

Community Advisory Panel Housing Strategy

Member information handbook

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your say**
join the conversation



Our Statement of Commitment to the Wurundjeri Woi-wurrung People

Wanganyinu ngarr-gu Wurundjeri Gulinj ngargunin twarn biik wenerop Moonee Valley dharri, wanganyinu gahgook Nanggit baambuth ba yalingbu¹.

We acknowledge the Wurundjeri Woi-wurrung People as the Traditional Custodians of the Country and Waterways on which Moonee Valley is located, we pay our respects to Elders past and present.

This Statement of Commitment was renewed in 2022, the same year Moonee Valley City Council began working towards *Bagarru Bagarru Djerring* (Shoulder to Shoulder Together) Reconciliation Plan 2022-2025.

Council proudly reaffirms the journey and commitment of Reconciliation between Moonee Valley City Council and the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and all Wurundjeri Woi-wurrung People.

Council respects the spiritual connection to the six layers of Country of the Wurundjeri Woi-wurrung People, and in order to maintain this connection we must care for Country and embed the ways of the past to secure culture for the future.

Tharangulk Biik – Star Country
Wurru Wurru Biik – Sky Country
Murnmut Biik – The Wind Country
Bannj Biik – Water Country
Biik Dui – On Country
Biik Ut – Below Country

¹ This acknowledgement has been written in Woi-wurrung – the language of the Wurundjeri Woi-wurrung People.

1	Welcome	5
2	Purpose of the Community Advisory Panel	6
2.1	About the panel	6
2.2	The remit	6
3	What is a community panel?	2
3.1	Random selection of the panel	3
3.2	Panel members are reflective of the Moonee Valley community	3
3.3	What are my roles and responsibilities?	2
3.4	Who is involved?	2
3.5	Filming and photography	2
3.6	Media and social media	2
3.7	Catering	2
3.8	Reimbursements	2
3.9	Dress code	2
3.10	Session dates and times	2
3.11	Location	3
4	Definitions	3
4.1	General Terms	3
4.2	Planning Terms	4
4.3	Role of Council	5
5	About Moonee Valley	6
5.1	Neighbourhoods of Moonee Valley	7
5.2	Communities of Moonee Valley	8
5.3	Housing in Moonee Valley	9
6	Council's MV2040 Community Vision	10
7	Council is developing a housing strategy	11
8	Why is a housing strategy important?	12
8.1	Moonee Valley is a growing population	12
8.2	Households are changing	12
8.3	Housing affordability is declining	12
8.4	Housing growth will have impacts on the built and natural environment of the city	12

9	What does a housing strategy look like?	13
9.1	Context.....	13
9.2	Vision and strategic directions.....	13
9.3	Implementation plan	13
10	Housing policy toolkit.....	14
10.1	What is a housing strategy?	14
10.2	Municipal Planning Strategy and Planning Policy Framework.....	14
10.3	Zones and overlays	15
11	References and further resources	17
11.1	State government resources	17
11.2	Council resources.....	17
11.3	Research and analysis	18

1 Welcome

Congratulations on being selected to be a member of the Community Advisory Panel and thank you for accepting this exciting role.

For some this will be your first time being involved in a deliberative engagement process. Rest assured that we will guide you through the process. There are others that have remained committed to sharing their expertise with Council many times. Your growing understanding of the complexity of both our local community and of the work of local government is invaluable.

You have an important role to play in working with fellow community members to consider information, share your views and provide recommendations to Moonee Valley City Council.

In adopting our long-term Council Strategy MV2040, we all expressed our desire for a community where there is 'housing for all'. Housing is of great importance to where and how we all live together. At this time when housing is under pressure across the country it is critical that we seek community insight to guide our directions as we develop our Moonee Valley Housing Strategy.

Thank you for providing your time to be on this panel. This is an exciting opportunity for you to contribute to Moonee Valley's future and we look forward to working together with you to do this.



Cr Pierce Tyson

Mayor, Moonee Valley City Council



2 Purpose of the Community Advisory Panel

On 13 September 2022, Moonee Valley City Council agreed to create a Community Advisory Panel that is reflective of the diverse community of Moonee Valley. The purpose of this panel is to engage about the key policies of Council.

2.1 About the panel

The panel is made up of up to 45 community members.

This is the third block of deliberations of the Community Advisory Panel. The task is to prepare recommendations to Council on the key outcomes that could provide the direction for a new housing strategy for Moonee Valley City Council.

Moonee Valley City Council, through the long-term plan MV2040 has a commitment to 'housing for all'.

The current challenges of housing are well established across Australia.

