

FUTURE LIVING COMMUNITY ENGAGEMENT FINDINGS



NOVEMBER 2013

PLANNING FOR FUTURE GROWTH
melbourne.vic.gov.au/housing

A composite image featuring a child's face on the left and a large, detailed rose on the right. The child's face is partially obscured by the rose, and the background is a warm, yellowish-orange with splatter effects.

A CITY FOR PEOPLE

We support our community members - whatever their age, sex, physical ability, socio-economic status, sexuality, or cultural background - to feel like

they can be active, healthy and valued. We plan and design for our growing city, including safe, healthy and high-quality public spaces.

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Issue 4 - Final

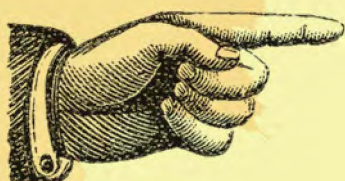
1 November 2013

Disclaimer

This report is provided for information and it does not purport to be complete. While care has been taken to ensure the content in the report is accurate, we cannot guarantee it is without flaw of any kind. There may be errors and omissions or it may not be wholly appropriate for your particular purposes. In addition, the publication is a snapshot in time based on historic information which is liable to change. The City of Melbourne accepts no responsibility and disclaims all liability for any error, loss or other consequence which may arise from you relying on any information contained in this report.

The data collected at the pop-up events and through the online surveys cannot be viewed as a random sample of the community. The nature of the data collection method means that the potential participants are likely to be skewed towards certain groups of the community. There is likely to be self-selection bias in the data, where some parts of the community are over represented while other groups in the community will be under represented.

For this reason the data and the following patterns should be taken to represent the opinions of the participants that attended the pop-up events or completed the online surveys rather than the views of the entire community.



CHECK OUT

how you can participate in the decision-making process for some of City of Melbourne's current and future initiatives.

1. INTRODUCTION

Future Living

Housing is one of the most broad and complex challenges faced by cities today. The City of Melbourne's population is growing quickly; by 2031 we predict an additional 42,000 homes will be built in the municipality, accommodating an additional 80,000 people.

This growth will mostly occur within the city's urban renewal areas, including the Hoddle Grid, Southbank, Docklands, City North, Arden-Macaulay and E-gate. Our housing will play a critical role in realising our urban renewal areas as sustainable, liveable and welcoming places for people to live.

Future Living, a discussion paper identifying issues and options for housing our community represents the first phase of developing a housing strategy for the municipality.

It is formed of two parts; Part One is based around our objectives and explains the housing outcomes we want and need and the role of the City of Melbourne in housing. Part Two is based around the three housing issues highlighted in the City of Melbourne's Municipal Strategic Statement (MSS) - affordability, a diversity of housing choices and a good quality of design and amenity.

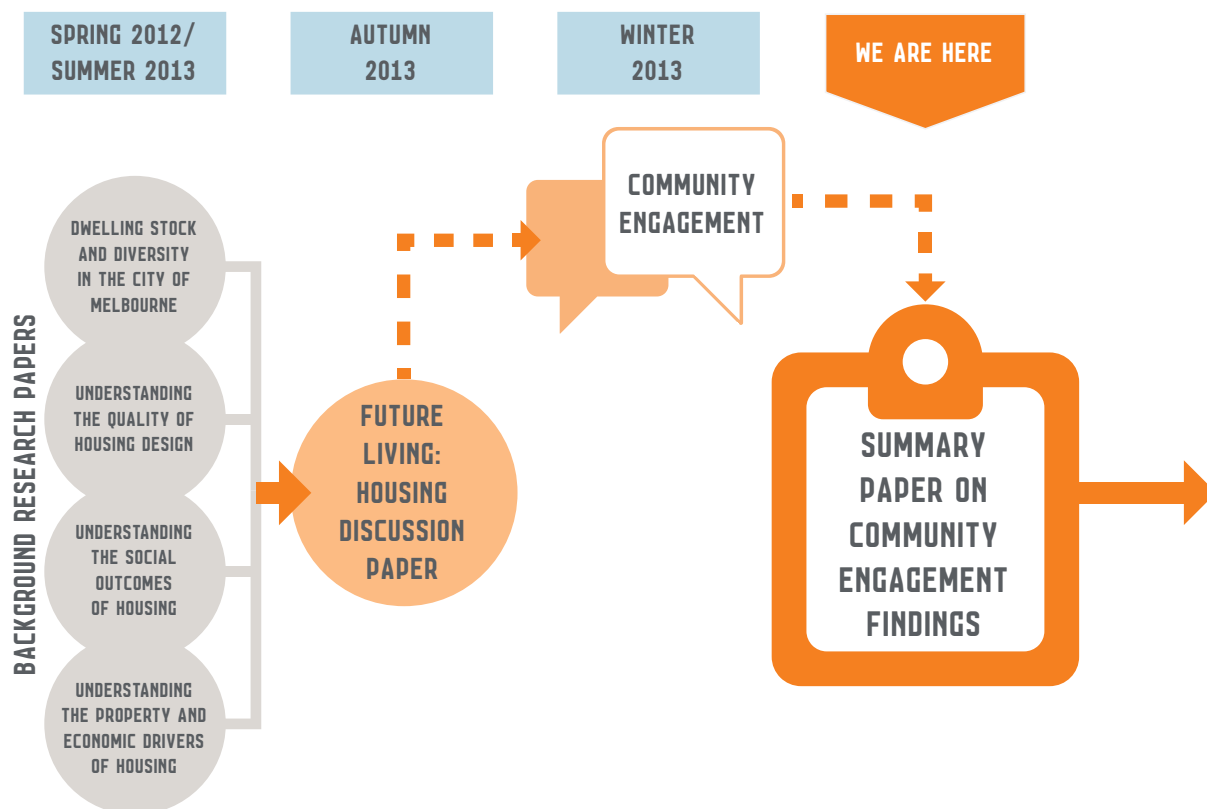


Figure 1.1: Where we are in the process of producing a housing strategy

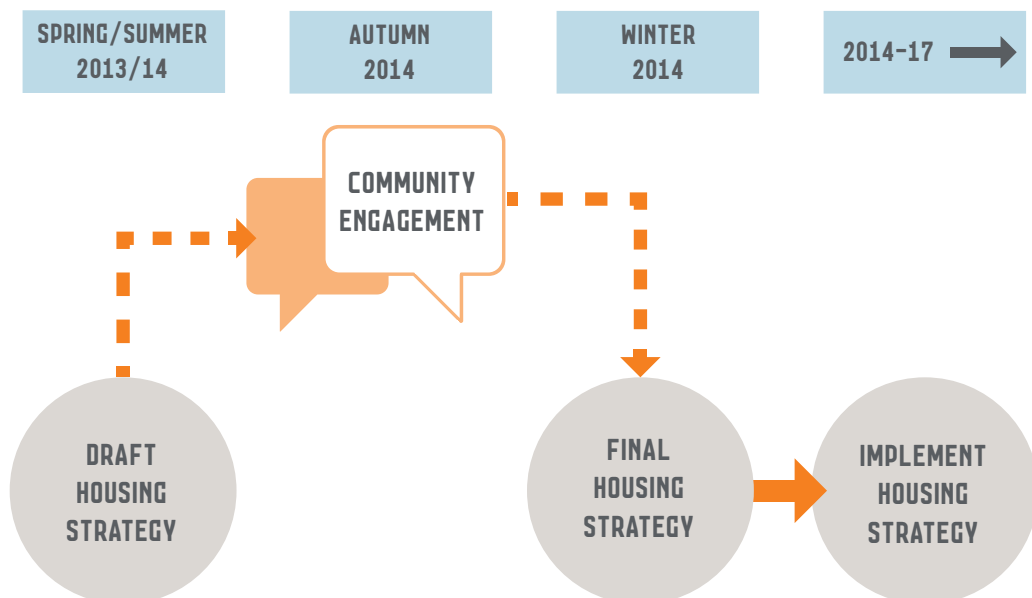
Future Living was produced by the City of Melbourne with stakeholder input from the Victorian Government, developers, community housing providers, consultants and industry groups. *Future Living* explains our aspiration for an inner and central city where housing is affordable, well-designed and meets the diverse needs of our residents.

The paper helped start a conversation on the role of the City of Melbourne and other key influencers, including other tiers of government, developers, investors and residents, in meeting our aspiration.

Future Living was subject to community engagement from 11 June 2013 to 4 August 2013.

“ ***Future Living*** looks at how best-practice developments reduce the risk of social isolation and improve affordability. We know that well planned developments and surroundings can have a dramatic impact on residents’ physical and social well-being. Melbourne is famous for its liveability, ***Future Living*** will help us understand how to keep it that way. ”

Councillor Ken Ong, Chair of the Planning Committee



Community engagement

The community engagement approach for *Future Living* aimed to seek diverse ways of participation and had the following objectives in order to help inform a housing strategy for the municipality:

1. To raise awareness, among residents and other stakeholders, around the key housing issues in the municipality.
2. To generate ideas around what options the City of Melbourne could pursue to improve housing in the future.
3. To build stronger relationships with a broad range of stakeholders including residents, workers, the Victorian Government and industry representatives.

To achieve these objectives, the community engagement consisted of three main components:

1. Seventeen 'pop-up home' events for residents and other members of the community to discuss housing issues and options;
2. *Participate Melbourne* - an online community engagement hub to allow broad participation; and
3. Roundtable discussions with key industry stakeholders.

Errol Street, North Melbourne





Royal Parade, Parkville

Presentations were also requested from the City of Melbourne's Disability Advisory Committee, Youth Services Forum and Family and Children's Advisory Committee. Furthermore, the City of Melbourne sponsored the Community Housing Federation of Victoria's 2013 Conference *New Building Blocks: Opening the door to more affordable housing* in August and presented the findings in *Future Living*.

The community engagement, including the dates and locations of forthcoming pop-up home events, was widely promoted through a range of mediums to reach as many residents, workers and visitors to the municipality as possible, including:

- Advertisements in local newspapers and newsletters;
- Connecting into local community networks through e-bulletins and an article profiling a resident in the *Melbourne News* publication;
- The City of Melbourne website directed visitors toward the online forums and survey, as well as information about pop-up events;

- Promotion through the Planning Institute of Australia's weekly bulletin, *Green Leaflet* e-newsletter, and *Sustainable Melbourne* and *Smart Blocks* websites;
- Advertisements and event information featured on Facebook and the City of Melbourne's Twitter accounts;
- Posters and postcards distributed to local community centres, libraries, shops, universities and local businesses; and
- A feature in *The Age* on July 28 2013 regarding the issue of small apartment sizes and storage spaces for students in the article '*Council considers minimum floor size for city's shrinking apartments*'.

The following chapter explains the key findings from the community engagement. More information on how we engaged and more detailed findings can be found in Chapters 3,4 and 5.

2. KEY FINDINGS

The City of Melbourne devised a creative and extensive community engagement process to start a conversation and listen to a wide range of views and opinions to better inform a housing strategy for the municipality.

We talked to over 700 people at the 'pop-up home' events (the 'pop-ups') and roundtable discussions with key stakeholders and facilitated *Participate Melbourne*, our online engagement hub for people to find and share information and exchange views.

The age profile of participants from the pop-ups and online survey was similar to the City of Melbourne population, while the often hard to reach 15-24 year old age group were well represented forming 18 per cent of total participants. Students were also well represented, making up 22 per cent of total participants.

The community engagement won an Award of Excellence in Public Engagement and Community Planning from the Planning Institute of Australia (Vic).

Royal Parade, Parkville



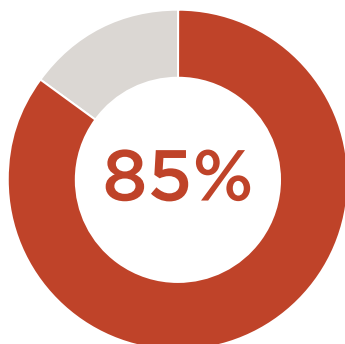
Housing issues

Participants of the pop-ups and online surveys were asked for their top five housing issues in the City of Melbourne from 14 issues within the three themes of affordability, diversity of housing choices and design and amenity. Participants were also able to tell us any other housing issues. A summary of the percentage of participants choosing at least one issue within each theme is shown below.

Affordability

Eighty five per cent of all participants chose at least one of the following three issues related primarily to affordability as one of their top five housing issues:

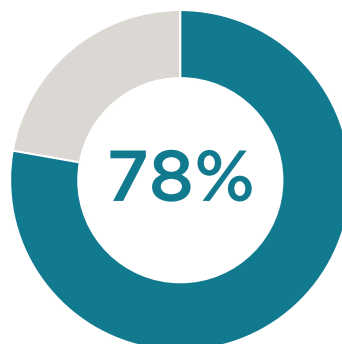
- Buying a home is unaffordable.
- Rent is too high.
- Lack of social housing for vulnerable households.



Diversity of housing choices

Over three quarters of all participants chose at least one of the following five issues related primarily to the diversity of housing as one of their top five housing issues:

- Lack of shared open space.
- Lack of community infrastructure for families.
- Lack of housing choice for families.
- Poor private rental conditions.
- Lack of 3 bedroom homes.



A good quality of design and amenity

Eighty four per cent of all participants chose at least one of the following six issues related primarily to design and amenity as one of their top five housing issues:

- Apartments are too small.
- Lack of natural light and/or air.
- Poor environmental performance.
- Insufficient storage space.
- Unwelcoming and poor quality common areas.
- Apartments are not accessible, flexible or adaptable.

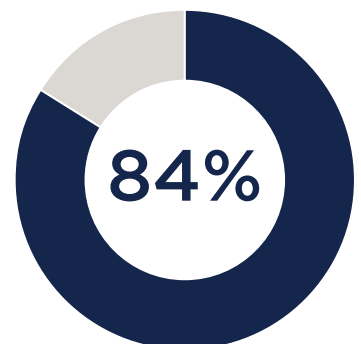


Figure 2.1: The percentage of all participants who chose at least one housing issue relating to affordability (left), a diversity of housing choices (centre) and a good quality of design and amenity (right)

TOP 7 HOUSING ISSUES

City of Melbourne residents



Figure 2.2: The top seven housing issues from City of Melbourne residents

Non - City of Melbourne residents

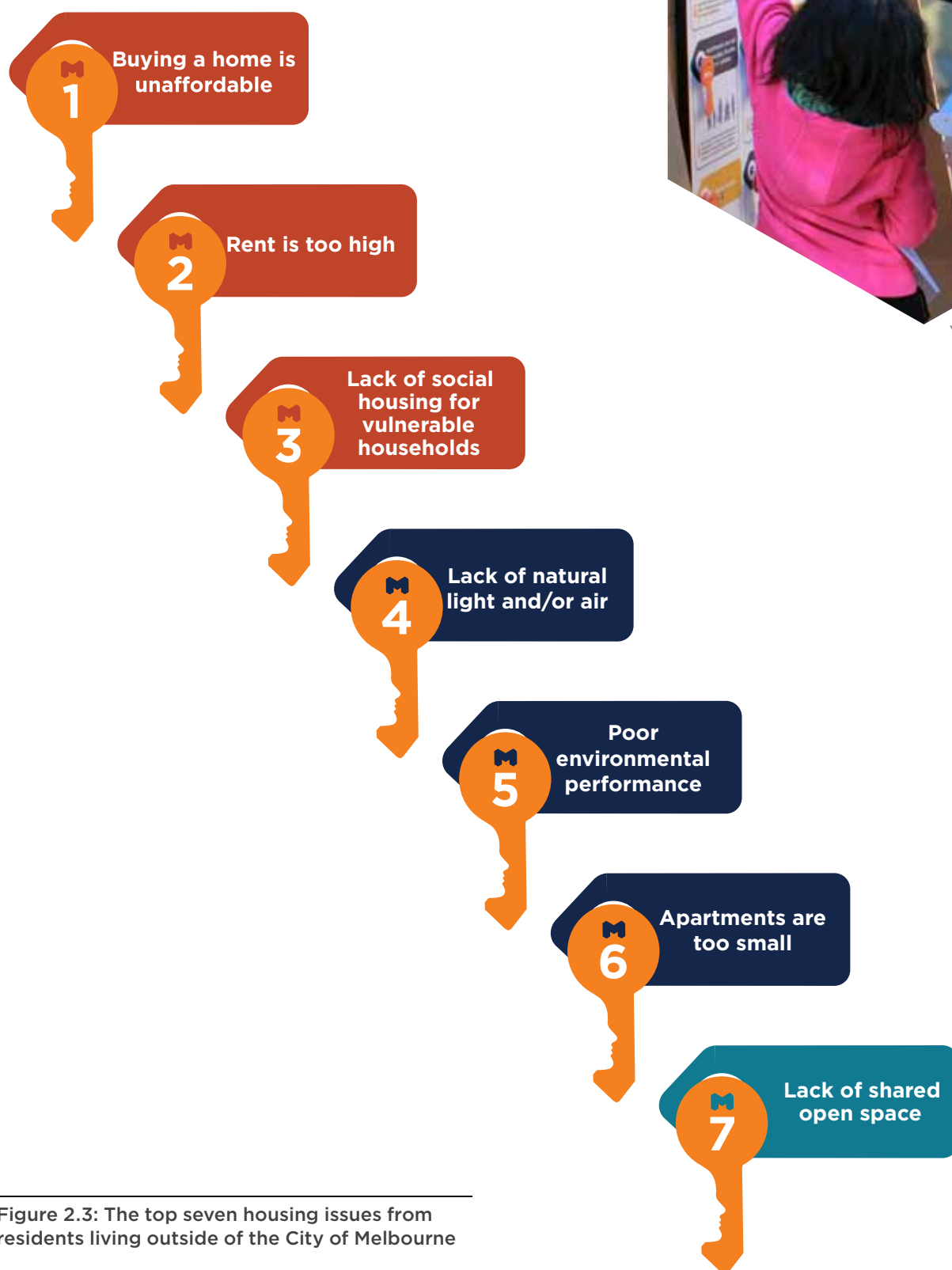


Figure 2.3: The top seven housing issues from residents living outside of the City of Melbourne



Kensington Recreation
Centre



Errol Street, North Melbourne

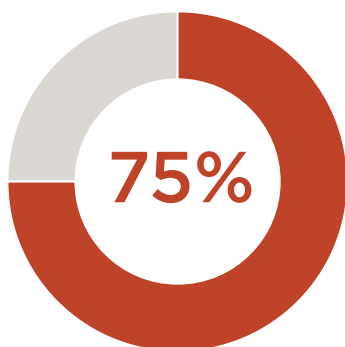
Housing options

Participants of the pop-ups and online surveys were asked for their top five housing options in the City of Melbourne from 14 options within the three themes of affordability, diversity of housing choices and design and amenity. Participants were also able to tell us any other housing options. A summary of the percentage of participants choosing at least one option within each theme is shown below.

