### **Preliminary comments include...**

- Ensure that developments allow for a diversity of 'family' sizes as well - not just one or two bedrooms
- Support the encouragement of sustainable design - roof space, urban agriculture
- If you impose a lot of requirements - ie energy efficiency, urban agriculture etc, this will increase costs and prices. How can this be reconciled with socio-economic diversity?
- I like the idea of placing importance on social interaction, especially as we move toward higher density living
- Agreeing with the idea that supports environmental sustainability (recycling and urban agriculture)
- I'd like to see developers more responsible financially for infrastructure around development
- Are these measures sufficient to counter social trends that reduce diversity, eg gentrification increases costs?
- Is Council prepared to introduce a maximum allowable profit for developers to help the impact cost of apartment/housing?
- Developers will only develop if there is a profit (10-20%). If they have to provide extra facilities and contributions it will put up the cost of buildings. If buyers won't buy at that price, development doesn't go ahead
- It would be helpful to have formal developer contribution plans as a part of the approval process
- Plan jobs, housing will follow
- Are there impediments to community development now? Should not punish private development
- I like the idea of a % of salary to support diversity of housing
- Yes to community driven development, co housing etc
- When you refer to roof space, do you include solar panels?
- Development levy to provide social housing as well as open space
- Apartment blocks to provide space for urban agriculture
- The only reason people live in Yarra is because it's close to the city. Money/time theory
- Food security/sustainability