2.2 The remit

The task for the panel is to consider the following question:

**MV2040 set the vision: 'A city with housing for all'.
What does 'a city with housing for all' look like?**

To guide the response to housing challenges and to create future opportunities in Moonee Valley, Council will prepare a Housing Strategy. This strategy will guide land use planning and outline what Council levers can be used to encourage the housing types required in the city of Moonee Valley.

By engaging with community through the panel, we know that our approach to housing will be strengthened. We understand that community members are well placed to advise on matters that impact the diverse community of Moonee Valley.

3 What is a community panel?

A community panel is a deliberative engagement process to involve community members in decision making. A group of randomly selected and broadly representative community members are given a question to answer together. They are given the time, support and information needed to talk together, think critically about ideas and options, deepen their understanding of the problem, and work together to answer the question.

A group of 40 members have been selected for this panel, and your different ages, residential suburbs, cultural backgrounds and genders combine to be broadly representative of the whole Moonee Valley community.

A deliberative process is built around several principles. These principles include:

- A random sample of everyday citizens affected by the decision is selected to participate.
- Participants are provided with detailed, in-depth information from a range of sources that helps them to understand the issues and options associated with the final recommendations.
- Participants are given the time and support they need to consider and discuss information and ideas, weigh up issues and options, and agree on recommendations.
- Participants write their own report, which is then presented directly to decision makers: in this case the Moonee Valley City Council. The recommendations in their report have a high level of influence over outcomes or decisions.
- The group usually meets over several days, and their discussions are supported by professional independent facilitators.
- The group is in place for a short period of time, to deliberate a particular topic.

3.1 Random selection of the panel



Invitations to register an expression of interest were sent to 15,000 randomly selected households in Moonee Valley using the rates database for property addresses. Any member of the household over the age of 16 was encouraged to register their interest.

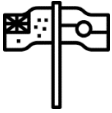


Interested community members could also self-nominate. This was promoted on the Council webpage, Your Say engagement platform and social media.

Two hundred and fifty-two expressions of interest were received. All applications were assigned a random number. Demographic filters were used to randomly select the people who expressed an interest in participating. This was to ensure that the final, selected group of panel members is representative of the broader demographics of the community.

3.2 Panel members are reflective of the Moonee Valley community

Demographic factors were identified to select a panel that is reflective of the community. These factors are gender, age groups, electoral wards, neighbourhoods, and diversity identified through usual language spoken at home and country of birth.

									
	Male	Female	Non-binary Not stated	16–24 years	25–34 years	35–49 years	50–59 years	60–69 years	70–84+ years
%MV	48.6%	51.4%		12.0%	15.2%	21.3%	13.0%	10.3%	12.5%
%Panel	39.0%	51.2%	9.8%	2.4%	22.0%	36.6%	4.9%	14.6%	19.5%

										
	Non Indigenous	Aboriginal and Torres Strait Islander	Speaks only English at home	Usually speak another language at home	Born in Australia	Born in another country	Buckley Ward	Myrning Ward	Rose Hill Ward	Outside Moonee Valley or Not Stated
%MV	96.1%	0.5%	67.9%	28.4%	68.5%	27.8%	30.7%	33.9%	35.4%	
%Panel	100%	0.0%	73.2%	26.8%	53.7%	46.3%	46.3%	31.7%	17.1%	5.6%

Data notes:

1. This table shows the diversity of the panel with the 43 members that were confirmed at the time of publication.
2. Some people choose not to answer all census questions, so the total does not always equal 100%.
3. For the first time, the 2021 Census allowed all respondents to select from three response options for the sex question: male, female and non-binary sex. But the data output from the sex question were reported in Census products as male and female only.

3.3 What are my roles and responsibilities?

As a member of the panel, you will be required to read, listen, discuss and make final decisions together with the group.

The panel is representing the whole community: the current population and the future population. Your role is to consider the whole community, not only your personal views and opinions.

The group can also request additional information to inform its deliberations.

You don't need to be an expert on the topic to participate. You have access to a range of information and expertise, which will help you to complete your task.

You will learn about both the advantages and drawbacks of various options through conversations with a range of speakers.

Your role is both listening and contributing. You will discuss the issues and ideas with your fellow members and weigh up all the 'evidence' presented.

While the panel will often come together as a whole, you will also have discussions in small groups which will help you to have deeper conversations, share your views and learn more about other people's perspectives.

Throughout this process, you will be supported by professional facilitators, who you will meet at the introductory session.

The panel will not be a traditional 'public meeting' where loud voices can dominate. This will be a genuine, open process where all participants will be valued and heard.

Different views and healthy disagreements are a welcome part of the process. However, any threatening, derogatory or aggressive words or actions that could reasonably be perceived to cause distress to others, may result in that person being asked to leave the room or the process.