Affordability

Three quarters of all participants chose at least one of the following four options related primarily to affordability as one of their top five housing options:

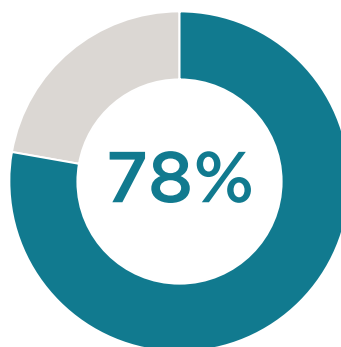
- Require a proportion of affordable rental housing in new developments.
- Facilitate proven schemes that help people buy a home.
- Support more social housing for vulnerable households.
- Promote key worker housing.



Diversity of housing choices

Over three quarters of all participants chose at least one of the following four options related primarily to improving the diversity of housing choices as one of their top five housing options:

- Provide more shared open space in new housing developments.
- Facilitate more family friendly developments.
- Advocate for improved rental conditions.
- Require a proportion of 3 bedroom homes in all new developments.



A good quality of design and amenity

Eighty six per cent of all participants chose at least one of the following six options related primarily to improving the quality of design and amenity as one of their top five housing options:

- Promote better environmental performance.
- Require better levels of light and air.
- Introduce minimum apartment sizes.
- Improve the quality of common areas.
- Introduce minimum storage sizes.
- Improve accessibility, flexibility and adaptability of new homes.

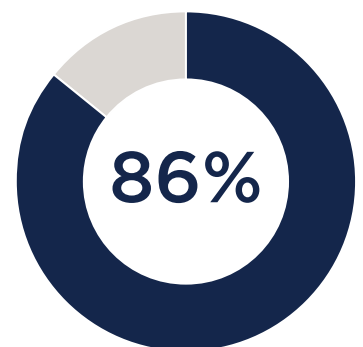


Figure 2.4: The percentage of all participants who chose at least one housing option relating to affordability (left), a diversity of housing choices (centre) and a good quality of design and amenity (right)

TOP 7 HOUSING OPTIONS

City of Melbourne residents



Non - City of Melbourne residents

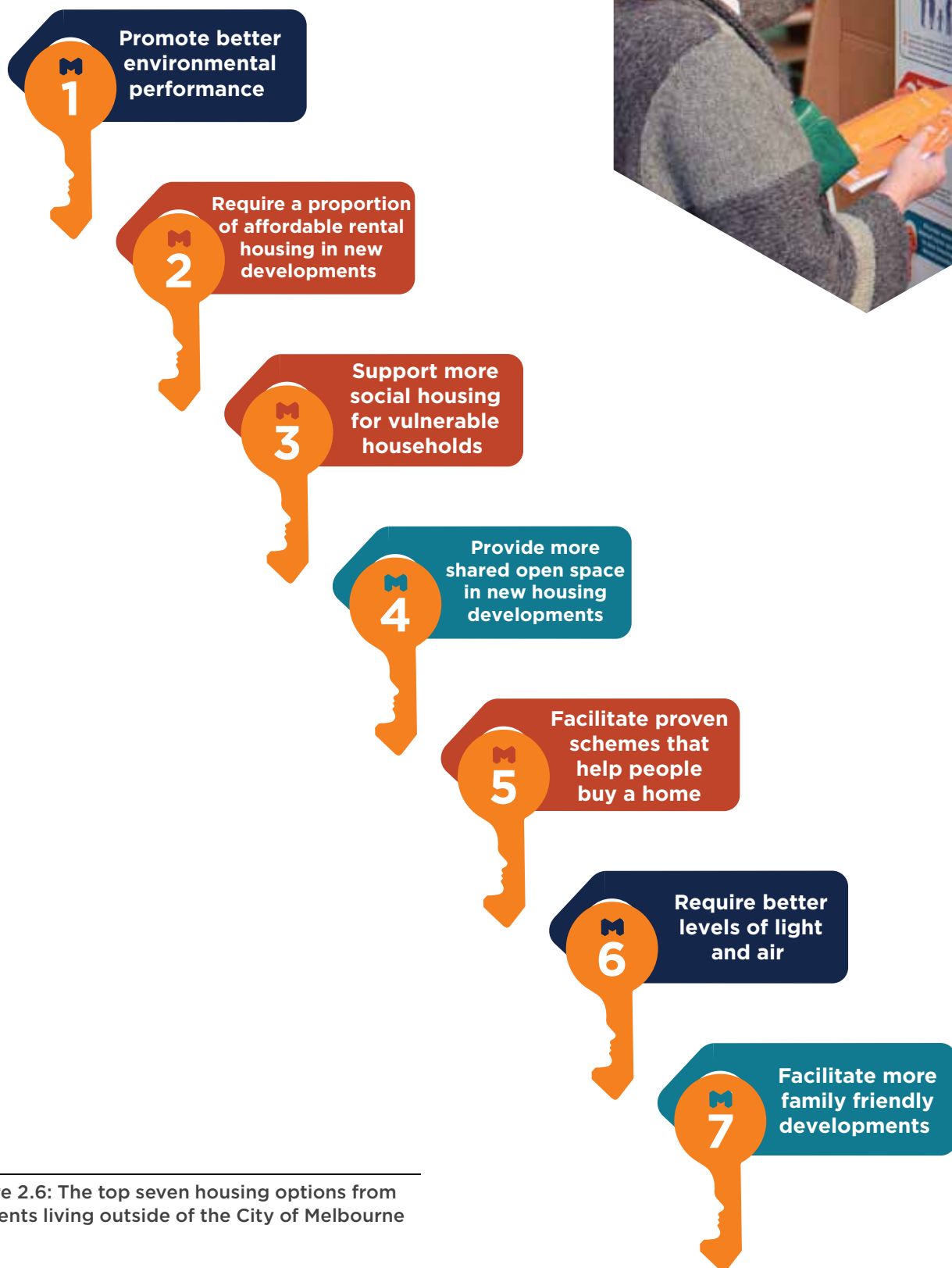


Figure 2.6: The top seven housing options from residents living outside of the City of Melbourne



Queensbridge Square, Southbank



Summary

The community engagement on *Future Living* has led to the following conclusions:

- Housing affordability issues in the form of 'buying a home is unaffordable' and 'rent is too high' are the top housing issues for all participants of the pop-ups and online survey.
- While a diversity of housing choices in the City of Melbourne is undoubtedly important, issues relating to housing affordability and the quality of housing design and amenity appear more important in the top seven issues and options.
- A diversity of housing choices could be seen as an outcome of more affordable and better quality homes; more three bedroom homes are less likely to increase the diversity of housing choices available to families or shared households if they are unaffordable or poorly designed.
- There is overall support for the City of Melbourne to do something to improve housing outcomes in the municipality.
- Options to improve the design quality and amenity of housing are more important to City of Melbourne residents than those living outside of the municipality, who place a greater emphasis on improving affordability.
- There is support for improved policy regulation from some industry stakeholders, particularly to raise the lowest quality developments.
- Some developers favour incentives/ bonuses rather than mandatory policy which is seen as an extra cost on development.
- There is an important advocacy/ education role for the City of Melbourne to help achieve and raise awareness of better housing outcomes.

The community engagement of *Future Living* has helped the City of Melbourne understand the views of a wide range of stakeholders, including residents within the City of Melbourne, residents living outside of the municipality and industry representatives. This understanding will help inform the City of Melbourne's Housing Strategy. A draft of the strategy will be subject to community engagement in 2014.

There were a range of opinions on the options to help achieve our aspiration for affordable, well-designed housing to meet the diverse needs of our residents. They include:

- 'Improving the environmental performance of housing' is the top option for all participants of the pop-ups and online survey.

3. OUR POP-UP HOME

In order to reach a wide range of people, an engaging and interactive approach was designed through the creation of a 'pop-up home'. The pop-up created a temporary 'home' for people to meet and discuss housing. The pop-up provided flexibility to 'pop-up' in different suburbs within the municipality to maximise the opportunity for residents, workers and visitors to discuss the housing issues and opportunities that are important to them.

Locations

A number of different locations, days and times were identified across the municipality to help reach as wide a catchment of the community as possible. The pop-up visited libraries, community centres, main streets, markets, public squares and transport hubs as well as Melbourne University and RMIT to engage with students.

Our pop-up 'popped-up' (and down) 17 times throughout June, July and August 2013, reaching residents and workers in all suburbs of the municipality. Pop-ups were held in inner city locations such as Docklands to reach workers who may not live within the municipality and on

weekends in established residential communities such as East Melbourne and North Melbourne to allow for the participation of local residents. Pop-ups were also held close to public housing in Kensington, North Melbourne and Carlton. Figure 3.1 (opposite) shows the location of all the pop-ups and the number of visitors to each one.

Design

The pop-up was designed to look and feel predominantly like a living room, with a couch and accompanying blankets and cushions, a rug, pot plant, bookshelves and coffee tables to give an inviting feel. Establishing a pop-up living room in the middle of a street created a point of interest that made people curious to understand more.

Merchant Street, Docklands





Carlton Baths



Figure 3.1: The locations of the pop-ups and the number of participants at each one; the larger the key, the more participants at the pop-up.



Errol Street, North Melbourne

The main features of the pop-ups were two walls illustrating the key findings from *Future Living*. One wall highlighted 14 housing issues, while the second wall explained 14 options that the City of Melbourne, working with others, could consider to help improve housing in the future.

The use of graphics and interactive boards (see Appendix A) with facts and examples from the paper gave people information in an easily understood format to make informed choices.

The issues and options presented on the walls were colour-coded according to the three themes in Part 2 of *Future Living*; issues and options relating to housing affordability were red, those relating to a diversity of housing choices were light blue/turquoise and those relating to design and amenity were dark blue. Though there is significant cross-over between the three themes, this method allowed for a discussion around trade-offs to take place and helped people to consider the inter-relationship of different housing issues and options.

Each issue and option featured a hook to hang 'keys' on. Following a few short questions to gain data on their age, occupation and housing situation,

participants were given ten numbered (unique to each participant) orange cardboard 'keys' to hang on their top five housing issues and top five housing options. Participants were also able to write any other issues or options on the back of their keys and hang them on 'other issues' or 'other options'.

Creating a hands-on approach drew local residents and workers to the pop-up as people saw others getting involved. The hanging of the keys proved to be an engaging, interactive and fun process for people of all ages. Participants often gave significant thought and value to their choices. The pop-ups enabled the building up of a 'live' record of the comments and feedback, enabling both awareness of the issues and awareness of what others in their community thought.

Participants were also able to write any other housing-related comments on post-it notes and stick them to a 'fridge door' which helped gain more qualitative feedback. The 'fridge door' included questions to help start the process (see Figure 3.33, p55).

At Queensbridge Square in Southbank, the wide plaza allowed for a floor plan of a 42m² one bedroom apartment to be taped out on the ground, within which



Queen Victoria Market

the pop-up sat. This represented the size of many apartments recently built in Melbourne. The floor plan helped attract people to the pop-up while giving an indication of the size and feel of a small one bedroom apartment.

Visitors were able to view *Future Living*, along with other relevant City of Melbourne strategies and documents. The pop-up also contained other information from the City of Melbourne related to community services and sustainable housing initiatives.

The events at the universities were also attended by members of the universities' student services staff to give specific information to students regarding their housing needs. Locally sourced macaron biscuits and fruit were on offer as an incentive for people to take part.

In total, 680 people participated in the pop-ups, aged from 8 to 86. The pop-up methodology was replicated through the online survey with participants selecting their top five issues and options and able to specify any other issues or options not on the list. Sixty four people completed the online survey (see Chapter 4) giving a combined total of 744 participants.

The findings from the 744 participants are discussed below.

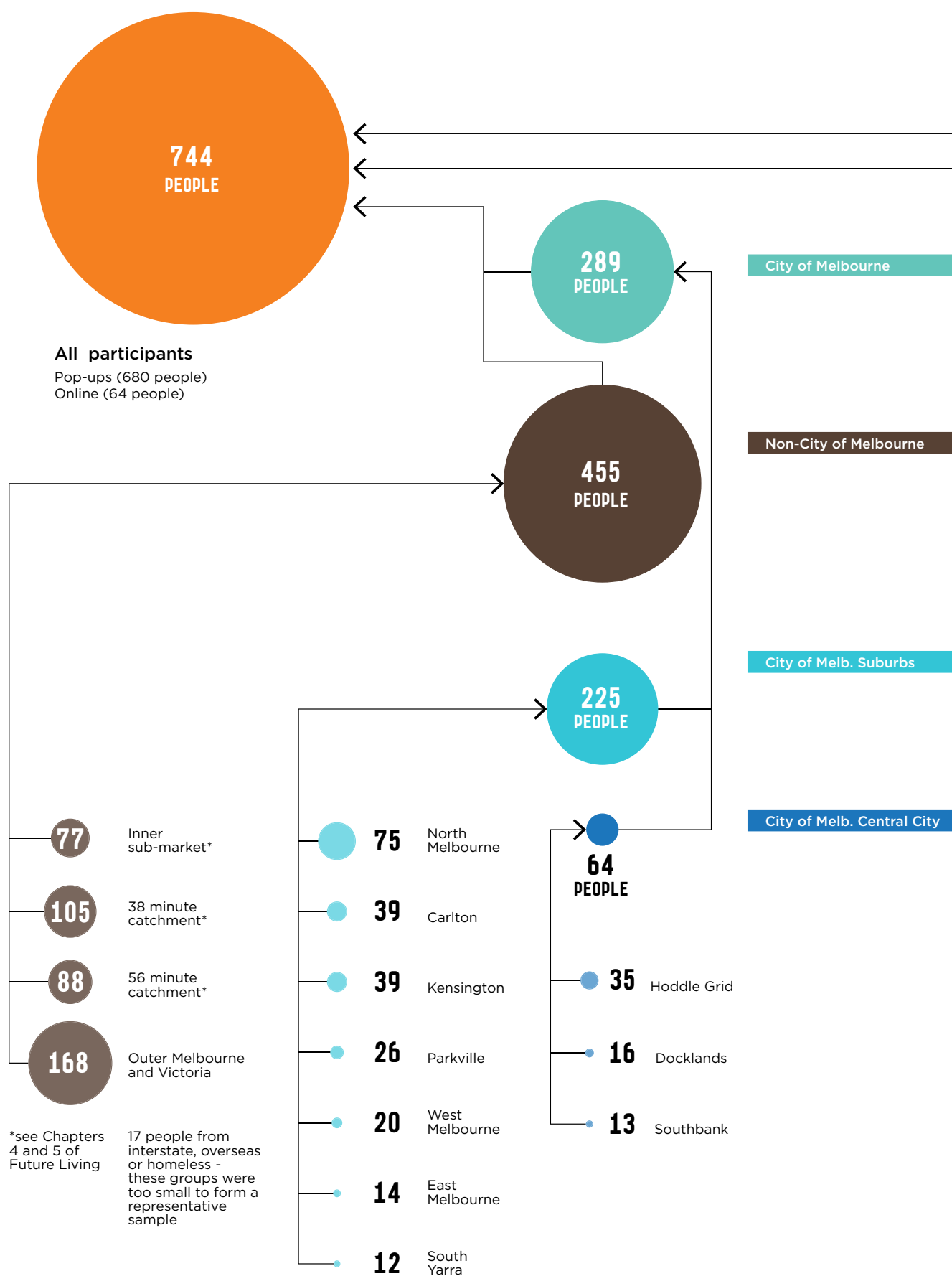


Queensbridge Square, Southbank

Profile of pop-up and online participants

How many people participated?

Where did they live?



What was their occupation?

What type of housing did they live in?



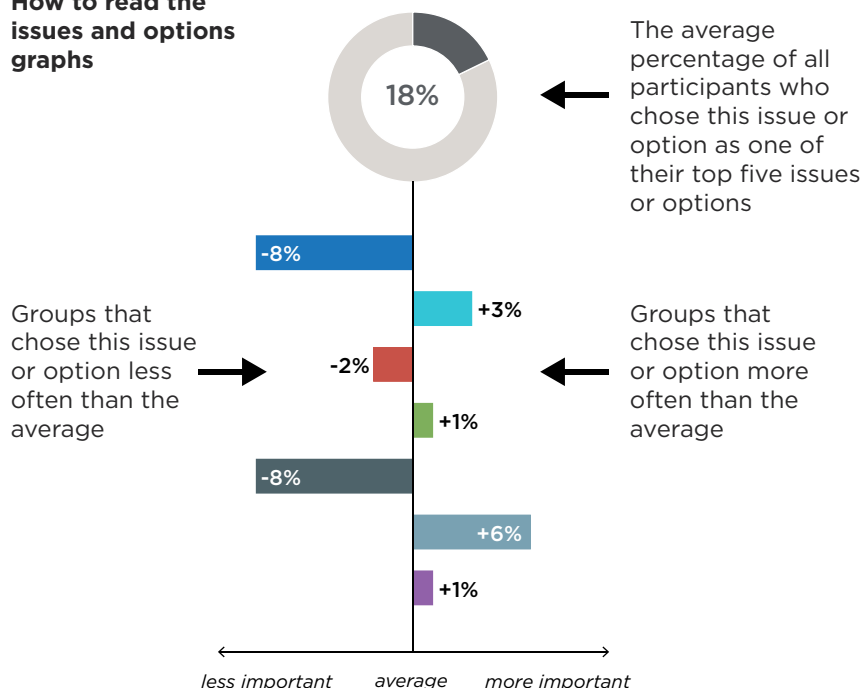
Figure 3.2: The profile of participants of the pop-ups and online surveys in terms of where they live, their occupation, their age and their housing type and tenure.

Housing issues: affordability

The following pages explain the findings of the three issues related primarily to affordability:

- Buying a home is unaffordable.
- Rent is too high.
- Lack of social housing for vulnerable households.

