

# Stonnington Housing Strategy

INFORMATION SHEET 01 / MARCH 2019

## About the project

Stonnington City Council is preparing a new housing strategy for the municipality. The aim of the strategy is to provide a framework to manage the future of housing in Stonnington.

It will look at:

- how many new dwellings are required
- what types of dwellings are needed
- where new housing should be located, and
- other issues such as what infrastructure is needed to support growth.

The housing strategy will influence the choice of housing available to current and future residents in a way that enhances the City's character and liveability.

The strategy will look at planning for housing that meets the needs of all our community, including young people, families, older people and vulnerable communities. Importantly, the strategy will strive to make sure that new housing is delivered in a way that improves the City's liveability.

The process for preparing the strategy is in three stages, including two stages of community consultation as shown in the timeline below.



## Why is a housing strategy required?

Growth and change is being driven by a number of factors. These include longer life expectancy, Stonnington's desirability as a place to live, and broader federal and state government policies that encourage population growth and housing development. While the Council has limited ability to change the broader issues, it can work with the community to manage how and where this growth occurs in Stonnington.

Like the rest of Melbourne, Stonnington's population is growing and changing. Forecasts suggest that Stonnington will grow by 27,000 people by 2036, bringing the population to 143,000 residents. On average, this will require between 800 to 1,000 additional dwellings each year. This is about the same level of housing growth that has already been experienced in Stonnington for the last 10 years.

If planned well, growth can also provide opportunities for a range of benefits, such as greater choice of dwellings and more inclusive and vibrant neighbourhoods. The role of the housing strategy will be more than just managing growth; it will also explore possibilities for capturing these benefits.

### Federal government

- sets tax laws impacting on investment choices
- immigration levels
- provides ABS population statistics for all areas

### State government

- sets state planning policy directing growth in metropolitan area
- provides state infrastructure (e.g. public transport, main roads, housing, schools)

### Local government

- sets local planning policy managing growth in municipality
- provides local services (e.g. local roads, open spaces, aged care services)



## The emerging key issues for housing in Stonnington include:

### What type of housing is needed?

New homes should cater for a diverse community, including families, low-income earners, people living alone, young people, the elderly and people with disabilities.

New dwellings should be of high quality and designed for the long term.

The housing strategy will consider the projected demographic changes and respond to the diversity of the community's housing needs.

### What future community services and other infrastructure will residents need?

An increase in population will place pressure on infrastructure, such as parks, open spaces, schools, child care, youth and aged services.

Through the housing strategy, Council will seek to make sure that increases in population and housing are met with new or improved infrastructure to serve the needs of the existing and future community.

### How can new housing fit into the character and amenity that is valued by the Stonnington community?

A key challenge in planning for new housing is to make sure that Stonnington's valued heritage and character is maintained and enhanced.

The housing strategy will provide clear direction regarding the future form, scale and design parameters of new housing across the municipality. The most appropriate locations for more intensified growth also need to be carefully defined.

## A framework for future housing in Stonnington

Central to the housing strategy will be identifying locations for 'change areas' – this will guide the location and form of new housing. A housing framework will identify the locations suitable for substantial, incremental and minimal change. Examples of the types of housing that might be expected in each change area are illustrated below.



#### Substantial change

Apartments, townhouses and units



#### Incremental change

Low-scale apartments, townhouses, units, dual occupancies, detached houses



#### Minimal change

Attached houses, townhouses, detached houses and dual occupancies

## How can you get involved?

The housing strategy is an important tool for setting out a plan for responding to population growth and changing housing needs. Understanding what our community wants and needs is essential. We want to hear your ideas.



### Symposium:

Find out more about the state and local planning context by taking part in the 'Shaping our Neighbourhoods' symposium, **20 March, 6pm-8.30pm. RSVP by 13 March.**



### Community panel:

Register your interest to be a part of the 'community panel,' which will be made up of around 40 residents who represent our diverse community in four community panel workshops. **Expressions of interest close 5 April.**



### Online survey:

Provide feedback about ideas or issues that you think the housing strategy should cover via Council's online survey. **The survey closes 26 May.**



### Drop in sessions:

Come along to a drop-in session to find out more and tell us your ideas about housing in Stonnington:

#### Toorak / South Yarra Library:

340 Toorak Road, South Yarra  
**28 March, drop in any time between 4pm – 7pm**

#### Malvern Library:

1255 High Street, Malvern  
**2 April, drop in any time between 10am – 1pm**

To make sure we hear from as many people as possible we'll be running a series of roaming pop-up information sessions across Stonnington this March.

## Have a question?

If you have a question about the project, please feel free to get in touch with us:

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