Early in the process, the group will develop its own 'agreed ways of working' which set expectations about behaviours and responsibilities. However, we ask that you:

- Attend every session
- Read the provided information if you have time available
- Notify the facilitators if you are running late or will be absent for any reason
- Raise any concerns or issues in a timely manner directly with the facilitators so they can be quickly resolved.

3.4 Who is involved?

Facilitators: Facilitators support you through a variety of activities and processes which will assist the panel to develop a shared view. They will manage the group dynamics and ensure the process is focused, interactive, fair and enjoyable for everyone.

Independent facilitator

Emily Physick

Sponsor facilitator

Sharyn Cox

Observers: Observers play an important role in the transparency of the process. Although the number of panel members is limited, the process should be as open as possible. Observers may attend panel workshops to listen to and watch the proceedings. Observers may be councillors, Council staff or community members.

Observers will be sitting in a dedicated part of the room as they are not allowed to participate in any way, nor are they allowed to interact with panel members.

Mayor and councillors: Throughout the panel process the Mayor and councillors may be observers, listening to the information and ideas, but not participating. At the conclusion of the process and the outcomes will be presented to Council for consideration.

Council staff: Council staff will be present to help keep the workshops running smoothly. They are also available to assist panel members in need of support or with questions before and after the workshops, and during breaks.

Panel members: Forty-five members of the community have been recruited for the panel. This number may vary slightly as we make offers and people accept and decline.

3.5 Filming and photography

We will be documenting and sharing the panel workshop process with the broader community via social media channels and news posts on the Council's website and Your Say page.

Filming and photography may occur at sessions. Images may be used on Council communication channels such as the e-newsletter, Annual Report, Council Plan, website and social media channels. If you have concerns, please speak with staff.

Key contact

Sharyn Cox

0433403105

scox@mvcc.vic.gov.au

3.6 Media and social media

You are welcome to speak about the process and your experience as a panel member. Feel free to post about your experiences during the process, but please be respectful of the process and your fellow community members.

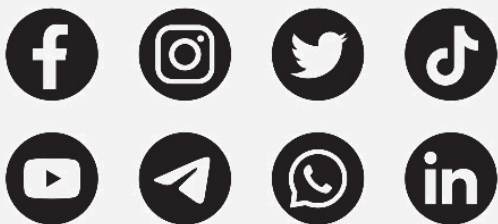
We ask that you only speak from your perspective, not for the panel group, and do not pre-empt or forecast any future decisions as these will not be agreed until the last workshop session.

If you take any photos or videos of other panel members, seek their permission beforehand and ensure to maintain people's personal privacy.



There may be some interest by the media in the panel process. As a member of the panel, we ask that you refrain from speaking to the media unless prior approval has been given by Council's Communications team.

If you are approached by a journalist for a media interview, please speak to Council's Communications team who will support you should you wish to take part. Please contact Sharyn Cox, Head of Advocacy on **9243 1963** or **scox@mvcc.vic.gov.au**



#mvccpanel

3.7 Catering

Catering will be provided at each workshop session for panel members (not observers). You have been asked about any dietary requirements when you accepted your place on the panel. Please let us know if there are any changes.

3.8 Reimbursements

Council recognises the commitment, time and effort that the panel members are contributing representing the community by being involved in the process.

In appreciation of this, and to reduce barriers of participation by offsetting some costs associated with participating, each member who attends will receive a \$300 Eftpos card or general gift voucher at the completion of the process. Reimbursement will only be made to panel members who participate in all sessions. This will be provided after the final workshop.

At any stage should you require any other assistance to support your participation, please discuss this with your facilitator or Council staff.

3.9 Dress code

Wear neat casual, comfortable clothes.

While all rooms are airconditioned/heated, we would encourage you to bring an extra layer of clothing which can easily be removed or added if the room temperature isn't to your liking.

If attending the bus tour, wear comfortable shoes for walking and prepare for the weather conditions on the day, as a short walking tour is included.

3.10 Session dates and times

The panel has a fixed term. The group will meet over four days. There is also one introductory session held on the Thursday evening prior to the first workshop.

Online meet and greet: This session will give you an opportunity to meet your facilitators and the other panel members. It will cover an overview of the deliberative process and increase understanding of the task.

Panel deliberations: We will meet over four full day sessions. Panel members will be required to attend all sessions. Morning tea, lunch and afternoon breaks will be scheduled to ensure panel members can attend to personal needs.

Thursday 18 April	Online meet and greet	6–8pm
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Saturday 20 April	Session 1	9am–3:30pm
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Anzac Day long weekend break

Saturday 4 May	Session 2	9am–1pm
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	Optional bus tour	1:45–4pm
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Saturday 11 May	Session 3	9am–3:30pm
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Saturday 18 May	Session 4	9am–3:30pm
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3.11 Location

All panel deliberations except for the online meet and greet will be held at:

The Clocktower Centre

750 Mt Alexander Road
Moonee Ponds

For further information on
accessibility visit

clocktowercentre.com.au

We will be in the large room
upstairs.