How to read the issues and options graphs



- Under each figure is an explanation of the groups which differ significantly from the average where the response rate is equal or greater than five per cent for that group

Merchant Street, Docklands



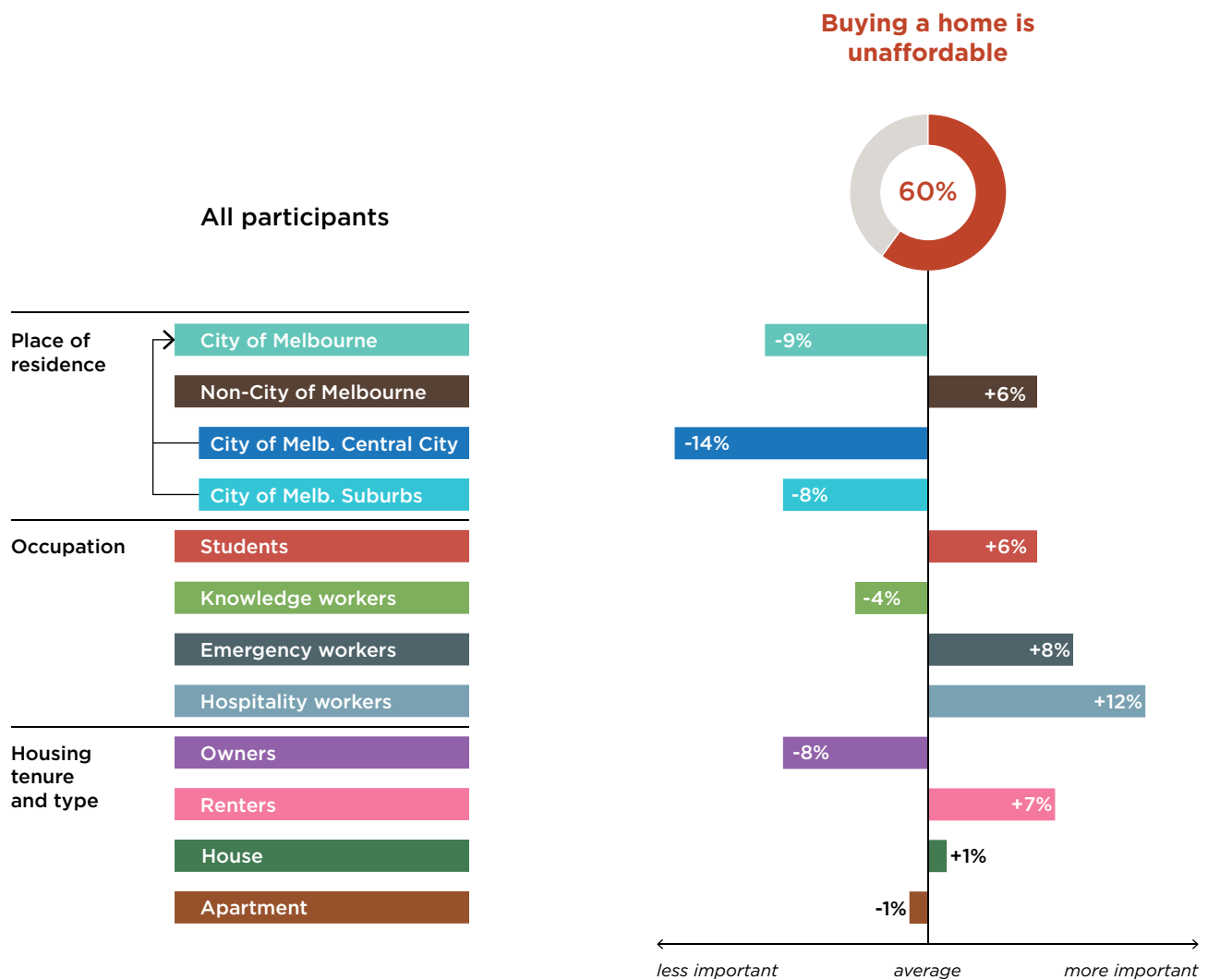


Figure 3.3: The percentage of all participants (60 per cent) and of different groups who chose ‘buying a home is unaffordable’ as one of their top five housing issues.

- The groups who chose this issue more often than the average (60% of all participants) were hospitality workers (72%), emergency workers (72%), renters (67%), students (66%) and Non-City of Melbourne residents (66%).
- The groups that chose it less often were residents in the Central City (46%), owners (52%) and residents living in the City of Melbourne Suburbs (52%).

Rent is too high

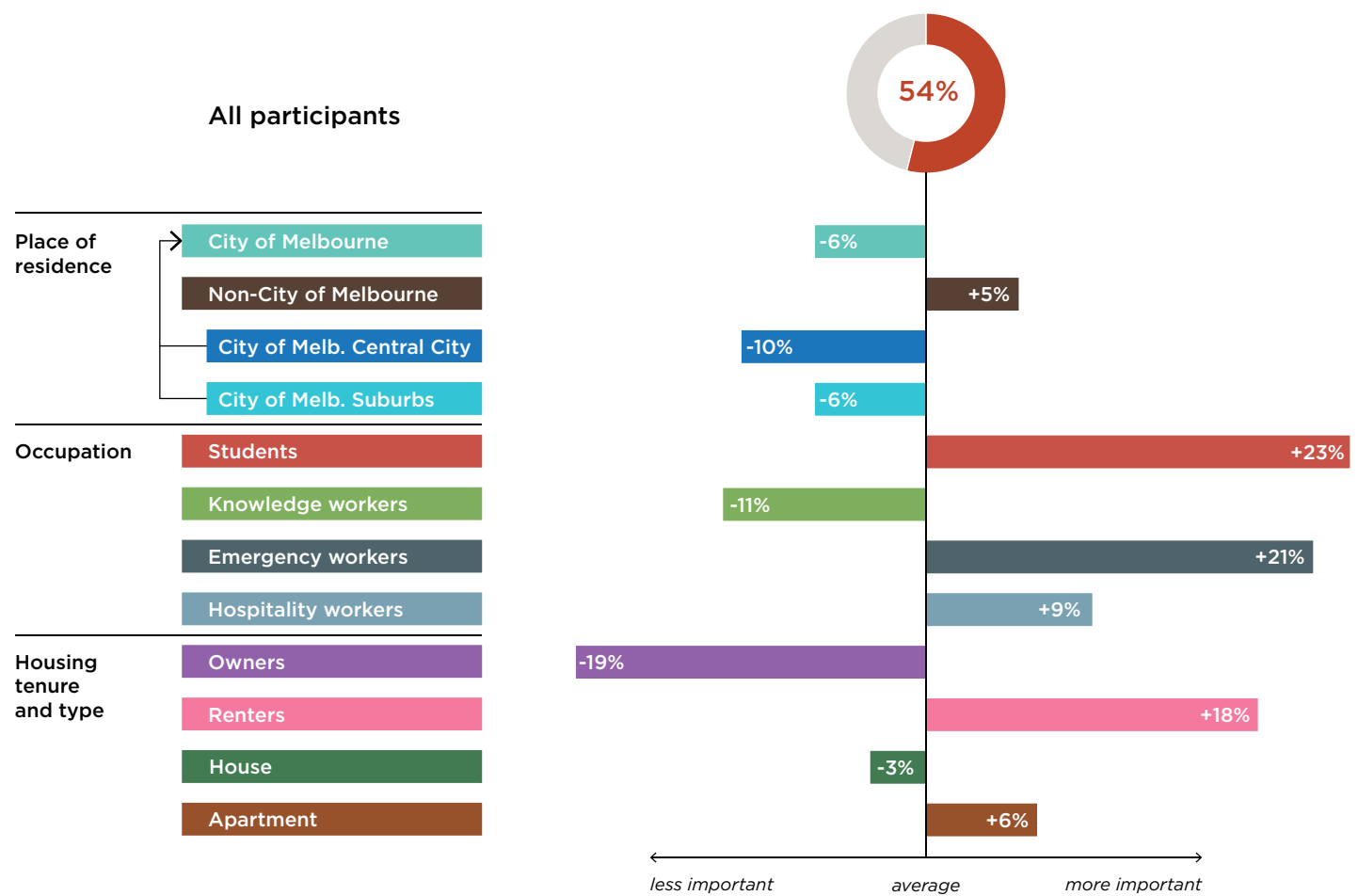


Figure 3.4: The percentage of all participants (54 per cent) and of different groups who chose 'Rent is too high' as one of their top five housing issues.

- The groups who chose this issue more often than the average (54% of all participants) were students (77%), emergency workers (75%), renters (72%), hospitality workers (63%), people living in an apartment (60%) and Non-City of Melbourne residents (59%).
- The groups that chose it less often were owners (35%), knowledge workers (43%), Central City residents (44%) and residents living in City of Melbourne Suburbs (48%).

Lack of social housing for vulnerable households

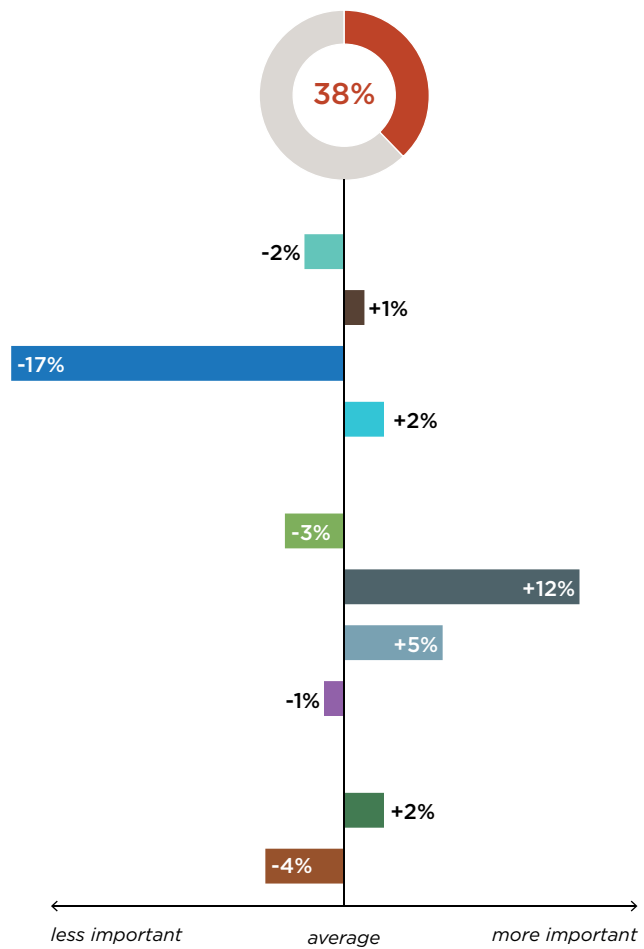


Figure 3.5: The percentage of all participants (38 per cent) and of different groups who chose 'Lack of social housing for vulnerable households' as one of their top five housing issues.

- The groups who chose this issue more often than the average (38% of all participants) were emergency workers (50%) and hospitality workers (43%).
- The group that chose it less often were residents in the Central City (21%).

Housing issues: A diversity of housing choices

All participants

The following pages explain the findings of the five issues related primarily to the diversity of housing:

- Lack of shared open space.
- Lack of community infrastructure for families.
- Lack of housing choice for families.
- Poor private rental conditions.
- Lack of 3 bedroom homes.

Place of residence	City of Melbourne
	Non-City of Melbourne
	City of Melb. Central City
	City of Melb. Suburbs
Occupation	Students
	Knowledge workers
	Emergency workers
	Hospitality workers
Housing tenure and type	Owners
	Renters
	House
	Apartment

Kensington Recreation Centre



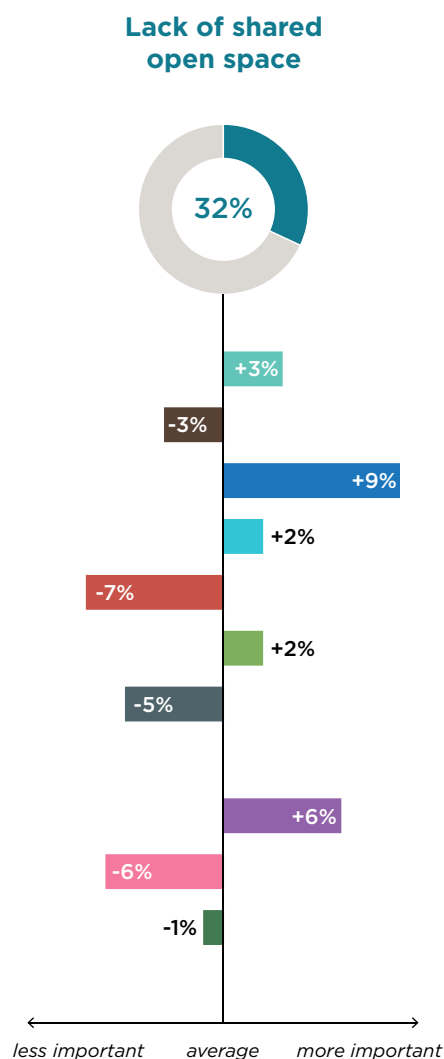


Figure 3.6: The percentage of all participants (32 per cent) and of different groups who chose 'Lack of shared open space' as one of their top five housing issues.

- The groups who chose this issue more often than the average (32% of all participants) were Central City residents (41%) and owners (38%).
- The groups that chose it less often were students (25%), renters (24%) and emergency workers (27%).

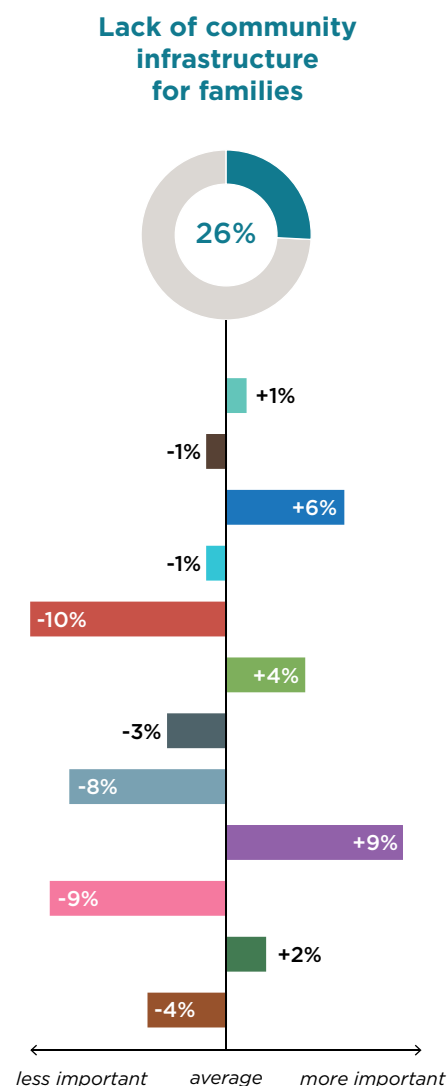


Figure 3.7: The percentage of all participants (26 per cent) and of different groups who chose 'Lack of community infrastructure for families' as one of their top five housing issues.

- The groups who chose this issue more often than the average (26% of all participants) were owners (35%) and Central City residents (32%).
- The groups that chose it less often were students (16%), renters (17%) and hospitality workers (18%).

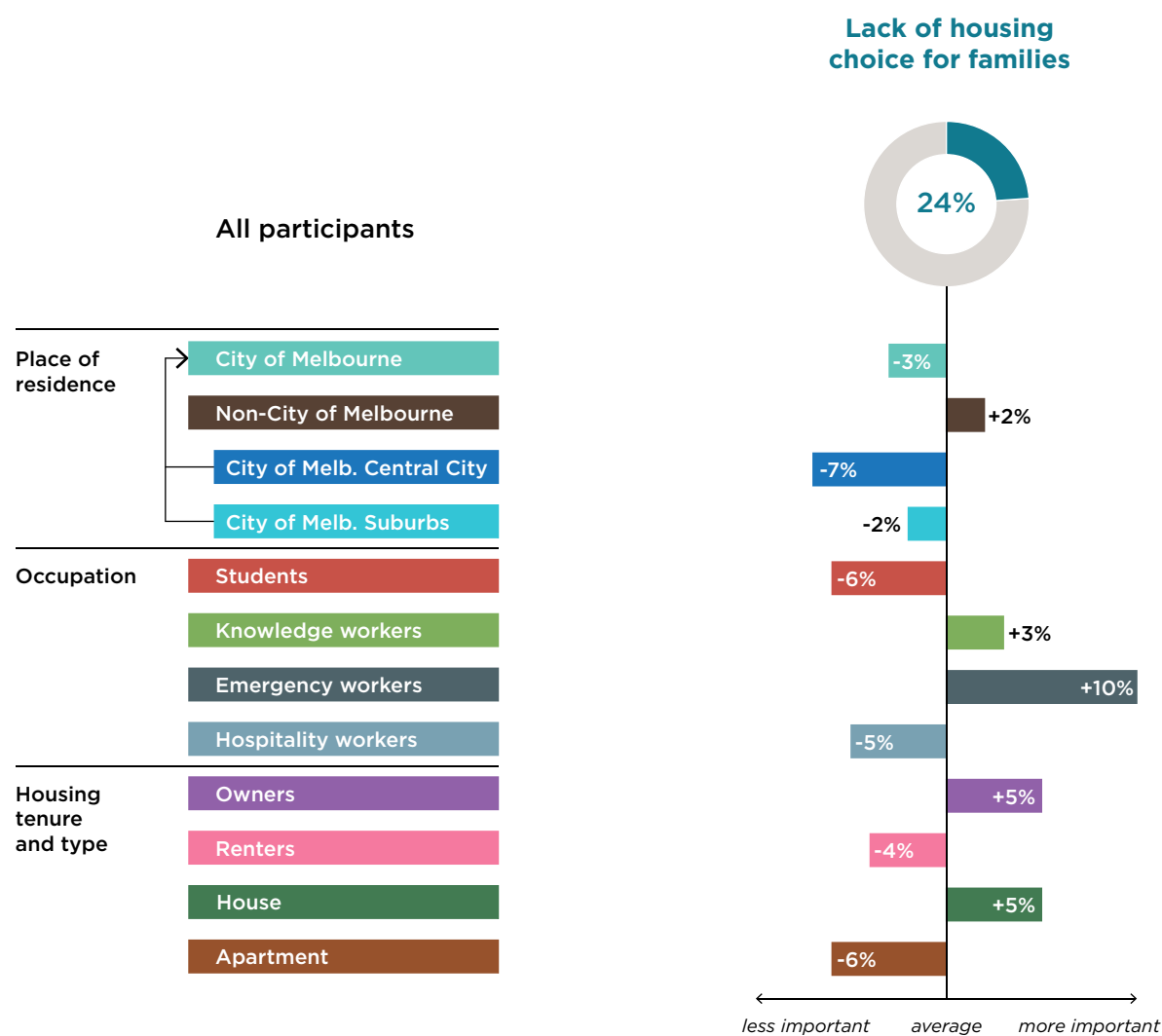


Figure 3.8: The percentage of all participants (24 per cent) and of different groups who chose 'Lack of housing choice for families' as one of their top five housing issues.

- The groups who chose this issue more often than the average (24% of all participants) were emergency workers (34%), owners (29%) and people living in a house (29%).
- The groups that chose it less often were residents in the Central City (17%), students (18%), people living in an apartment (18%) and hospitality workers (19%).

