21.04 HOUSING

21.04-1 Overview of Key Issues

The Key Housing Issues for Moonee Valley are:

**Housing diversity**

It is anticipated that the population in Moonee Valley will grow by 12,000 people to 2021 which will require an extra 8,700 new dwellings. The Western Region Housing Statement prepared in response to Melbourne 2030 estimates the potential for approximately 3,200 additional dwellings within identified strategic redevelopment sites and another 2,400 additional dwellings within major redevelopment sites. The remaining dwellings could be accommodated in activity centres and within dispersed residential locations at a variety of densities.

Population increase is mainly expected to be in the age group represented by 40-64 year olds as well as an increase in over 65’s. Most ‘dwelling’ growth will be in single person households and couples without children although there is not expected to be a decline in the number of families with children.

Council has prepared a Housing Strategy to identify areas for accelerated growth (including key redevelopment sites) and areas for more incremental and minimal change. The strategy takes into account redevelopment opportunities as well as development constraints such as the Melbourne Airport Environs Overlay, single dwelling covenants and heritage areas.

**Suburban Growth**

Within Moonee Valley there are fourteen identifiable suburbs each with a different character, role and function. Their current and projected population levels and their scope to accommodate increased housing densities are as follows.

- **It is estimated that the current population of Aberfeldie is 3,653.** Only moderate opportunities for infill residential development are available in Aberfeldie. On this basis, projections to 2031 suggest that the population will decrease to 3,588 persons.

- **It is estimated that the current population of Airport West is 6,956.** Moderate to significant opportunities for additional levels of infill residential development are available in Airport West. On this basis, projections to 2031 suggest that the population will grow to 8,387 persons.

- **It is estimated that the current population of Ascot Vale is 13,018.** Limited to moderate opportunities for infill residential development are available in Ascot Vale. On this basis, projections to 2031 suggest that the population will grow to 14,581 persons.

- **It is estimated that the current population of Avondale Heights is 11,483.** Moderate to significant opportunities for infill residential development are available in Avondale Heights. On this basis, projections to 2031 suggest that the population will grow to 12,238 persons.

- **It is estimated that the current population of Flemington and Travancore is 8,528.** There are limited opportunities for infill residential development available in Flemington and Travancore. On this basis, projections to 2031 suggest that the population will only grow to 9,546 persons.
It is estimated that the current population of Keilor East is 13,486. Moderate to significant opportunity exists for infill residential development in Keilor East. On this basis, projections to 2031 suggest that the population will grow to 15,344 persons.

It is estimated that the current population of Moonee Ponds is 13,362. Moderate opportunities for infill residential development are available in Moonee Ponds. On this basis, projections to 2031 suggest that the population will grow to 15,839 persons.

It is estimated that the current population of Niddrie and Essendon West is 6,068. Moderate opportunities for infill residential development are available in Niddrie and Essendon West. On this basis, projections to 2031 suggest that the population will grow to 7,514 persons.

It is estimated that the current population of Strathmore and Strathmore Heights is 9,002. Limited opportunities are available for infill residential development in Strathmore and Strathmore Heights. On this basis, projections to 2031 suggest that the population will decrease to 8,469 persons.

Non Residential Uses

While the primary purpose of residential areas is to provide land for housing, there are a range of alternative uses which may be compatible with residential use such as medical centres, veterinary clinics and convenience shops. The establishment of such uses in residential zones may contribute to the amenity of the locality provided the use is operated properly and regulated. Non-residential uses do have a place within residential precincts as they enhance the vitality, interest and service accessibility of the area.

21.04-2 Objectives & Strategies - Housing Diversity

Objective

To provide a diversity of housing choices in appropriate locations to meet the needs of an increasingly diverse range of households.

Strategies

- Provide a mix of housing types and forms in areas nominated on the Residential Framework Plan.
- Encourage affordable housing opportunities to be integrated into new developments in activity centres.
- Encourage a mix of dwelling sizes and types within residential areas to cater for lifestyle and generational change within the community.
- Limit the overall number of people residing in the Melbourne Airport Environs Overlay area which are likely to be subject to significant levels of aircraft noise.

Objective

To provide sufficient housing for increases in population by redeveloping key sites for housing.

Strategies

- Facilitate the development of housing in Activity Centres, near public transport and other strategic locations as identified in the Residential Framework Plan.
- Recognise the opportunities for the conversion of factories located in primarily residential areas into residences.

**21.04-3 Objectives & Strategies - Suburban Growth**

**Objective**

- Promote growth in each suburb in accordance with its projected population demands.

**Strategies**

- Develop each suburb in accordance with its ‘preferred character’ statement.
- To recognise the different role of each suburb in achieving population targets.

**21.04-4 Objectives & Strategies - Non residential uses**

**Objective**

- To minimise the impact of non-residential uses (such as commercial/industrial) in areas adjoining residential and other sensitive uses.

**Strategies**

Encourage the following as the preferred locations for discretionary uses in residential areas:

- Corner sites that adjoin, or have access to a road in a Road Zone.
- Sites which abut non-residential (commercial or industrial) land zones and uses.

**21.04-5 Implementation – Housing**

- Apply Residential 1 Zone to existing residential areas.
- Apply Mixed Use Zone to areas close to activity centres with potential for complementary residential, commercial and industrial activities.

**21.04-6 Further Strategic Work**

- Prepare shop top housing strategy
- Investigate key re-development sites

**21.04-7 Reference Documents**

- Statement on Housing, Development and Neighbourhood Character 1999
- Moonee Valley 2020 - Our City our future
- MV Annual Report
- Council Plan 2006 – 2010
- Western Region Housing Statement 2007
Residential Framework Plan