4 Definitions

4.1 General Terms

City of Moonee Valley	The geographic area of the of the municipality, bordered by the Moonee Ponds Creek to the east and Maribyrnong River to the west
Community	The residents of the city of Moonee Valley
Council	Moonee Valley City Council, the local government
DTP	The Department of Transport and Planning of the Victorian Government
M9	Stands for Melbourne 9, an alliance of the nine inner Melbourne councils that work cooperatively and collectively advocate for issues and projects of mutual interest. It includes Moonee Valley, along with the cities of Melbourne, Darebin, Hobsons Bay, Maribyrnong, Merri-bek, Port Phillip, Stonnington, and Yarra.
MV2040	<i>MV2040 Strategy</i> , Council's long-term strategic plan adopted in 2018 that shapes everything Council does
Neighbourhoods	The thirteen neighbourhoods identified in MV2040 Strategy
The panel	The Moonee Valley Community Advisory Panel

4.2 Planning Terms

Activity centres	Areas that provide a focus for services, employment, housing, transport and social interaction. They range in size and intensity of use.
Affordable housing	Affordable housing is a broad term describing housing suitable for the needs of a range of low to moderate income households and priced (whether bought or rented) so these households can meet their other essential living costs.
Community housing	Community housing is housing owned or managed by community housing providers. Community housing providers are highly regulated, not-for-profit organisations that specialise in housing the diverse range of tenants that require both public and affordable homes. This is a form of social housing, along with public housing.
Dwelling	A building or part of a building containing living, sleeping and sanitary facilities that is for occupancy by a household. This includes houses, apartments and other forms of housing.
Environmentally sustainable development (ESD)	An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions.
Greening the Greyfields	An innovative approach to development recently implemented in Maroondah City Council, to try to improve development outcomes in greyfield areas. 'Greyfields' refers to residential areas where the majority of housing stock is reaching the end of its useful life and economic conditions are right for widespread redevelopment to occur.
Future Homes	A state government initiative to provide standard designs for 'gentle density' three story apartment developments in suburban Melbourne. The plans can be purchased from the government for use on eligible site in the General Residential Zone and benefit from a streamlining planning permit process.
Household	The person or persons occupying a dwelling.
Housing density	The number of dwellings in an urban area divided by the area of the residential land they occupy, expressed as dwellings per hectare.
Inclusionary zoning	A type of statutory planning control that would require developers to set aside a proportion of properties for social and affordable housing or make a monetary contribution to be used for social and affordable housing.
Key worker housing	Affordable rental housing that is appropriate for people who work within the municipality, who require a physical presence to perform their work, and whose household earns very low, low or moderate incomes.

Lot consolidation	The process of joining adjacent properties or lots together to create a larger site for redevelopment.
Major activity centres	Suburban centres that provide access to a wide range of goods and services. They have different attributes and provide different functions, with some serving larger subregional catchments. Plan Melbourne identifies 121 major activity centres across Melbourne.
Neighbourhood character	The look and feel of a residential area.
Plan Melbourne	<i>Plan Melbourne 2017–2050</i> , the state government’s long-term metropolitan planning strategy for Melbourne released in 2017. It is expected to be replaced with a new Plan for Victoria in the coming year.
Planning scheme	Each municipal area in Victoria has a planning scheme, which sets out state and local planning policies, the zones and overlays that apply to different pieces of land within the municipality, and a range of permit requirements, decision guidelines that Council must consider when making planning decisions. The Moonee Valley Planning Scheme is the planning scheme for the City of Moonee Valley.
Social housing	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.
Urban heat	Built-up areas in our city are typically significantly warmer than surrounding areas due to buildings, roads, and other infrastructure retaining heat and reduced moisture from a lack of vegetation.

4.3 Role of Council

Advocate	Council promotes a particular cause, outcome or legislative change that is outside its power to change, such as changes to state government legislation.
Deliver	Council directly brings about an outcome, such as a change in Council policy, or a Council run project.
Encourage	Council supports and fosters an outcome with guidance, advice or inspiration to get a third party to deliver an outcome. For example, providing a resource on how to achieve better design outcomes.
Partner	Council works together with another party such as a community housing provider to achieve an outcome.
Regulate	Council implements rules and standards to regulate the housing market, for example through the planning scheme.

5 About Moonee Valley

The Wurundjeri Woi-wurrung people are the Traditional Custodians of Moonee Valley and have over 40,000 years of connection to the area. For thousands of years they have cared for the land and waterways and this area has ongoing cultural and spiritual significance.