Poor private rental conditions

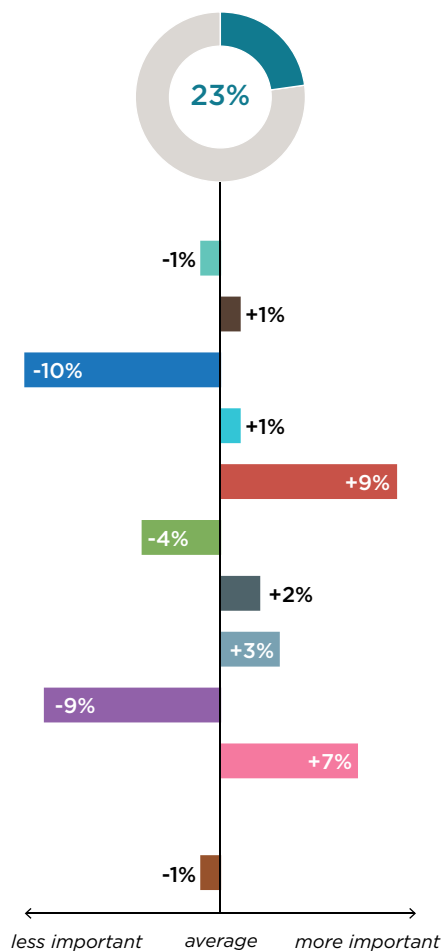


Figure 3.9: The percentage of all participants (23 per cent) and of different groups who chose 'Poor private rental conditions' as one of their top five housing issues.

- The groups who chose this issue more often than the average (23% of all participants) were students (32%) and renters (30%).
- The groups that chose it less often were residents in the Central City (13%) and owners (14%).

Lack of 3 bedroom homes

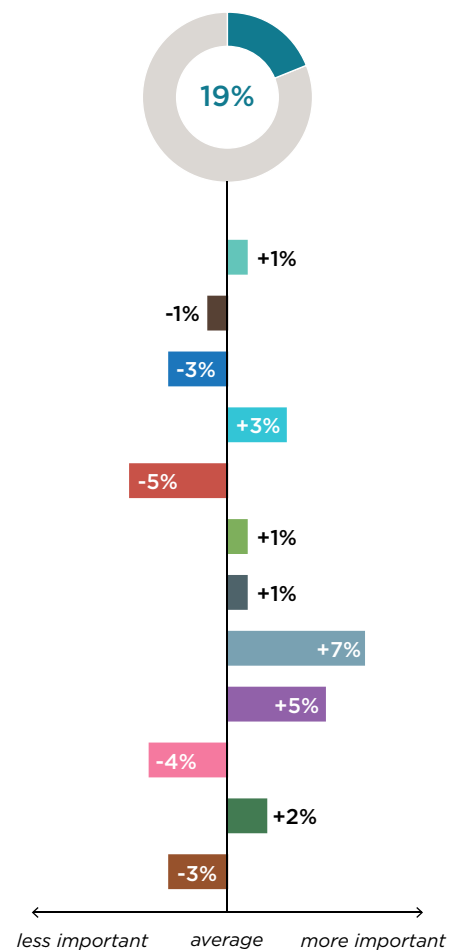


Figure 3.10: The percentage of all participants (19 per cent) and of different groups who chose 'Lack of 3 bedroom homes' as one of their top five housing issues.

- The groups who chose this issue more often than the average (19% of all participants) were hospitality workers (26%) and owners (24%).
- The group that chose it less often was students (14%).

Housing issues:

A good quality of design and amenity

The following pages explain the findings of the six issues primarily related to design and amenity:

- Apartments are too small.
- Lack of natural light and/or air.
- Poor environmental performance.
- Insufficient storage space.
- Unwelcoming and poor quality common areas.
- Apartments are not accessible, flexible or adaptable.



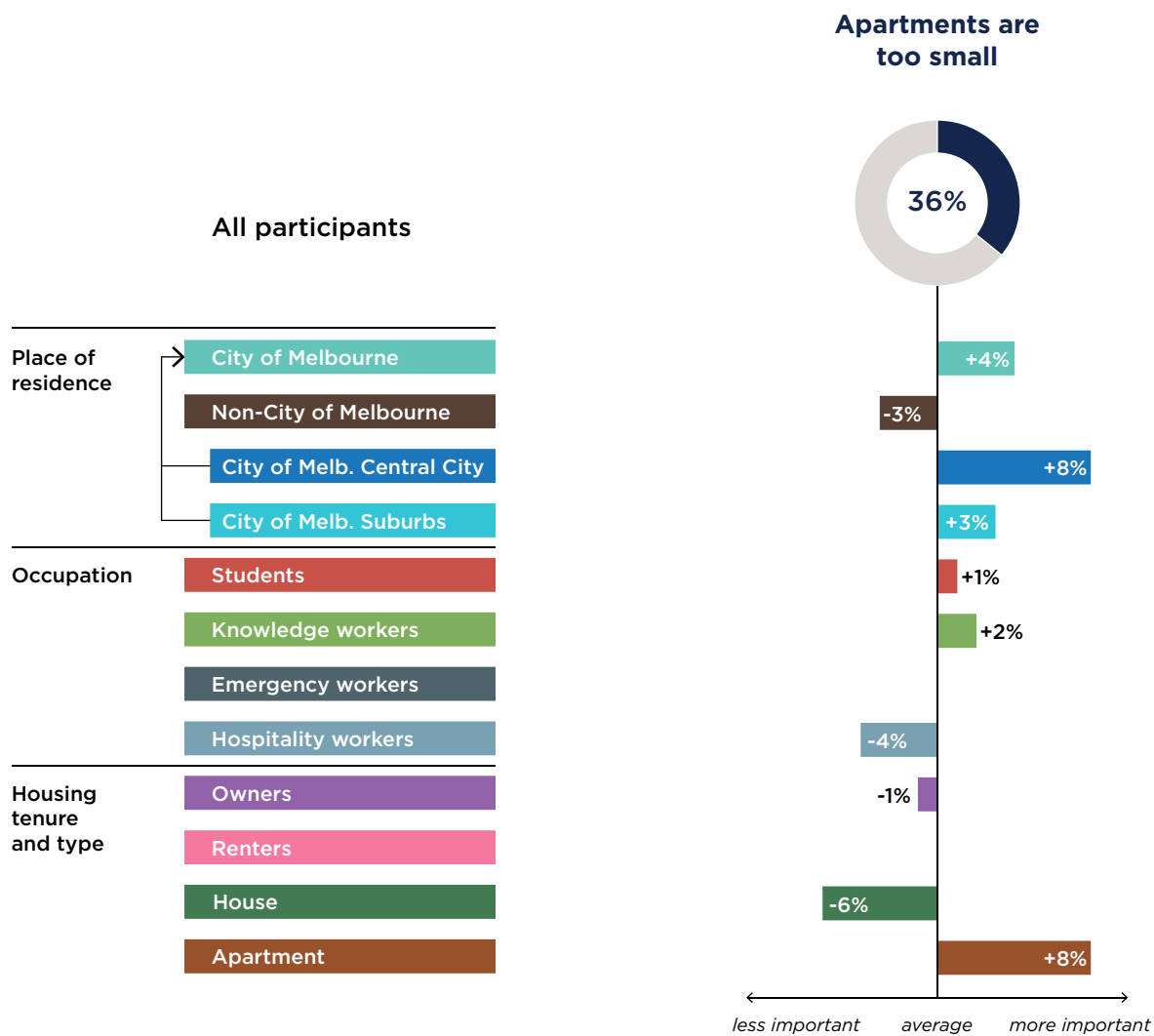


Figure 3.11: The percentage of all participants (60 per cent) and of different groups who chose 'Apartments are too small' as one of their top five housing issues.

- The groups who chose this issue more often than the average (36% of all participants) were Central City residents (44%) and people living in an apartment (44%).
- The group that chose it less often were people living in a house (30%).

Lack of natural light and/or air

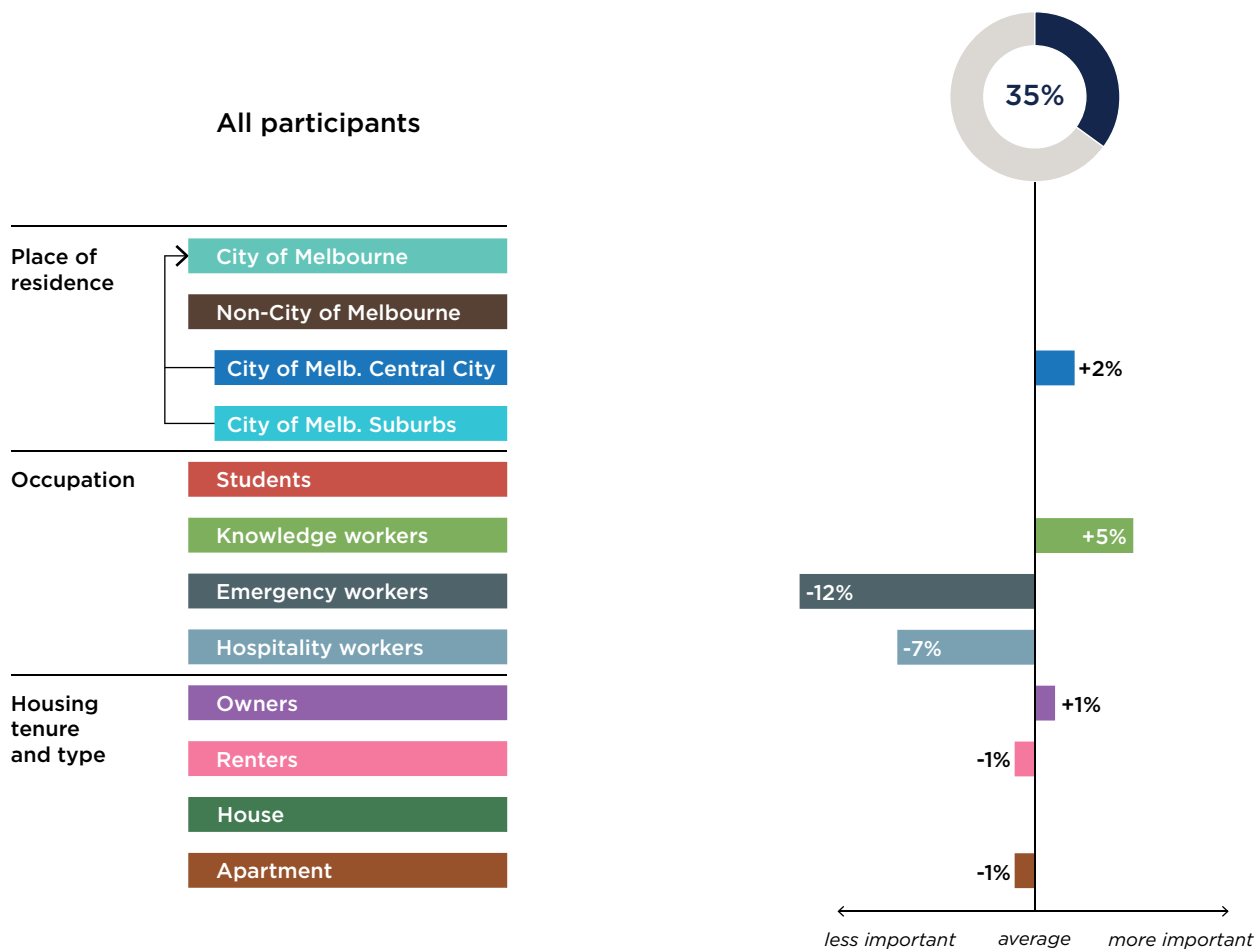


Figure 3.12: The percentage of all participants (35 per cent) and of different groups who chose 'Lack of natural light and/or air' as one of their top five housing issues.

- The group who chose this issue more often than the average (35% of all participants) were knowledge workers (40%).
- The groups that chose it less often were emergency workers (23%) and hospitality workers (28%).

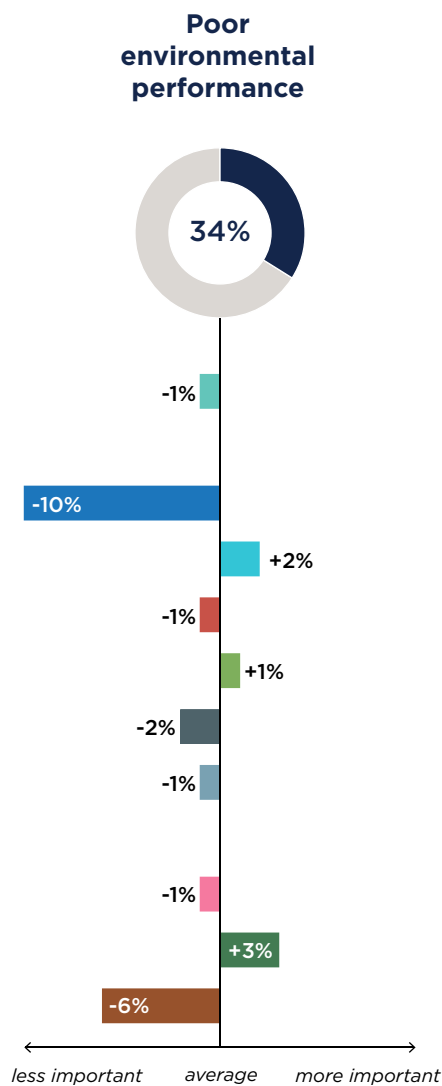


Figure 3.13: The percentage of all participants (34 per cent) and of different groups who chose 'Poor environmental performance' as one of their top five housing issues.

- There were no groups who chose this issue significantly more than the average (34% of all participants).
- The groups that chose it less often were residents in the Central City (24%) and people living in an apartment (28%).

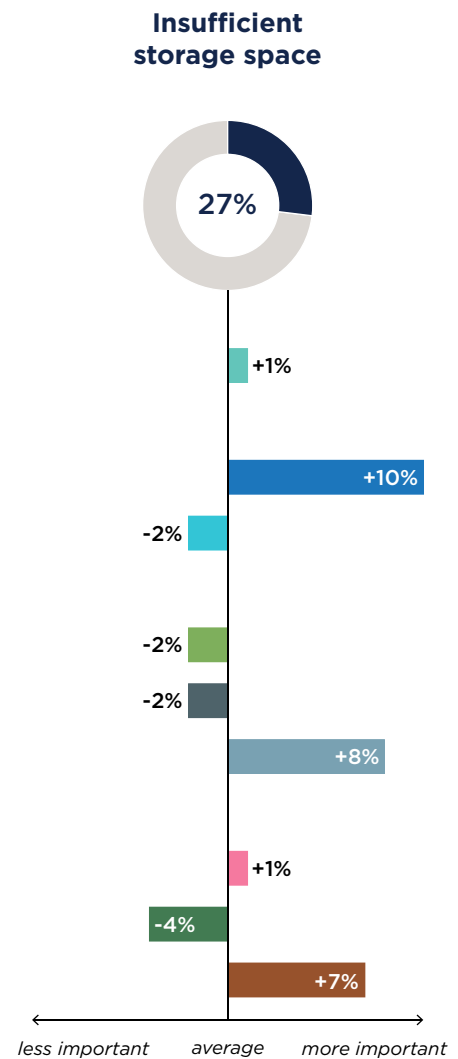


Figure 3.14: The percentage of all participants (27 per cent) and of different groups who chose 'Insufficient storage space' as one of their top five housing issues.

- The groups who chose this issue more often than the average (27% of all participants) were Central City residents (37%), hospitality workers (35%) and people living in an apartment (34%).
- There were no groups who chose this issue significantly less than the average.

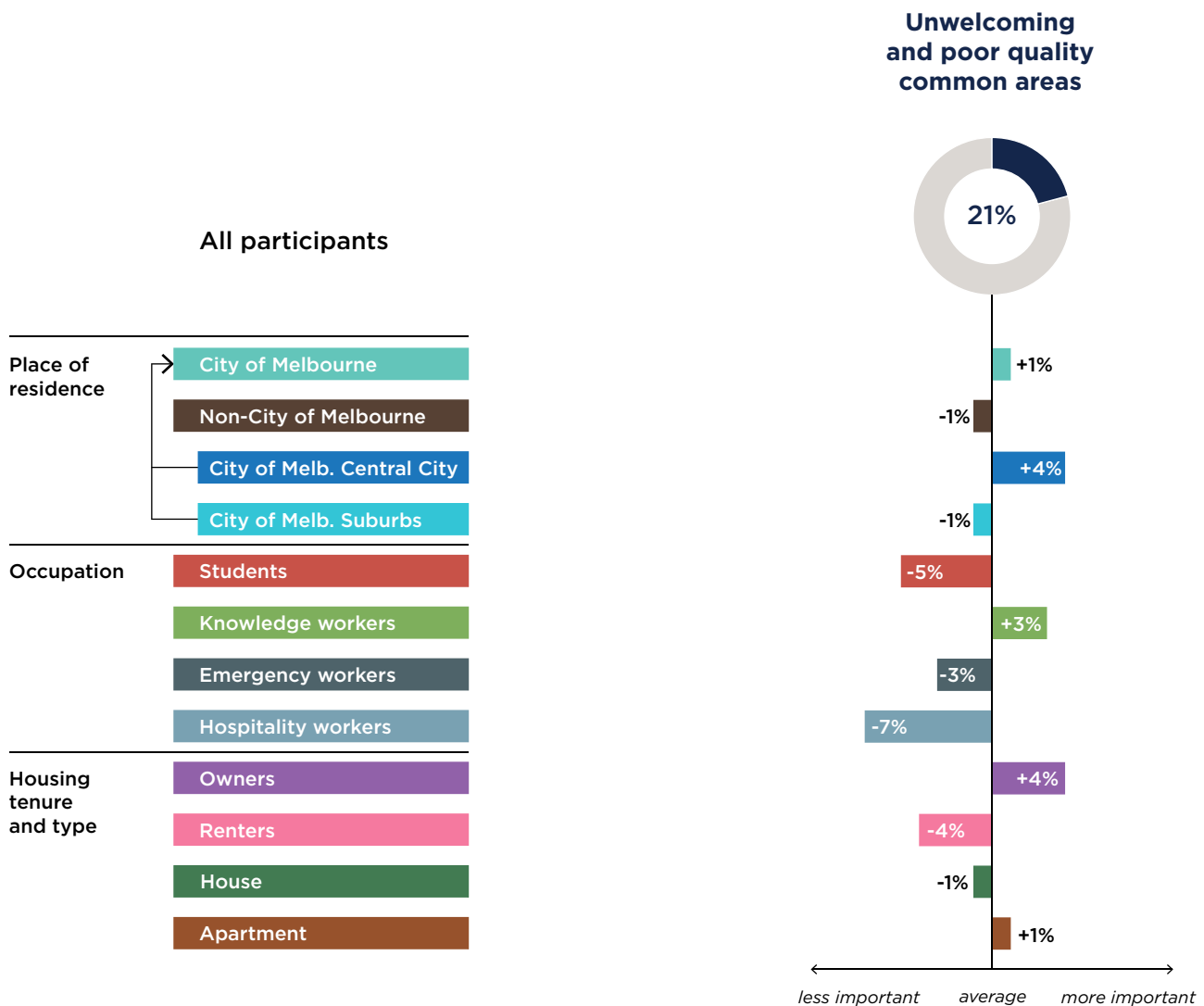


Figure 3.15: The percentage of all participants (21 per cent) and of different groups who chose 'Unwelcoming and poor quality common areas' as one of their top five housing issues.

- There were no groups who chose this issue significantly more than the average (21% of all participants).
- The groups that chose it less often were hospitality workers (14%) and students (16%).

Apartments are not accessible, flexible or adaptable

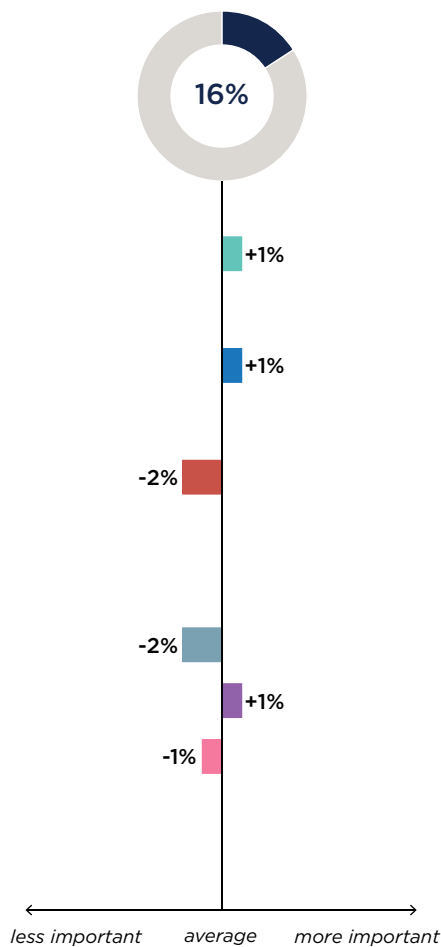


Figure 3.16: The percentage of all participants (16 per cent) and of different groups who chose 'Apartments are not accessible, flexible or adaptable' as one of their top five housing issues.

- There were no groups who chose this issue significantly more or less than the average (16% of all participants).

Other issues

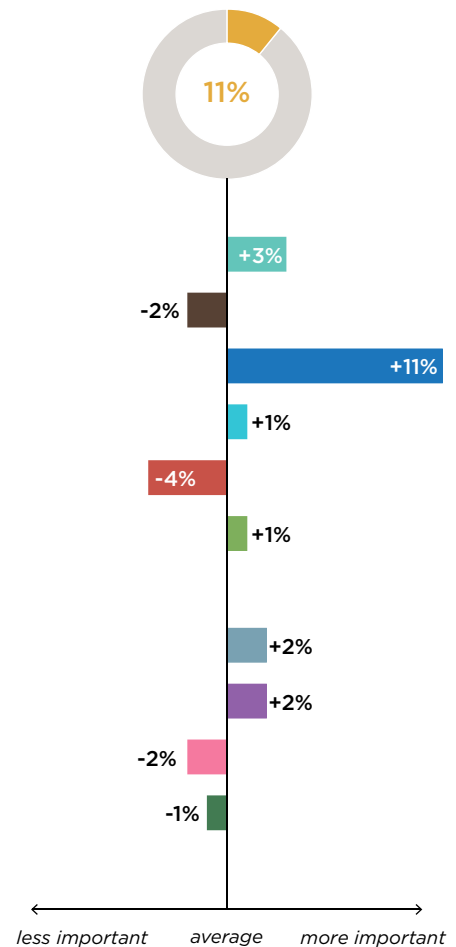


Figure 3.17: The percentage of all participants (11 per cent) and of different groups who chose 'other issues' as one of their top five housing issues.

- The group who chose this issue more often than the average (11% of all participants) were residents in the Central City (22%).
- Other issues raised by Central City residents related to protecting the minimum level of amenity, apartments are mass produced and poorly designed for basic liveability and tower separation and privacy.

Housing options: affordability

The following pages explain the findings of the four options related primarily to affordability:

- Require a proportion of affordable rental housing in new developments.
- Facilitate proven schemes that help people buy a home.
- Support more social housing for vulnerable households.
- Promote key worker housing.



Errol Street, North Melbourne

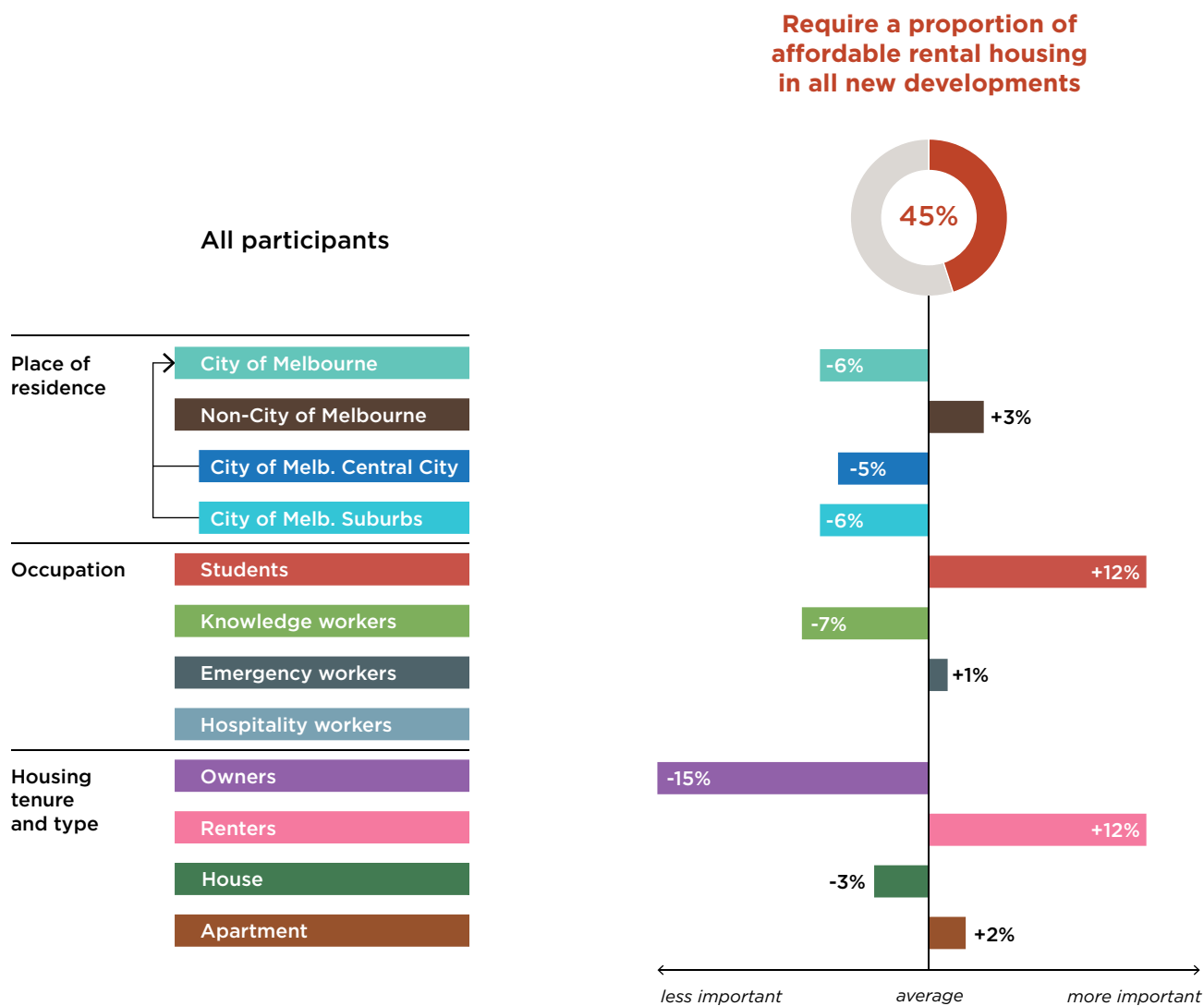
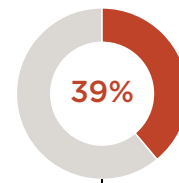


Figure 3.18: The percentage of all participants (45 per cent) and of different groups who chose 'Require a proportion of affordable rental housing in all new developments' as one of their top five housing options.

- The groups who chose this option more often than the average (45% of all participants) were students (57%) and renters (57%).
- The groups that chose it less often were owners (30%), knowledge workers (38%), residents in City of Melbourne Suburbs (39%) and Central City residents (40%).

Facilitate proven schemes that help people buy a home



All participants

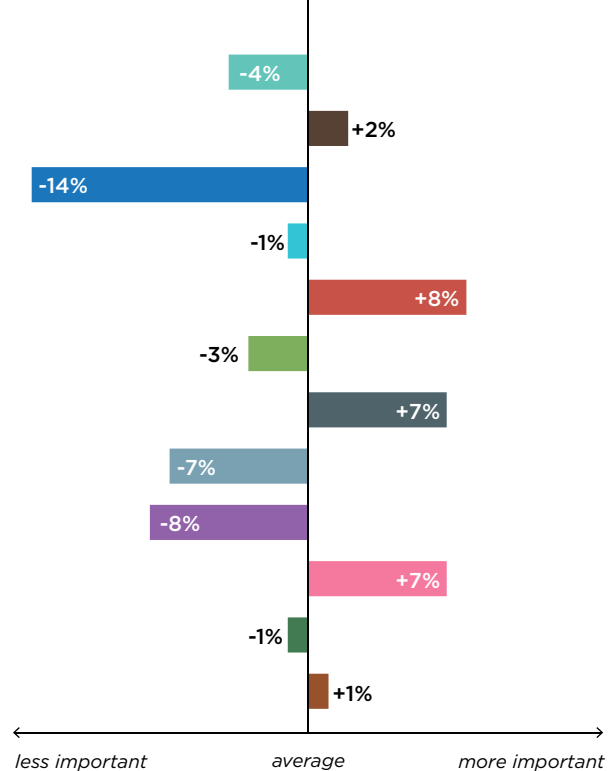
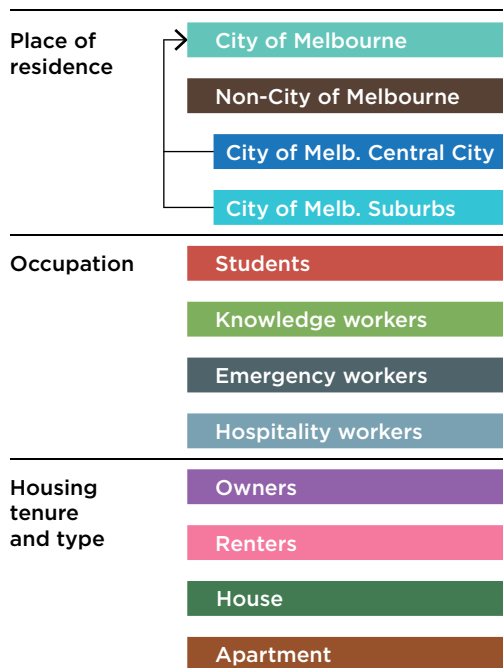
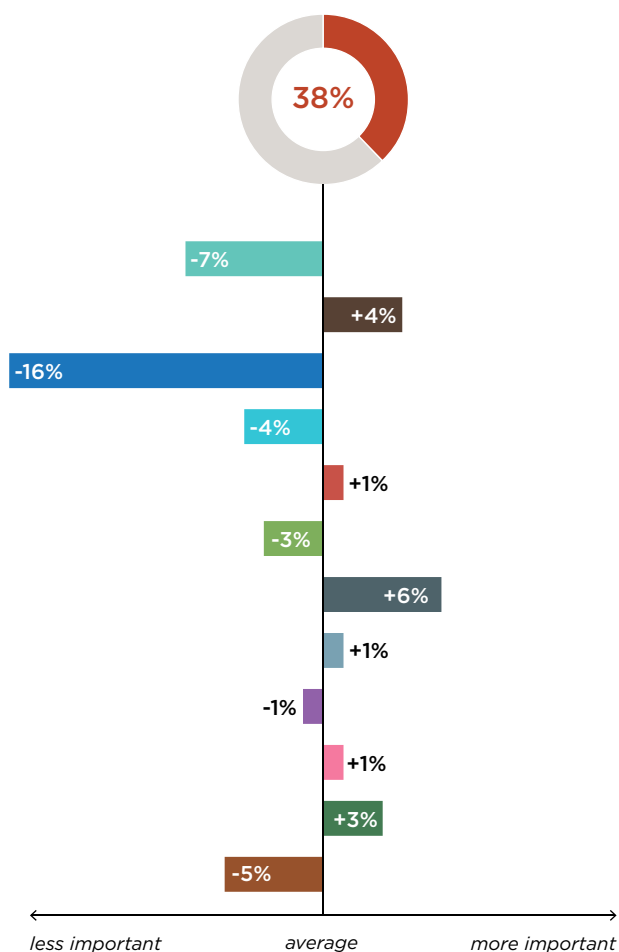


Figure 3.19: The percentage of all participants (39 per cent) and of different groups who chose 'Facilitate proven schemes that help people buy a home' as one of their top five housing options.

- The groups who chose this option more often than the average (39% of all participants) were students (47%), emergency workers (46%) and renters (46%).
- The groups that chose it less often were Central City residents (25%), owners (31%) and hospitality workers (32%).

Support more social housing for vulnerable households



Promote key worker housing

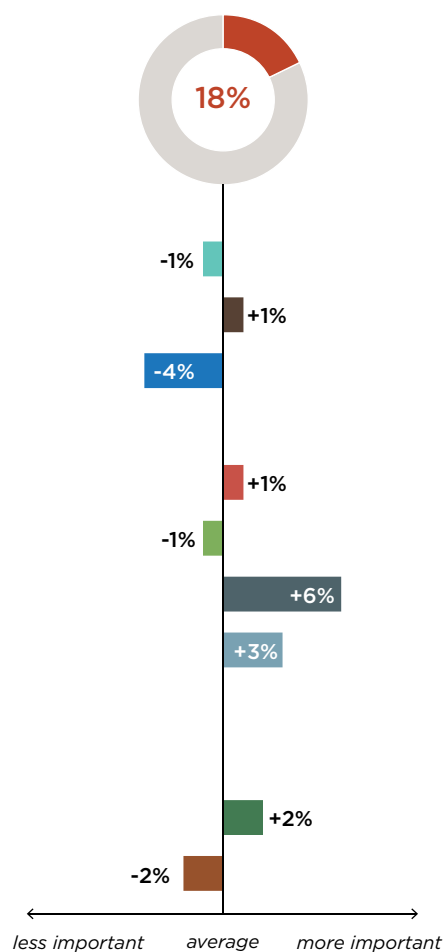


Figure 3.20: The percentage of all participants (38 per cent) and of different groups who chose 'Support more social housing for vulnerable households' as one of their top five housing options.

- The group who chose this option more often than the average (38% of all participants) were emergency workers (44%).
- The groups that chose it less often were Central City residents (22%) and people living in an apartment (33%).

Figure 3.21: The percentage of all participants (18 per cent) and of different groups who chose 'Promote key worker housing' as one of their top five housing options.

- The group who chose this option more often than the average (18% of all participants) were emergency workers (24%).
- There were no groups who chose this issue significantly less than the average.

Housing options: A diversity of housing choices

The following pages explain the findings of the four options related primarily to a diversity of housing choices:

- Provide more shared open space in new housing developments.
- Facilitate more family friendly developments.
- Advocate for improved rental conditions.
- Require a proportion of 3 bedroom homes in all new developments.



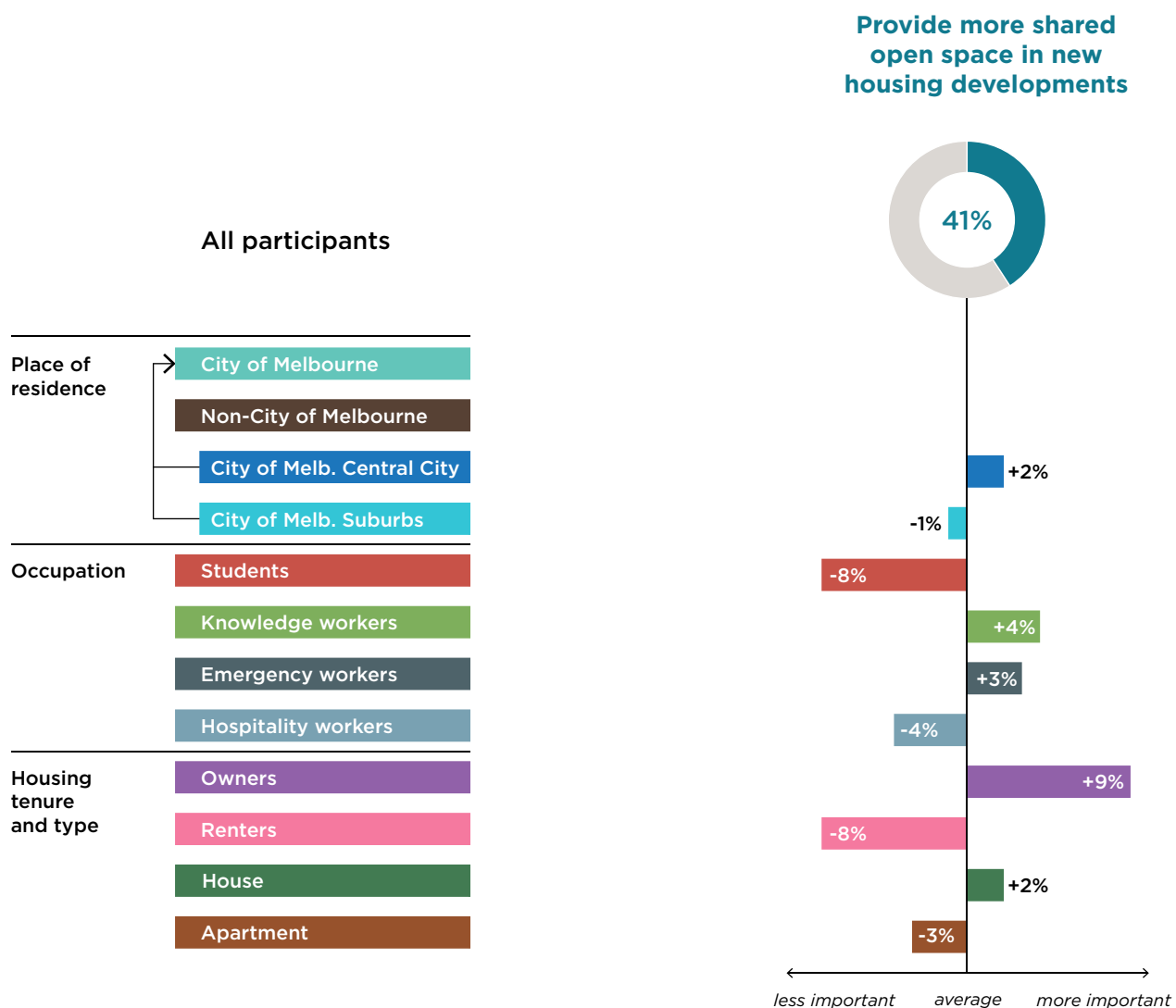


Figure 3.22: The percentage of all participants (41 per cent) and of different groups who chose 'Provide more shared open space in new housing developments' as one of their top five housing options.