The city of Moonee Valley is located in the inner metropolitan suburbs of Melbourne, between 4–13 kilometres from Melbourne’s central business district. At the 2021 Census:

- there were **122,965** people calling the city of Moonee Valley home
- the median age was **39.3 years**
- 16.2 per cent of people were aged less than 15
- 8.2 per cent of people were aged over 75.

The population of Moonee Valley is forecast to increase to around **160,100** in 2041. This is an increase of approximately 30 per cent over 20 years.

Over 10,000 local businesses operate in Moonee Valley.

Compared to neighbouring councils, Moonee Valley has more social housing, and more residential aged care providers.

5.1 Neighbourhoods of Moonee Valley

Council focuses on neighbourhoods for our planning and service delivery, as outlined in MV2040 (pages 110-113). Council's move to a neighbourhood service delivery is focused around 13, 20-minute neighbourhoods. This is based on a 20-minute pleasant walk to a range of services and facilities.

Everyday activity is not limited to suburb boundaries, and it is important to understand the services and facilities within easily accessible walking distances, to ensure our future service delivery best matches our needs. Our focus on neighbourhoods does not change the underlying suburb boundaries within our municipality, but rather applies a different lens to look at how our city functions and how we can plan to ensure we achieve a healthy city.

An understanding of how our neighbourhoods function was formed by looking at how people access everyday needs in their local area. This approach will help us create a more inclusive, vibrant and healthy city, by planning to provide services close to home.



5.2 Communities of Moonee Valley

Moonee Valley is a diverse community, with more than a quarter of the population born overseas. From the *Moonee Valley Health and Wellbeing Profile 2021*:

- Some 29 per cent of the population are aged under 25, while 16 per cent are aged over 65
- 28 per cent live in households where English is not the primary language spoken. Of languages other than English spoken:
 - 6 per cent Italian
 - 3 per cent Greek
 - 2 per cent Vietnamese
 - 2 per cent Mandarin
 - 1 per cent Cantonese
 - 1 per cent Arabic
- 0.3 per cent identify as Aboriginal and/or Torres Strait Islander.

Housing

- 64 per cent live in their own home,
- 33 per cent of residents rent
- 4 per cent live in public housing
- 94 per cent of residents live within either 800 metres of a train station or 400 metres of a tram or bus stop
- 21 per cent of households do not have internet access

Employment

- 4.6 per cent of adults are unemployed
- 18 per cent of adults volunteer
- 19 per cent of adults travel to work by public transport
- There are 12,000 businesses across Moonee Valley.

In the next 25 to 30 years, Moonee Valley is expected to have:

- An ageing population
- Higher levels of housing stress
- Increase high-density housing
- Increased pressure on parks and open space
- Increase in people living alone
- Increase in health impacts of climate change.

5.3 Housing in Moonee Valley

As of 2021, there were 55,065 dwellings in Moonee Valley. Of these, 52% were separate houses and 18% were apartments. The remaining 29% were some form of medium density housing such as units, or townhouses.

The type of dwellings varies across neighbourhoods in Moonee Valley, with more high density housing in Moonee Ponds and Flemington, and more separate houses in Keilor East and Milleara.

The demand for housing in Moonee Valley is forecast to grow over the next 20 years to 2041. It is predicted that 18,000 more dwellings will be needed, which is equivalent to 900 dwellings a year.



6 Council's MV2040 Community Vision

Council's long-term strategy MV2040, is guided by a vision of **a healthy city**.

Five themes for a healthy city:

- A **fair** city that values diversity, where everyone feels safe, is included, is healthy and has access to services and housing.
- A **thriving** city with access to jobs, lifelong learning, vibrant and dynamic activity centres.
- A **connected** city of accessible, active and sustainable transport choices.
- A **green** city that is ecologically healthy and environmentally responsible.
- A **beautiful** city that celebrates its identity, heritage and open spaces.

MV2040 will be delivered across 13 neighbourhoods, which will be planned so that people can access most of their everyday needs within a 20-minute return walk, cycle or local public transport trip of their home.

MV2040 has a strategic direction to be a city with housing for all.

As part of this, MV2040 has the following objectives:

- Ensure new housing is directed to the appropriate locations.

- Facilitate the delivery of a mix of housing product.
- Ensure residents have access to secure housing.

Read more at mv2040.mvcc.vic.gov.au

This year Council is embarking on a broad community engagement to review MV2040. Please get involved at yoursay.mvcc.vic.gov.au.



7 Council is developing a housing strategy

A housing strategy will guide Council on housing to ensure that the municipality's housing needs are met.

It will take into consideration the type of people who live in an area, the type of housing that is needed and the capacity of the land to supply housing.