- The group who chose this option more often than the average (41% of all participants) were owners (50%).
- The groups that chose it less often were students (33%) and renters (33%).

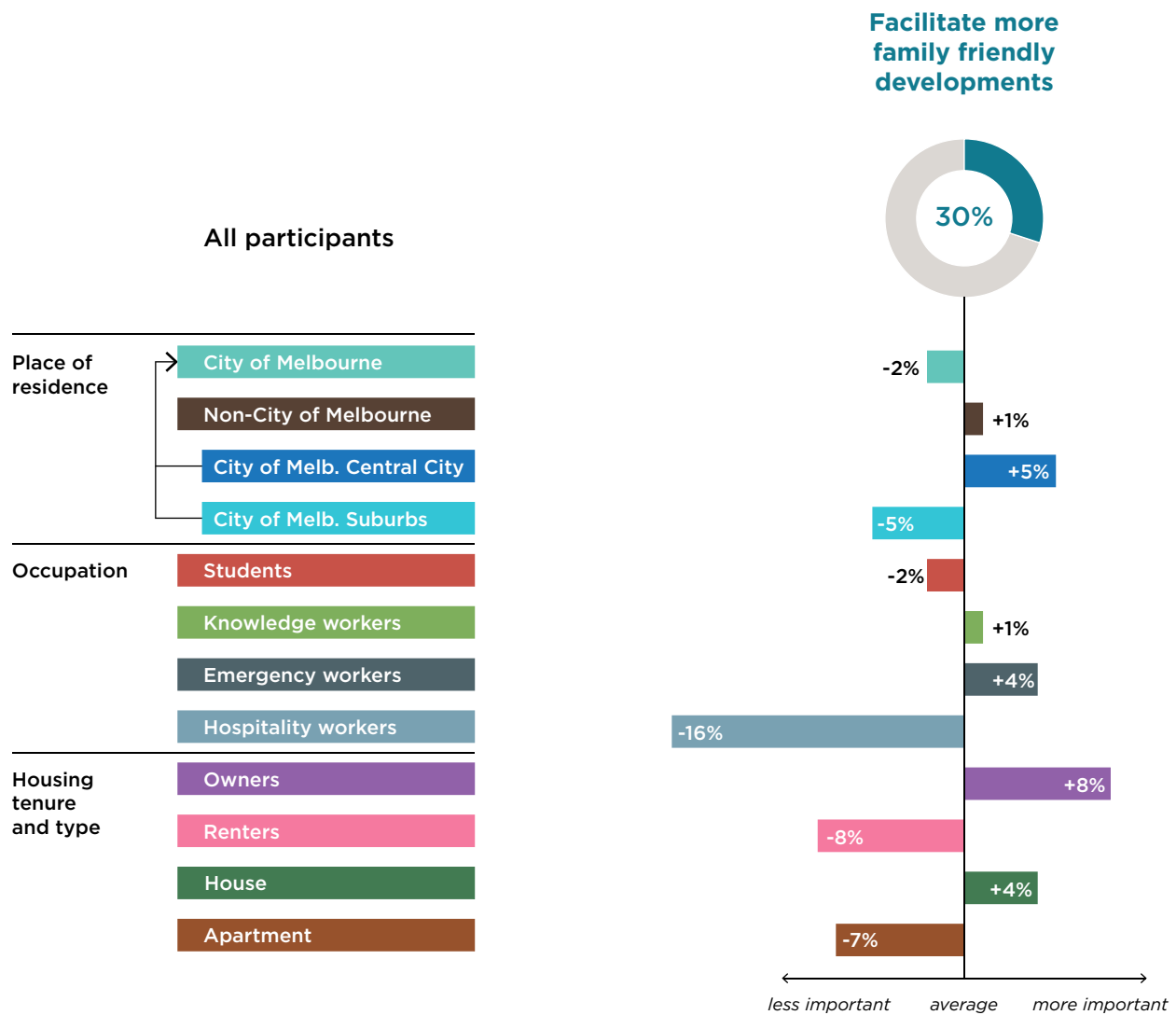


Figure 3.23: The percentage of all participants (30 per cent) and of different groups who chose 'Facilitate more family friendly developments' as one of their top five housing options.

- The groups who chose this option more often than the average (30% of all participants) were owners (38%) and residents in the Central City (35%).
- The groups that chose it less often were hospitality workers (14%), renters (22%), people living in an apartment (23%) and residents in City of Melbourne suburbs (25%).

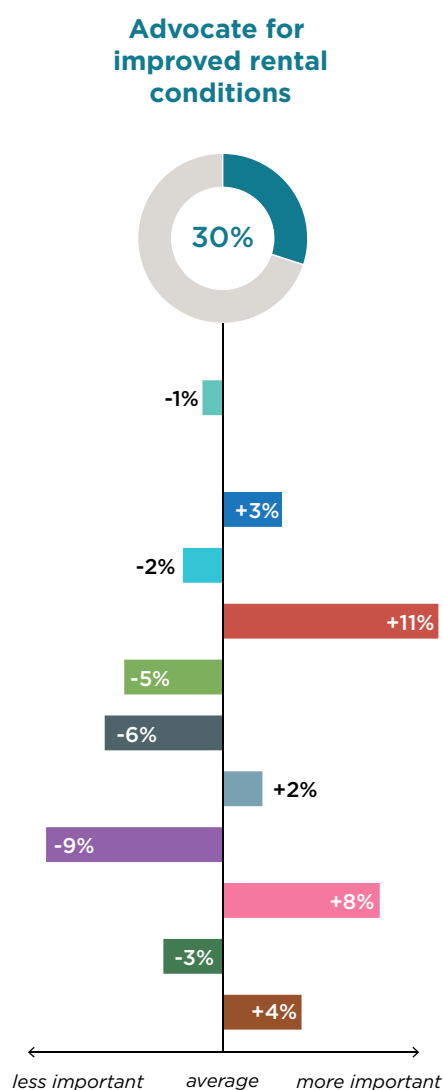


Figure 3.24: The percentage of all participants (30 per cent) and of different groups who chose 'Advocate for improved rental conditions' as one of their top five housing options.

- The groups who chose this option more often than the average (30% of all participants) were students (41%) and renters (38%).
- The groups that chose it less often were owners (21%), hospitality workers (24%) and knowledge workers (25%).

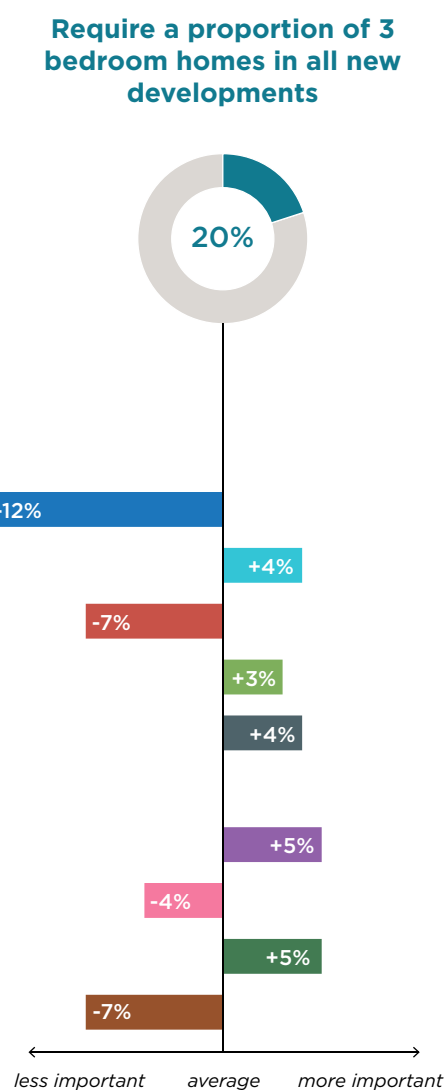


Figure 3.25: The percentage of all participants (20 per cent) and of different groups who chose 'Require a proportion of 3 bedroom homes in all new developments' as one of their top five housing options.

- The groups who chose this option more often than the average (20% of all participants) were owners (25%) and people living in a house (25%).
- The groups that chose it less often were Central City residents (8%), students (13%) and people living in an apartment (13%).

Housing options:

A good quality of design and amenity

The following pages explain the findings of the six options related primarily to housing design and amenity:

- Promote better environmental performance.
- Require better levels of light and air.
- Introduce minimum apartment sizes.
- Improve the quality of common areas.
- Introduce minimum storage sizes.
- Improve accessibility, flexibility and adaptability of new homes.



Natural
for air

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melbourne.vic.gov.au/housing

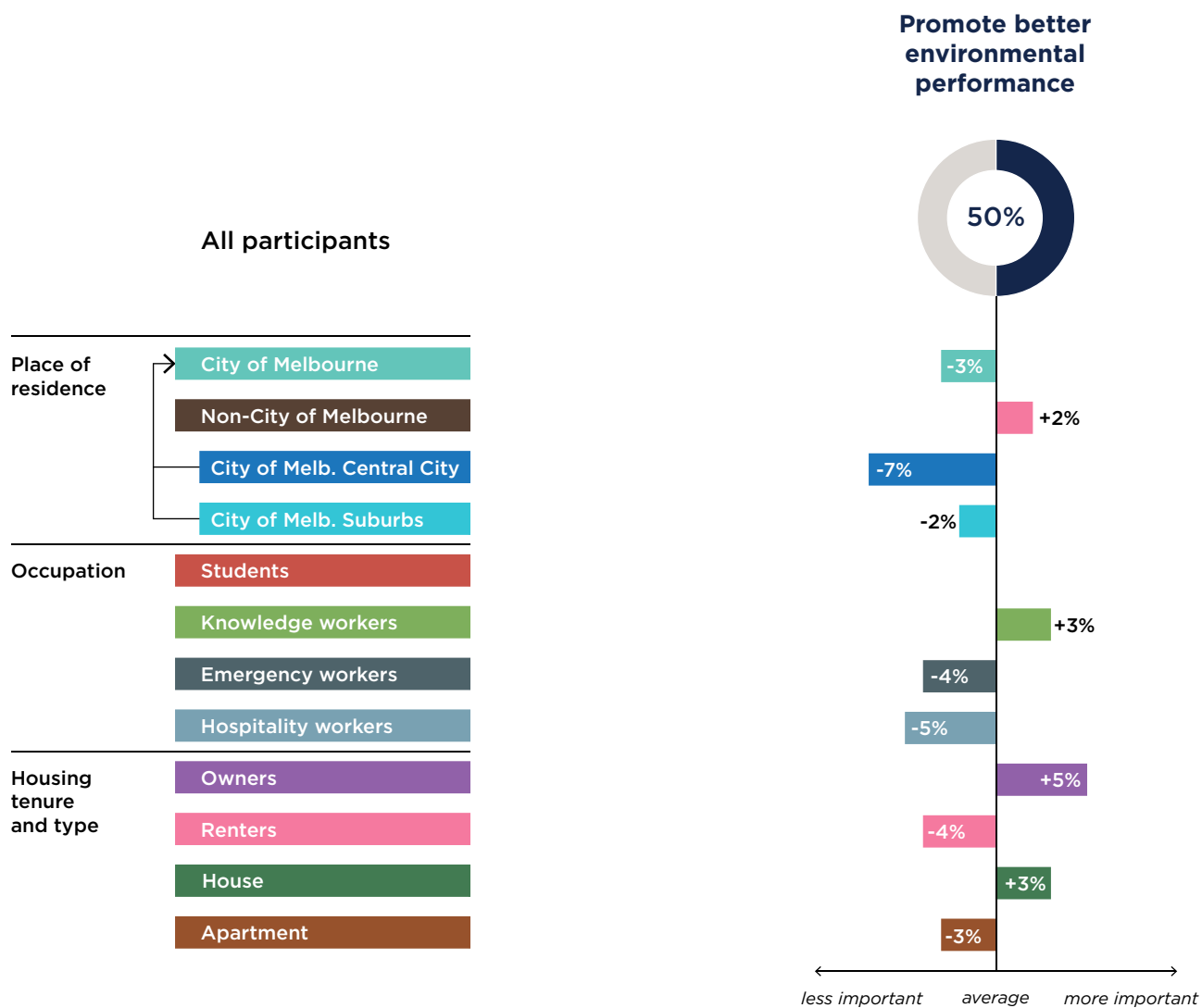
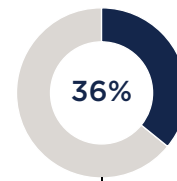


Figure 3.26: The percentage of all participants (50 per cent) and of different groups who chose 'Promote better environmental performance' as one of their top five housing options.

- The group who chose this option more often than the average (50% of all participants) were owners (55%).
- The groups that chose it less often were Central City residents (43%) and hospitality workers (45%).

Require better levels of light and air



All participants

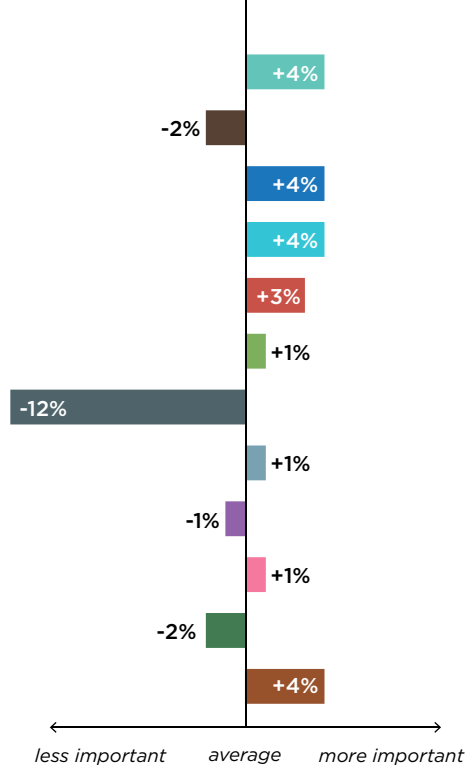
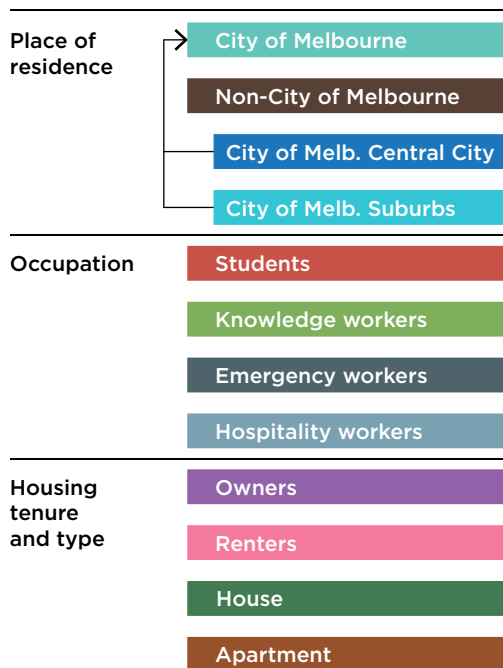


Figure 3.27: The percentage of all participants (36 per cent) and of different groups who chose 'Require better levels of light and air' as one of their top five housing options.

- There were no groups who chose this issue significantly more than the average (36% of all participants).
- The group that chose it less often were emergency workers (24%).

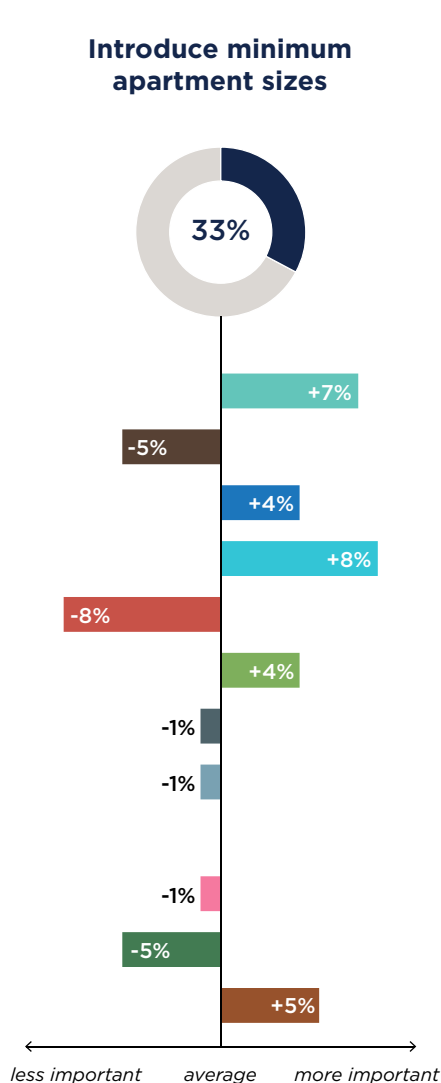


Figure 3.28: The percentage of all participants (33 per cent) and of different groups who chose 'Introduce minimum apartment sizes' as one of their top five housing options.

- The groups who chose this option more often than the average (33% of all participants) were residents in City of Melbourne Suburbs (41%) and people living in an apartment (38%).
- The groups that chose it less often were students (25%), Non-City of Melbourne residents (28%) and people living in a house (28%).

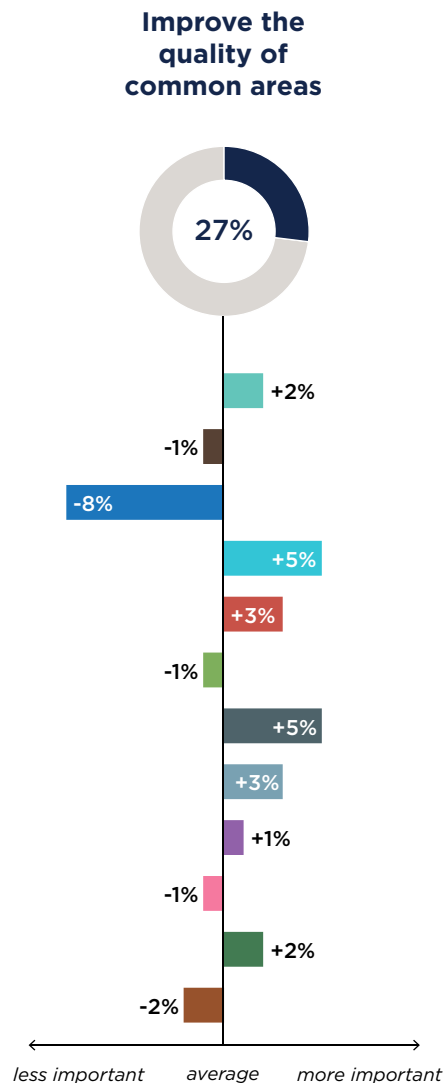
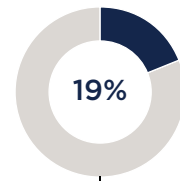


Figure 3.29: The percentage of all participants (27 per cent) and of different groups who chose 'Improve the quality of common areas' as one of their top five housing options.

- The groups who chose this option more often than the average (27% of all participants) were residents in City of Melbourne suburbs (32%) and emergency workers (32%).
- The group that chose it less often were Central City residents (19%).

Introduce minimum storage sizes



All participants

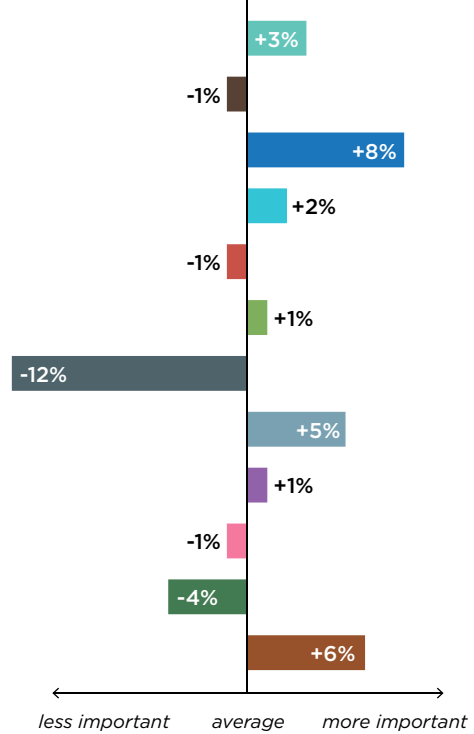
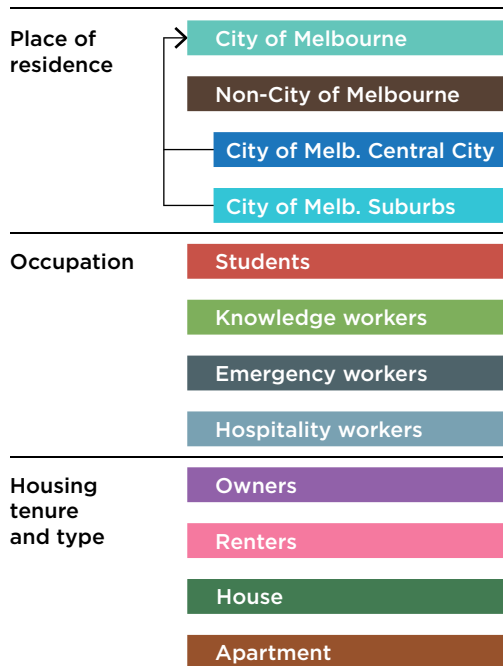


Figure 3.30: The percentage of all participants (19 per cent) and of different groups who chose 'Introduce minimum storage sizes' as one of their top five housing options.

- The groups who chose this option more often than the average (19% of all participants) were Central City residents (27%), people living in an apartment (25%) and hospitality workers (24%).
- The group that chose it less often were emergency workers (7%).

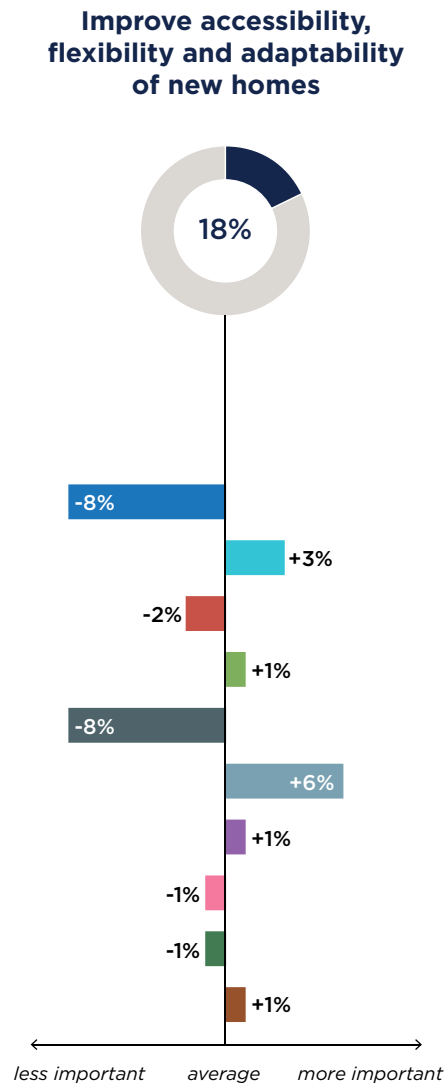


Figure 3.31: The percentage of all participants (18 per cent) and of different groups who chose 'Improve accessibility, flexibility and adaptability of new homes' as one of their top five housing options.

- The group who chose this option more often than the average (18% of all participants) were hospitality workers (24%).
- The groups that chose it less often were Central City residents (10%) and emergency workers (10%).

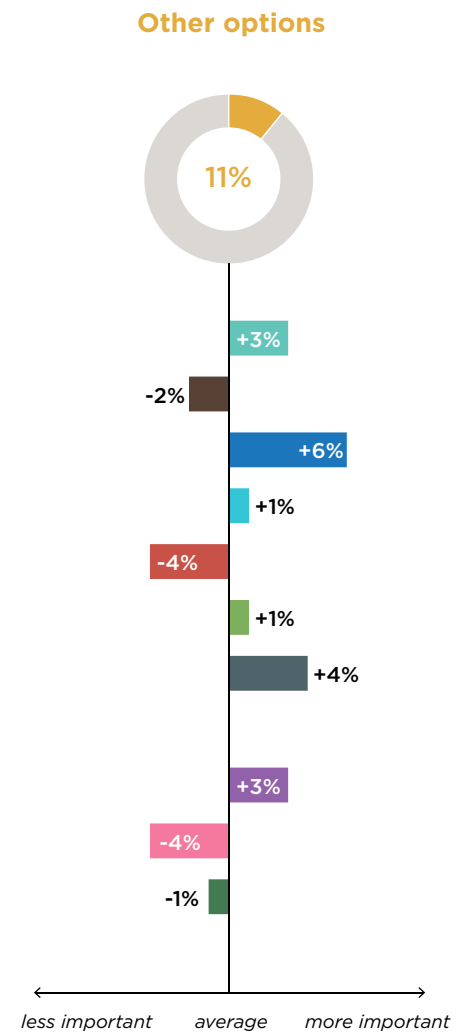


Figure 3.32: The percentage of all participants (11 per cent) and of different groups who chose 'other options' as one of their top five housing options.

- The group who chose other options more often than the average (11% of all participants) were Central City residents (17%).
- Other options included legislating that developers must contribute to invest in public/community infrastructure, new development should have a minimum number of accessible housing options for individuals with a disability and promote reduced levels of car parking in new developments.

Summary by groups

Below is a summary of the issues and options considered more important (than the average) by particular groups.

Place of residence	City of Melbourne	Issues - No issues considered more important than the average. Options - More likely to support introducing minimum apartment sizes (40%).	Non-City of Melbourne	Issues - No issues considered more important than the average. Options - More concerned that buying a home is unaffordable (66%) and rent is too high (59%).
	City of Melb. Central City	Issues - More concerned that apartments are too small (44%), there is a lack of shared open space (41%), insufficient storage space (37%) and a lack of community infrastructure for families (32%). Options - More likely to support facilitating more family friendly developments (35%) and introducing minimum storage sizes (27%).	City of Melb. Suburbs	Issues - No issues considered more important than the average. Options - More likely to support introducing minimum apartment sizes (41%) and improving the quality of common areas (32%).
	Students	Issues - More concerned that rent is too high (77%), buying a home is unaffordable (66%) and poor private rental conditions (32%). Options - More likely to support requiring a proportion of affordable rental housing in all new developments (57%), facilitating proven schemes that help people buy a home (47%) and advocacy for improved rental standards (41%).	Knowledge workers	Issues - More concerned about lack of natural light and/or air (40%). Options - No options considered more important than the average.

**Occupation
(cont.)****Emergency workers****Issues**

- More concerned that rent is too high (75%), buying a home is unaffordable (68%), there is a lack of social housing (50%) and a lack of housing choice for families (34%).

Options

- More likely to support facilitating proven schemes that help people buy a home (46%), supporting more social housing (44%), improving the quality of common areas (32%) and promoting key work housing (24%).

Hospitality workers**Issues**

- More concerned that buying a home is unaffordable (72%), rent is too high (63%), there is a lack of social housing (50%) and a lack of 3 bedroom homes (26%).

Options

- More likely to support introducing minimum storage sizes (24%), improving accessibility, flexibility and adaptability of new homes (24%).

**Housing
tenure and
type****Owners****Issues**

- More concerned about a lack of; shared open space (38%), community infrastructure for families (35%), housing choice for families (29%) and 3 bedroom homes (24%).

Options

- More likely to support promoting better environmental performance (55%), providing more shared open space in new developments (50%), facilitating more family friendly developments (38%) and requiring a proportions of 3 bedroom homes in all new developments (25%).

House**Issues**

- More concerned about lack of housing choice for families (29%).

Options

- More likely to support requiring a proportion of 3 bedroom homes in all new developments (25%).

Renters**Issues**

- More concerned that rent is too high (72%), buying a home is unaffordable (67%) and poor private rental conditions (30%).

Options

- More likely to support requiring a proportion of affordable rental housing in all new developments (57%), facilitating proven schemes that help people buy a home (46%) and advocacy for improved rental conditions (38%).

Apartment**Issues**

- More concerned that rent is too high (60%), apartments are too small (44%) and insufficient storage space (34%).

Options

- More likely to support introducing minimum apartment sizes (38%) and storage sizes (25%).



Errol Street, North Melbourne

Future Living

Tell us why
you live
where you
do...

What will influence where you live in the future?

What do you think about the future of housing in Melbourne?

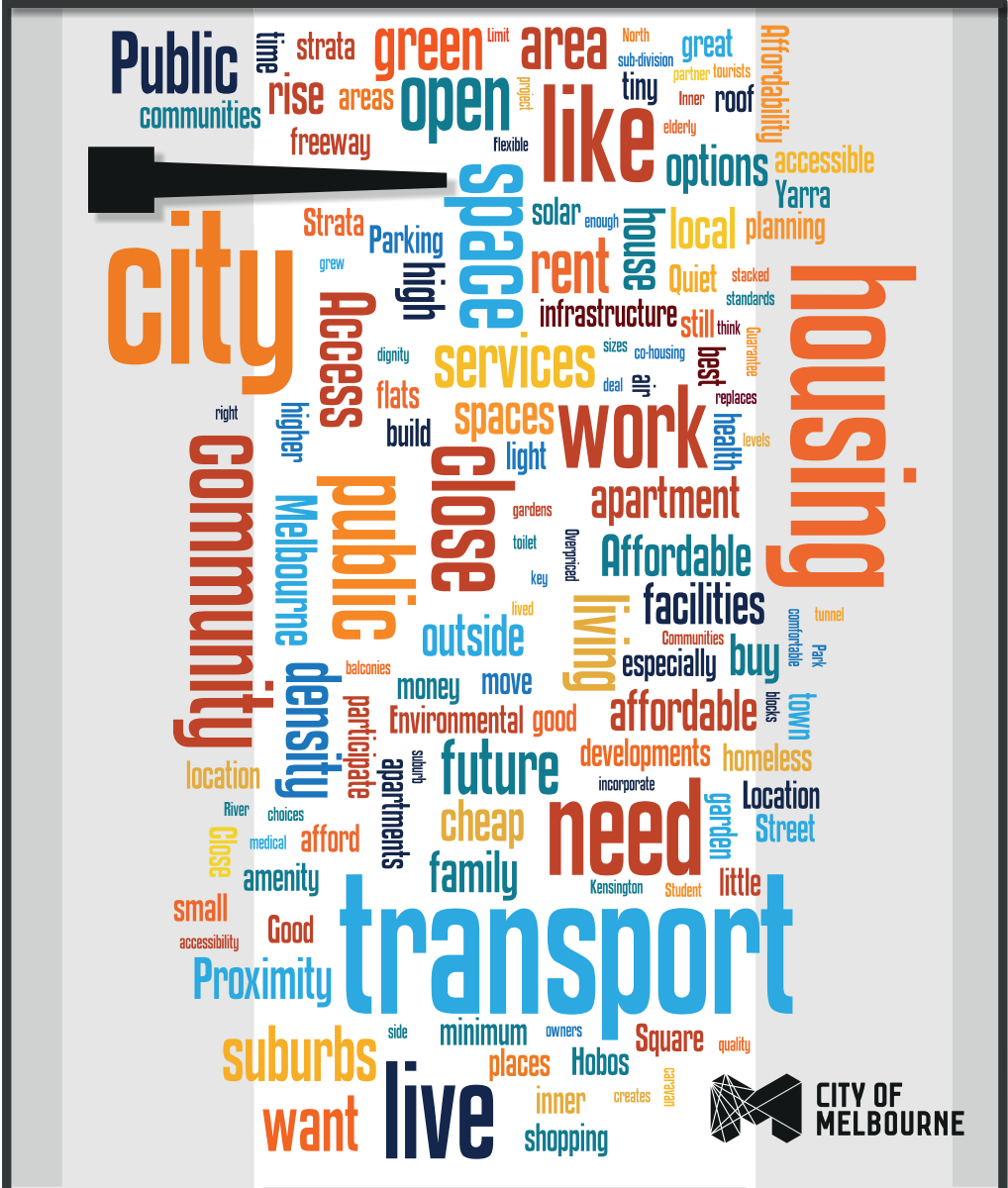


Figure 3.33: A word cloud of the comments written on the ‘fridge door’ during the pop-ups; the larger the word, the more that word appeared in comments. All the comments will be considered in the development of the housing strategy.

4. ONLINE HUB

Introduction

One component of the community engagement was to capture the conversation online using *Participate Melbourne*, the City of Melbourne's central online hub where all Melburnians can find and share information and exchange views on current projects.

The *Future Living* page within the *Participate Melbourne* hub was designed to gather community feedback through a combination of three online forums and a quick two minute survey. Visitors to the site were also able to view information about the project, download *Future Living* and background research papers and see information and photographs of the 'pop-up home' events, along with a news feed letting people know what was happening each week. The page received over 7000 visits.

A summary of responses in each forum can be found below. Responses to the survey have been incorporated into the pop-up findings (see Chapter 3).

Online Forums - key comments

Forum 1: Why do you live where you do?

- To be close to work, shops, restaurants, parks, public transport and other services.
- There is a vibrant and diverse community.
- There is space and light.
- It is peaceful and has clean air, a country feel and community spirit.
- It's affordable.
- It's safe.

Forum 2: What will influence where you live in the future?

- It should be close to work, shops and services.
- The proximity to public transport.
- If there is community spirit and support.
- The quality of the dwelling, including sustainability.
- The price/affordability.
- The proximity to family and friends.
- The proximity to schools and childcare.
- If there is open space nearby.
- The flexibility to accommodate changing needs.

“ Apartment size is definitely a problem. Forcing people into small spaces eventually creates social erosion & community frustration.”
Staker via online survey

“ Minimum size is rubbish. Why shouldn't people live in a small space if that is suitable? ”
Unregistered user via online survey

Forum 3: Our aspiration is for an inner city where housing is affordable, well-designed and meets the diverse needs of our residents. How do you think we can achieve this?

- It can't be achieved by or within the City of Melbourne alone; include a combination of people working together from government but also private and community support as well.
- Housing issues should be addressed jointly with other inner city councils.
- Start lobbying for land reform to reduce land prices.
- There should be a new system with the Minister for Planning only intervening in special cases.
- Lobby the Victorian Government for improved design quality.
- Improve design quality; the affordability issue is extremely important but is really challenging to address.
- More regulation - government needs to play a large role using permit and zoning powers to encourage developers to build the kind of housing which is needed.
- Reduce/less regulation but better building code standards on sound proofing.
- Ensure sufficient open space for increase in population.
- Support for more public housing with community development initiatives.
- Better/clever design; use safer design guidelines and build for life principles.

““

I live close to the city so I can easily get to work and the places I like to regularly go. At the moment, location is a really important factor for where I choose to live. I love being by the sea, parks and cafes and my circumstances mean I can live in an apartment.

In the next couple of years I'll be looking to buy something and it's likely I'll have to move a long way from the city - because of financial constraints.

I'd love to stay where I am or somewhere within a few kilometres of the city but unfortunately I don't think I'll be able to afford to. ””

LW, 21 June 2013 in Forum 1

““

I want to be close to facilities that I need now and in the future, gyms, pool, community art facilities that kind of thing. I like the fact that work options are close by and that I'm not reliant on getting in my car.

This will continue to be important to me whilst I am still working along with safe biking options to get to and from work, shops, markets and social activities. I like my on space but I am also happy if I can get that from surrounding park land. ””

Sal, 17 June 2013 in Forum 2

““

Every time I go to look at new apartments in the price bracket I can afford (to buy), the bedrooms either don't have a window or have a tiny window that doesn't open. For me, a window that opens is an absolute non-negotiable for a bedroom, as is a balcony for an apartment.

I think Council needs to play a role lobbying state government for these quality and planning standards and to make sure they are consistently tough on development applications that present poor quality and tiny spaces. ””

LW, 21 June 2013 in Forum 3

““

A large part of the answer lies in design. Smaller dwellings are more energy efficient, cheaper to construct and live in, and more sensible as city populations expand. ””

PeterC, 11 July 2013 in Forum 3

““

I looked at moving in the inner city areas, as I wanted to be near Docklands where I work. As I am single and couldn't afford to rent in the area by myself, I looked at getting an apartment suitable for sharing.