It will identify where housing should go, considering access to jobs, public transport and active transport infrastructure, and community services.

The housing strategy will be a tool for the council to guide change that is appropriate, and balance housing demand with other considerations like sustainability and neighbourhood character.



8 Why is a housing strategy important?

8.1 Moonee Valley is a growing population

As of 2021, there were 123,000 residents living in Moonee Valley. This is forecast to be 160,000 by 2041. This results in significant demand for more housing. Council has quantified the demand for housing, and found that 18,000 additional dwellings will be needed in the 2021-41 period.

8.2 Households are changing

Based on current trends, the average household size will drop between now and 2041. The result is that demand for units, townhouses and apartments will outpace demand for separate houses. This means that a different housing mix and more dwelling diversity will be required in future, compared to the supply in Moonee Valley today.

8.3 Housing affordability is declining

In 2022, the median house price in Moonee Valley was 1.267 million dollars. As of 2023, there were zero affordable lettings in Moonee Valley for singles or families relying on Jobseeker payments. The number of people in housing stress in Moonee Valley is over 3,000, and this is likely to grow to over 10,000 by 2041. A housing strategy is an important tool to guide the supply of affordable housing and implement policies that could reduce housing stress for residents.

8.4 Housing growth will have impacts on the built and natural environment of the city

A housing strategy needs to consider and manage the impacts of development on the vision of Moonee Valley as a green and beautiful city. While demolition and new buildings are part of development and increasing housing supply, this can occur alongside strategies to improve the sustainability, resilience, liveability of the city and protecting valued character, heritage and environmental qualities.

9 What does a housing strategy look like?

Each council is required to develop a housing strategy by the state government. Although each strategy is individually tailored to the needs of that community, there are some common threads in housing strategies to ensure that they achieve what they need to.

9.1 Context

A housing strategy starts by setting the scene. It looks at the current state of housing provision, any issues that exist, and the needs of the population. It also looks at the relevant data on population forecasts, households and household sizes, development trends, zoning, supply, demand and capacity. This will be provided to you as background information for the panel.

9.2 Vision and strategic directions

The housing strategy is informed by data, but a housing strategy is not about just providing a certain number of houses to meet population growth. A vision is the heart of the strategy. It looks at what we value, and what we want Moonee Valley to be in the future. The housing strategy will be based on the vision: “A city with housing for all”.

This vision statement comes from Council’s strategic plan, MV2040.

The panel is being asked to provide the strategic directions to support this vision. These are themes and aspirations related to how we achieve the vision. We want panel members to look to 2041 and beyond and ask, what does a city with housing for all look like? What principles and outcomes are required to reach this vision? This input will shape the strategic directions for the housing strategy.

9.3 Implementation plan

The strategy will be supported by an implementation plan sets out the actions that need to be taken to achieve the strategic outcomes of the housing strategy. These are usually technical steps that Council needs to take. For example, mapping housing growth into a strategic planning framework, implementing zones that enable particular housing outcomes and drafting policy on topics such as neighbourhood character and landscape planting.

Implementation can also include drafting guidance documents that encourage certain built form outcomes and creating partnerships with relevant stakeholders. It may also include advocacy actions for things that are outside of Council’s control, such as advocating for legislative change.

Often these actions require specific planning framework technical knowledge and are therefore outside of the scope of the deliberative panel, however the following section explains some of the key tools Council can use to implement the housing strategy in the Moonee Valley Planning Scheme.



10 Housing policy toolkit

10.1 What is a housing strategy?

A housing strategy guides Council to ensure that the municipality's housing needs are met. It takes into consideration the type of people who live in an area, the type of housing that is needed and the capacity of the land to supply housing.

A housing strategy is a tool for the council to guide change that is appropriate, and balance housing demand with other considerations like sustainability and neighbourhood character. It also identifies where different kinds of housing should go, considering access to jobs, public transport and active transport infrastructure, and community services.

The Victorian Government requires that all local governments prepare a housing strategy for at least a 15-year period.

The Moonee Valley Planning Scheme is the key mechanism Moonee Valley can use to implement a housing strategy. The different sections of the Planning Scheme and how they can be used are explained below.

10.2 Municipal Planning Strategy and Planning Policy Framework

The Planning Policy Framework and the Municipal Planning Strategy provide the local policy context and direction for a planning scheme.

The **Municipal Planning Strategy** outlines the strategic direction for the municipality that has informed the preparation of the planning scheme. It is a succinct expression of the overarching strategic policy directions of the municipality. It contains the vision for a healthy city in Moonee Valley based on the building blocks of fair, thriving, connected, green and beautiful. It also contains spatial framework plans for each neighbourhood.