One of the big problems was the small size of the bedrooms which were only large enough to fit a bed and bedside table - fine if all you want to do is sleep in your room, but not ideal if you're sharing and need more space to set up your desk and other personal possessions.

Couples in a two bedroom apartment can use one room as a study, or at least can use part of the living space for a computer, but that's not practical when you're sharing. Also, often the second bedroom is considerably smaller! ””

Katrina, 15 July via email

Written comments

While the primary methods of engagement with the community consisted of the pop-ups (see Chapter 3), online hub, 'pop-up home' events and the stakeholder roundtables (see Chapter 4), the community was also able to send written comments on *Future Living*. Below is a short summary of the written comments.

Master Builders Association of Victoria Summary of comments:

- Welcomes *Future Living* as the first step in identifying the issues and options for future housing in the inner city.
- Housing affordability represents a major challenge for first home buyers trying to enter the housing market.
- Commend the release of new urban renewal areas.
- Recommend ongoing engagement with the industry to inform the development of the Housing Strategy.

Central Equity (developer) Summary of comments:

- *Future Living* is unduly negative toward the high-rise tower form and dismisses their important contribution to urban densities and high levels of amenity to residents.
- Towers can achieve a very high energy efficiency.
- Lower/mid-scale development is not possible in Southbank, Fishermans Bend and Docklands due to geological conditions.
- Central Equity apartments are designed in response to the requirements of both owner-occupiers and tenants.

- Melbourne is more affordable than Sydney due to Sydney's restrictive/prescriptive planning rules.
- Caution about assuming others cities have the right approach to housing.
- Planning schemes should not dictate the size of dwellings or the mix of dwelling types; this should be left to the many qualified, skilled, world-renowned built environment professionals in Melbourne.
- Many of the controls proposed would reduce the number of apartments to be constructed on a site, thus decreasing the affordability and diversity of dwelling types.
- Many of the suggestions in *Future Living* are already covered by the best practice *Guidelines for Higher Density Development* by the Victorian Government.

Housing Industry Association Summary of comments:

- Local government measures should not override state and national regulatory requirements.
- The *Guidelines for Higher Density Residential Development* outline best practice design objectives and cover a number of design factors that *Future Living* seeks to address.
- *Future Living* has limited value without providing any costings for proposals.
- It is neither practical nor cost effective for councils to introduce their own individual building measures specific to their area that are different from the standards as set out in state planning requirements and the BCA.

- HIA opposes any mandatory standards, particularly building height limits and minimum floor areas for apartments; these measures ignore the reality of the marketplace and housing affordability.
- The key themes contained in the paper do not appear to have a holistic vision of what housing solutions can be provided for in Greater Melbourne as opposed to the CBD only; it is essential to recognise that an alternative amenity in high density city settings has an inherent value and benefit that many people seek to experience.
- HIA responded to specific questions posed in the paper where they are most relevant to residential buildings; these reflect the above comments on a more detailed level and will be considered in the development of the housing strategy.

The Eighth Day Baptist Community

Summary of comments:

- *Future Living* is a well-researched and thoughtful response to housing with many excellent recommendations.
- Some issues not mentioned in the paper include the need to consider the spaces within buildings, the livability for tenants and that community amenity is also created by resourcing facilitators.
- There is a need to consider supporting students into the wider community.

Individual submissions:

Summary of comments:

- Affordable housing should be required in urban renewal/rezoned areas.
- Support for improved rental standards.
- The City of Melbourne should encourage housing development co-operatives.
- Policies regarding apartment design and amenity need to have mandatory elements, like SEPP65 in Sydney; minimum sizes can only work in conjunction with other amenity standards, especially those regarding sunlight, daylight & ventilation.
- All levels of government should work together to achieve good housing outcomes by facilitating 'good' developments and refusing poor proposals; 'Good' proposals are those that ensure that housing is affordable, safe, healthy, environmentally responsible and community-orientated.
- Strong government at the City of Melbourne and State level is needed to put residents interests, long term interests of broader Melbourne and environmental issues above short term profit opportunities.

4. STAKEHOLDER ROUNDTABLES

Introduction

A broad array of industry stakeholders involved in housing in the municipality, including the Department of Transport, Planning and Infrastructure and the Office of the Victorian Government Architect (the Victorian Government), neighbouring local authorities, developers, community housing providers, industry groups, built environment professionals (such as architects and planners) and academics, were invited to attend one of three roundtable discussions held throughout July.

The purpose of the discussions was to further test the issues and options in *Future Living* with stakeholder representatives and to start a conversation about how the City of Melbourne can work together with others in meeting our aspiration.

Each roundtable discussion involved stakeholders from a wide range of organisations in order to hear and consider other points of view and look in a holistic and realistic way at achieving our housing aspiration together. This also helped build relationships between different stakeholders and organisations.

Twenty five stakeholders from a range of organisations attended the roundtable discussions. The sessions were run by an experienced external facilitator which helped provide impartiality and moderate different points of view which resulted in rich debate and discussion.

A summary of all the roundtable discussions is captured below, based around the three themes in Part 2 of *Future Living*; affordability, a diversity of housing choices and a good quality of design and amenity.



Affordability: Issues

Affordability issues were seen to be significant by the majority of stakeholders. These issues are not just limited to the City of Melbourne but throughout greater Melbourne and Australia. Specific affordability issues raised by stakeholder groups included:

Academics:

- Conflicting views as to whether new affordable housing stock can be achieved in the inner city.

Built environment professionals:

- Raised the appropriateness of using the '30 per cent of gross income spent on housing' as an affordability indicator and the need for the City of Melbourne to clearly define affordability in the municipality.

Community housing providers:

- Affordability is a big issue especially for single households, renters, older people and those with a disability or mental illness.
- Lack of affordable housing is impacting peoples' capacity to age in place and remain in a community; the potential for home ownership and remaining connected to a community is becoming less achievable for many households.

Developers:

- Developers are struggling financially with costs such as site decontamination and government fees impacting housing affordability.
- There are not enough NRAS (National Rental Affordability Scheme) opportunities available which is impacting the affordability of city living.

Industry groups:

- An oversupply of housing could help achieve diverse and affordable dwellings.
- There is a lack of understanding of the developer model when discussing affordable housing; developers have high construction costs and don't necessarily have to build in Melbourne.
- Owner's corporation fees should be considered when discussing affordable living.

Victorian Government representatives:

- One bedroom apartments are cheaper in the inner city than suburbs.
- Quality of dwellings important regardless of whether they are affordable or not.
- Energy efficiency is an affordability issue.

Affordability: Options

There was overall support for the City of Melbourne to play a role in making housing more affordable. Specific affordability options raised by stakeholder groups included:

Academics:

- Hesitant about affordable ownership schemes, seeing them as a poor long term investment that is beyond local government's reach.
- Community land trusts and the utilisation of government land for affordable housing outcomes are seen as good options.
- The City of Melbourne could facilitate partnerships between developers and community housing providers.

Built environment professionals:

- The City of Melbourne should investigate rental standards such as security of tenure and rent caps and the feasibility of institutional investment in affordable rental property.

Community housing providers:

- Encourage a requirement or advocacy for a proportion of affordable rental housing, especially key worker housing around employment clusters.
- The City of Melbourne should play a brokerage role between developers and community housing providers regarding NRAS.
- The City of Melbourne has a role in improving rooming house standards and engaging the Real Estate Institute of Victoria.

Developers:

- Smaller apartments make city living more affordable for many people and that the introduction of minimum space standards would have a negative impact.
- The City of Melbourne could charge developers a levy for affordable housing, though this cost would be passed on to other residents.
- Discretionary density and floor ratio bonuses would provide an incentive for developers to contribute affordable housing or other community assets. The central city is seen as a place for high density, where development should be unrestricted.
- Differing views as to whether an increased supply will help reduce the cost of housing.

Industry groups:

- Encourages affordable housing on council owned land and key worker housing incentives.
- Taxes and levies form a large portion of housing cost therefore increasing charges is seen to be to the detriment of improving affordability.

Victorian Government representatives:

- Encourage housing for key workers linked to services required in that particular place, as well as inclusionary zoning.
- The City of Melbourne should play a brokerage role between developers and community housing providers regarding NRAS.

Diversity of housing choices: Issues

There was a general acceptance by the majority of stakeholders that a diversity of housing choices is important and required, although some stakeholders identified diversity issues as symptomatic of related design and affordability issues and thereby difficult to define. Specific issues related to the diversity of housing choices for the City of Melbourne raised by stakeholder groups included:

Academics:

- The City of Melbourne needs to shift from aspiration and rhetoric to mechanisms.
- The developer driven nature of development is impacting liveability and aging in place.
- Differing views on the appropriateness of an inner city environment for family living, although the increasing number of families in the central city indicates there is an un-met demand and lack of appropriate community infrastructure.
- Mandating a proportion of 3 bedroom dwellings provides no guarantee that they will be occupied by families.

Built environment professionals:

- Opportunities for community growth are being stifled by the developer driven nature of housing and a lack of family infrastructure; Federal taxes such as negative gearing and capital gains compound this, but are out of City of Melbourne's control.
- A cultural perception of renters as 'an income stream for real Australians who live elsewhere' diminishes renters' rights.
- The City of Melbourne must be realistic in acknowledging the inherent constraints and compromises on all individual housing choices.

Community housing providers:

- Concerned about the lack of 3 bedroom dwellings and the inability for older people to enter the private housing market.

Developers:

- Difficulties in predicting diverse household needs in the changing nature of the housing market; providing flexibility to the buyer to adapt individual dwellings achieves a better outcome.
- Three bedroom apartments are a financial liability as they cannot be sold off the plan.
- Misleading real estate advertising makes it difficult for consumers to make informed decisions.

Industry Groups:

- Some see a conflict between achieving diverse and affordable housing; the associated cost and high demand for housing make affordable 3 bedrooms dwellings in the inner city impossible.

Victorian Government representatives:

- Concerned with the mono-cultural housing product in new areas and question the ongoing capability of this housing stock to respond to our social needs; the development of small, expensive apartments for professionals marginalising those with other needs.

Diversity of housing choices: Options

A diversity of housing choices is seen by some stakeholders as an outcome of more affordable and better quality homes, though most agree that the City of Melbourne can play a role in making communities more accommodating to different groups. Specific options for improved housing diversity raised by stakeholder groups included:

Academics:

- Rental control on social and private housing could assist in achieving diversity.
- A deeper understanding of the key worker group would assist in delivering their housing needs.
- Compulsory acquisition of rooming houses could improve residents' living standards.

Built environment professionals:

- Avoid mandating diversity requirements; rather advocate for longer leases, building schools and family facilities as well as investigating different financing mechanisms that will allow the market and consumers to determine a community's diverse makeup.

Community Housing providers:

- Support more mandatory regulation.
- Communal housing options are encouraged as well as key worker housing on council owned land.
- The City of Melbourne should lobby the state government for improved rental standards.

Developers:

- Flexibility is needed to achieve diversity, giving the purchaser opportunity to change the dwelling.
- Discretionary density and floor ratio bonuses would provide an incentive for developers to contribute a diverse housing stock or other community assets.
- Sydney's mandate of 3 bedroom dwellings provides an example of what not to do as it has provided a disincentive to develop and has driven up prices.
- The option for long term pre-leases to be put in place before construction could allow for a greater diversity of tenures.

Industry groups:

- Diversity can be achieved with improved rental conditions and a high supply of housing stock; concerns regarding regulation of affordable, 3 bedroom and minimum space stock as costs will be transferred to other buyers.
- Assess an area's social needs in determining the diversity of its housing stock, rather than regulation.

Victorian Government representatives:

- See potential for consumers to form groups and influence the development process.
- Views differ on whether mandating different dwelling types or providing family oriented infrastructure would best provide for a diverse population.
- Communal open space within developments is seen as important for fostering communities.
- The different consumer demands in the central city to inner suburbs must be recognised.

A good quality of design and amenity: Issues

Issues related to a good quality of design and amenity for housing were seen to be significant, with most stakeholders agreeing that these issues were important due to their subsequent health and wellbeing outcomes. Specific issues related to the design and amenity of housing raised by stakeholder groups included:

Academics:

- Concerned that poorly designed apartment buildings are detracting from the amenity of the city and are inflexible for future use; borrowed light bedrooms and lack of storage and communal space are key issues, especially for international student housing in the inner city.
- Achieving high design standards at a high or medium density is seen as problematic due to the City of Melbourne's high land values.
- The scale of neighbourhoods and high traffic volume are seen as issues for children's independent mobility.

Built environment professionals:

- Current stock is developer driven and doesn't allow community to grow.

Community Housing providers:

- Poor quality common areas, a lack of green space and poor internal amenity are having a negative impact on mental health and social and community connections.
- Developer driven developments are not accessible for people with a disability.

Developers:

- Differing views around lack of natural light; some support similar policy as used in Sydney, others don't see a problem with borrowed light bedrooms.

- Impossible to achieve all these design outcomes in high density CBD.

- All the design options drive up cost.

Industry Groups:

- Some developers value good design whereas others are only interested in ticking required boxes.
- The design outcomes for student housing stock are poor as the buyer doesn't care or understand the product.
- Hesitation around making judgements on people's needs regarding light and space standards.
- The nature of strata titled apartment buildings as a road block to individuals making decisions regarding their properties; more communal spaces would change the way residents' manage their building.
- High-rise overshadowing is an issue.

Victorian Government representatives:

- There is a lack of cultural understanding of apartment living in Australia.
- Concerns about the design quality of new apartments and the impact of this on Melbourne's livability; providing a poor legacy to serve the population's future needs.

A good quality of design and amenity: Options

There was support for the City of Melbourne to play a role in helping achieve a good quality of design and amenity. Specific options related to the design and amenity of housing raised by stakeholder groups included:

Academics:

- The City of Melbourne can influence better design outcomes, though larger dwellings are not necessarily the answer to better living spaces; a possible option is engaging with and up-skilling the real estate industry.

Built environment professionals:

- Avoid emotive assumptions around others' needs and views regarding design quality and to recognise that regulation alone is not the answer.

Community Housing providers:

- The City of Melbourne has a planning policy role to play in improving design standards whilst recognising the differing requirements for different areas of the city.
- Relationships can also be established with university design departments.

Developers:

- Developers have differing views around mandatory natural light provisions. There is an argument that windows in second bedrooms would have a flow on cost implication. All design options such as communal spaces add initial and ongoing costs.

- The inner city is a place where high density coupled with large high quality open space should be encouraged.

Industry Groups:

- The City of Melbourne needs to do more to educate owners.
- Introduce small mandatory disclosures to improve the long term environmental performance of residential buildings.

Victorian Government representatives:

- The City of Melbourne can promote energy efficiency standards and lobby the state government with other local governments for a set of design standards across Melbourne.

Priorities for a Housing Strategy

The roundtable discussions concluded with each stakeholder explaining the most important aspect they consider the housing strategy should address. Below is a summary of the priorities from the different groups:

Academics:

- Translate aspirations into actions.
- Improve relationship with the State Government as well as strategic consistency with state objectives.
- Set targets for affordable housing objectives and design standards.

Built environment professionals:

- Play a greater role in building relationships with developers.
- Promote good neighbourhoods and the characteristics of the city that people love.
- Discretionary measures were favoured, with the potential for mandatory regulation; financial feasibility should be investigated.
- Be clear about where you want to go and how you're going to get there.

Community Housing providers:

- Require a proportion of affordable housing in developments without stifling the market.
- Greater consultation with low income renters with a mental illness or disability.
- Be bold, take risks and represent issues with authenticity.

Developers:

- Focus on facilitating high density development around activity centres.
- Create incentives for developers to provide affordable, diverse dwellings; mandatory design standards will increase cost.

Industry Groups:

- Engagement and education programs should be explored; the trust people have in the City of Melbourne is a great advantage.
- Improve relationships with other government departments such as Vic Track, Health and Education.
- The life cycle costs of a building should be considered.

Victorian Government representatives:

- Take a leadership role in improving design quality.
- Different densities, typologies and dwelling sizes for different households is important.
- Introduce minimum design standards through the planning scheme.

APPENDIX A

The following pages show the boards on the pop-up walls for participants to hang keys on their top five housing issues and top five housing options.

HOUSING ISSUES

What do you think are the top 5 housing issues in the City of Melbourne?



HOUSING OPTIONS

How can the City of Melbourne help improve housing in the future? **Please choose 5 options**



Support more social housing for vulnerable households

20%

i The City of Melbourne has required 20% affordable housing at the Boyd development, which includes apartments for people with disabilities.



Advocate for improved rental conditions



i The *London Rental Standard* aims to improve rental conditions with a set of core standards for the industry to promote.



Introduce minimum apartment sizes



i Sydney, Adelaide, Singapore and London all have required minimum apartment sizes.



Promote key worker housing



i The City of Perth has initiated a housing development for key workers on low to moderate incomes who work in the city.



Improve the quality of common areas



i In London, a single core should serve no more than 8 apartments. This helps with privacy, design, social interaction and management.



Facilitate more family friendly developments



i The City of Vancouver has zoning districts that help create family friendly neighbourhoods.



Other options



Do you have a different option? Write it on a key and hang it here.



Require better levels of light and air



i The New South Wales Residential Design Code requires all living areas and bedrooms to have a window for light and ventilation.



Require a proportion of affordable rental housing in new developments



i The City of Sydney requires the Green Square development to include a proportion of affordable housing.



Introduce minimum storage sizes



i Sydney and London have minimum storage requirements, ranging from spaces of 1.5 m³ to 10 m³ depending on the apartment size.



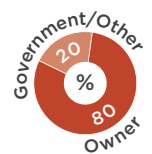
Improve accessibility, flexibility and adaptability of new homes



i The City of Sydney requires 15% of new homes in developments of 30 dwellings or more to be adaptable dwellings.



Facilitate proven schemes that help people buy a home



i The Affordable Homes program in South Australia helps people buy a home through a shared equity scheme.



Provide more shared open space in new housing developments



i In Sydney, at least 25% of a site area must be well designed shared open space for the residents of the development.



Promote better environmental performance



i Best practice climate change mitigation and adaptation measures include developing decentralised precinct scale combined heat and power systems.



Other options



Do you have a different option? Write it on a key and hang it here.



Require a proportion of 3 bedroom homes in all new developments



i The City of Sydney requires at least 10% of new homes to be 3 bedroom or more in developments of 10 or more dwellings.



How to contact us

Online: melbourne.vic.gov.au
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Translation services

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03 9280 0720	Italiano
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03 9280 0726	All other languages

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