The **Planning Policy Framework** contains statewide and regional planning policies set by the state government as well as local planning policies. Each clause has an S, R or L in the clause number to denote if it is state, regional or local policy. Where there is any inconsistency between local and state policy, the state policy prevails. Relevant to housing, policies under clause 15 relate to the built environment (urban design and neighbourhood character) and heritage, while clause 16 relates to housing.



State Planning Policy

Statewide

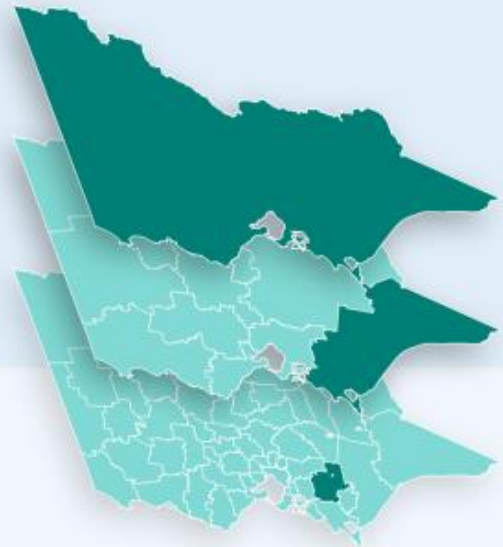
Policies of state significance that apply in all planning schemes in Victoria.

Regional

Policies of state significance that apply to allied planning schemes based on geographic and thematic policy groupings.

Local Planning Policy

Policies of local significance that apply in an individual local planning scheme.



10.3 Zones and overlays

The state government provides for a standard set of zones and overlays that apply to areas of land within a municipality. The zones and overlays implement the policy in the Municipal Planning Strategy and Planning Policy Framework. For some zones and overlays, a schedule to the zone can be used to specify specific objectives or requirements applying to the land affected by the zone or overlay.

Each area within a municipality has one zone. Currently, almost all residential land in Moonee Valley is zoned General Residential Zone, with a handful of small areas or sites that are in the Mixed Use Zone. Implementation of the housing strategy may result in the introduction of more zones, such as the Neighbourhood Residential Zone and the Residential Growth Zone to provide greater direction to where growth occurs. The schedules to the zone can also be used to specify neighbourhood character objectives and vary certain built form requirements.

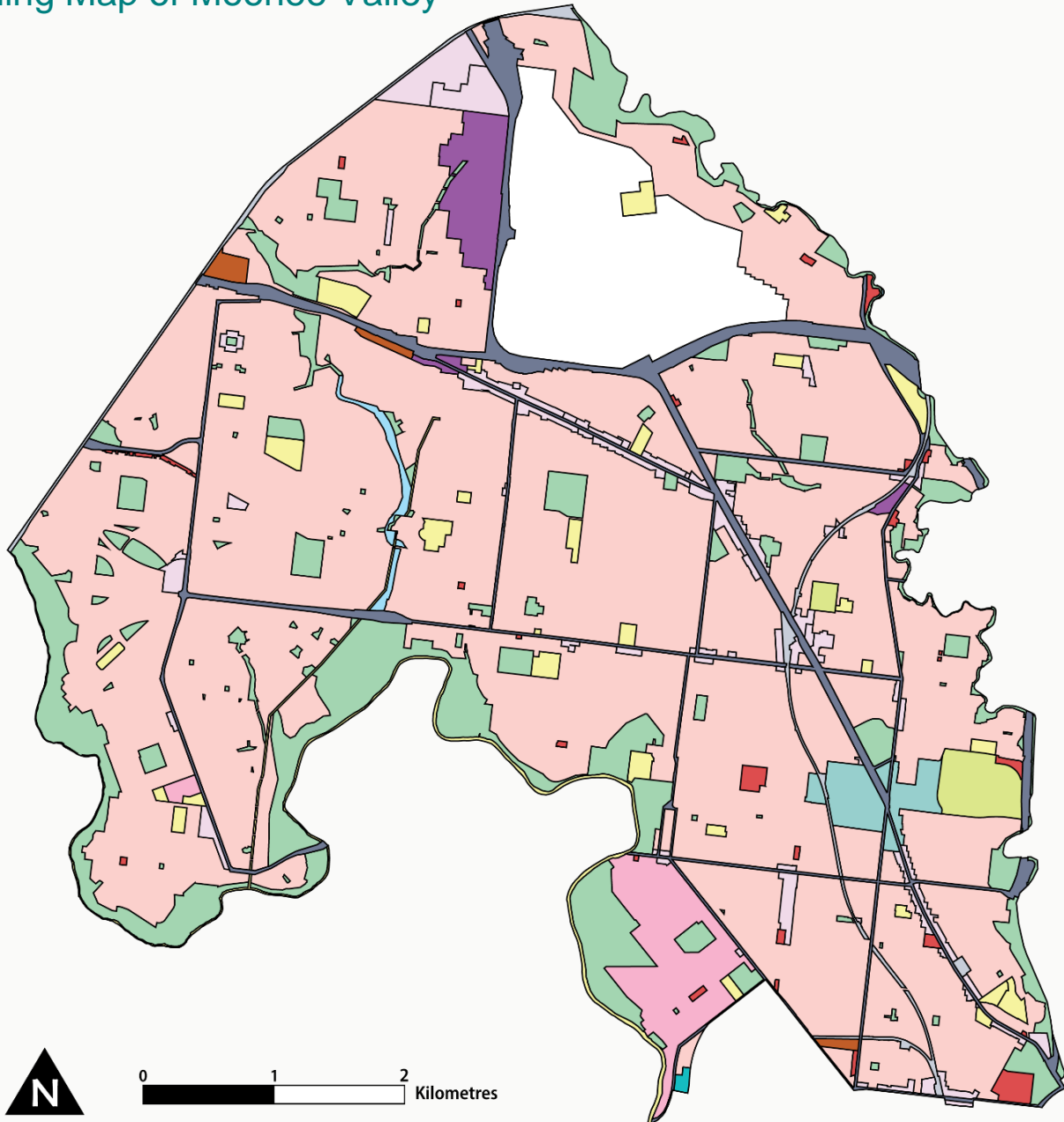
Generally, **overlays** apply to a single issue or related set of issues (such as heritage, an environmental concern or flooding). Where more than one issue applies to land, multiple overlays can be used.

They can also be a tool to guide development as they control built form. For example, a Design and Development Overlay (DDO). Currently, Schedules 1 and 2 to the Design and Development Overlay guides development in the areas along the Maribyrnong River, recognising the ecology and landscape character of this area. Schedule 3 to the Design and Development Overlay is used along the Mount Alexander corridor to manage the apartment development occurring within this corridor and apply preferred heights and setbacks.



The Heritage Overlay (HO) is also important when considering housing, as only minimal levels of housing change can generally occur within the heritage overlay. Council is currently progressing work on the Heritage Study 2023, to ensure heritage areas are identified and protected with a Heritage Overlay prior to any changes to housing policy.

Zoning Map of Moonee Valley



Commercial Zone		Commercial 3 Zone	
General Residential Zone		Public Use Zone	
Public Parks and Recreation Zone		Transport Zone 1	
Mixed Use Zone		Transport Zone 2	

11 References and further resources

11.1 State government resources

Plan Melbourne 2017–2050 (Department of Environment, Land, Water and Planning)
planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/plan-melbourne/the-plan

Victoria's Housing Statement: The decade ahead 2024–2034 (Victorian Government, 2023)
vic.gov.au/housing-statement

Plan for Victoria engagement website
engage.vic.gov.au/developing-a-new-plan-for-Victoria

Planning Practice Note 90: Planning for Housing (Department of Transport and Planning, updated 2023)
planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/planning-for-housing

Planning Practice Note 91: Using the Residential Zones (Department of Transport and Planning, updated 2023)
planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/using-the-residential-zones

11.2 Council resources

MV2040 Strategy (Moonee Valley City Council, 2018)
mv2040.mvcc.vic.gov.au

Community Vision, Council Plan and Health Plan 2021-2025
mvcc.vic.gov.au/my-council/what-we-do/community-vision-council-plan-and-health-plan-2021-2025/#council-plan

MV2040 Action Plan – Fair
mvcc.vic.gov.au/wp-content/uploads/2020/07/Future-MV2040-Action-Plan-Fair-Exp-2026.pdf

Moonee Valley Housing Demand, Supply and Capacity Study (SGS Economics and Planning, 2024)
A summary version will be circulated

Moonee Valley in 2040: Shaping our future engagement website
yoursay.mvcc.vic.gov.au/shaping-our-future



11.3 Research and analysis

Australian Housing and Urban Research Institute (AHURI)

A national not-for-profit independent network for research on housing, homelessness, cities and urban policy, funded by various governments and universities.

ahuri.edu.au

Infrastructure Victoria

An independent advisory body that conducts research on infrastructure issues and provides advice to the Victorian Government.

infrastructurevictoria.com.au/topics/housing

The Conversation

A non-profit 'explanatory journalism' website with articles written by academics and researchers on various topics.

theconversation.com/au/topics/cities-40

theconversation.com/au/topics/housing-376

theconversation.com/au/topics/housing-affordability-7820

theconversation.com/au/topics/housing-supply-18547

theconversation.com/au/topics/better-cities-124622

