

**APPENDIX A – HOUSING MONITORING AND REVIEW
PROGRAM 2014 (ANNUAL REPORT)**



**KNOX HOUSING POLICY MONITORING
AND REVIEW PROGRAM**

ANNUAL REPORT

(2014 calendar year)

MARCH 2015

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REPORT OF THE HOUSING POLICY MONITORING AND REVIEW PROGRAM

1. THE HOUSING POLICY MONITORING AND REVIEW PROGRAM

This report provides information from the sixth annual Housing Policy Monitoring and Review Program. The Housing Policy Monitoring and Review Program has been developed to measure the effectiveness of Knox's current Housing Policy in assisting in the delivery of the Knox Housing Statement, Council's current strategic plan for housing and residential development in Knox. The Housing policy is part of the Knox Planning Scheme, and is one of several ways the Housing Statement is being implemented. The Knox Housing Statement Vision statement sets out the principles for residential development and housing based on:

Enhancing the liveability and amenity attributes of the City of Knox by managing housing growth in a sustainable way, fostering social cohesion by ensuring the community's housing needs can be met by providing a range of housing choices that are well located to public transport, shopping and community facilities while protecting the environmental and landscape qualities of the regionally significant foothills and the character of residential suburbs from the impacts of urban development.

This vision is implemented through the following initiatives:*

- The Knox Planning Scheme (includes the Housing policy);
- The Knox Affordable Housing Action Plan;
- structure planning for activity centres;
- advocacy to State and Commonwealth Governments;
- monitoring and research;
- training;
- education and promotion;
- building and development industry forums.

**Note: these are not all currently funded.*

The Knox Housing Statement and Housing Policy is proposed to be replaced with the Knox Housing Strategy 2015 and new Housing Policy as part of the Housing Policy Review Project and Amendment C131 to the Knox Planning Scheme. This was adopted by Council in January 2015 and at the time of this report is with the Minister for Planning for final approval.

This report is based on analysis of 2014 planning permit data against the current Knox Housing policy (based on the Knox Housing Statement 2005 updated 2007).

2. THE KNOX HOUSING STATEMENT

Knox City Council prepared the Knox Housing Statement in 2005, (updated in 2007) to respond to the changing demographics and housing trends forecast for the Knox community over the next 25 years, the Knox Council Plan, and to the initiatives of the then State Government's metropolitan strategy, *Melbourne 2030*.

The Housing Statement sets out five principles for residential development and housing. These are:

1. Meet the social needs of the community by encouraging the provision of **affordable and diverse housing types** to cater for a changing demographic profile that includes single person, couple and family households, and households with particular needs.
2. Ensure the planning for housing development contributes to **sustainable urban growth and change**, and the design of new dwellings incorporates **best practice sustainable building performance measures**.
3. Manage the conflict between the need for more housing and maintaining the valued qualities of identified areas of environmental and character significance by allowing residential suburbs to continue to evolve and change but in a way that **strengthens the distinctive characteristics of each neighbourhood**.
4. Ensure that residents have improved access to services, facilities and public transport by encouraging **more housing within activity centres and in appropriate strategic locations**.
5. Provide **effective leadership** and direction for the proper management of urban growth within the City of Knox to ensure that there is a sound foundation for decision making for future housing provision.

Council has different roles to play in the delivery of each of these principles, and has varying degrees of control and influence. Council's role as Responsible Authority and Planning Authority under the *Planning and Environment Act 1987* provides an opportunity for direct influence via the Knox Planning Scheme, both in establishing the local planning policy direction and in assessing planning applications against the scheme.

3. THE KNOX PLANNING SCHEME AND THE HOUSING POLICY

The Housing policy is part of the Knox Planning Scheme. It is applied to all planning applications for residential development within the urban growth boundary of Knox. It provides policy relating to distribution (location), type and form of residential development, and to a lesser extent, social housing.

The Housing policy does not operate in isolation. Some of the objectives of the Housing policy are assisted and achieved through the application of other policies, overlays and the general provisions of the residential zones.

The objectives of the housing policy are:

- To encourage sustainable urban growth by directing housing to preferred locations;
- To encourage a range of housing types and forms to meet the needs of the existing and future community;
- To ensure that the community has access to social housing owned and managed by public authorities and/or non-profit registered housing associations of different forms and tenures;
- To ensure that new housing is located where there is access to frequent and reliable public transport services, shopping and community facilities;
- To ensure that new housing responds to the desired future neighbourhood character for the relevant precinct, approved structure plan or urban design framework;
- To ensure that new development in dispersed residential areas complements and respects the desired future character of the particular area;
- To recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills;
- To ensure that lot sizes and built form of housing in the Dandenong Foothills respects the environmental and regional landscape significance of the area.

4. INDICATORS

A set of indicators has been established to monitor the performance of the Housing policy each calendar year.

The data is analysed in the context of a set of targets set in the Knox Housing Statement. The targets are set in five yearly periods from 2001 to 2030. The targets are set for total dwelling numbers and distribution (location). The targets are designed to meet the future housing needs of Knox in line with the principles and objectives by directing more housing to preferred locations with better infrastructure and services (i.e. Activity Centres, Strategic Redevelopment Sites and along the Principal Public Transport Network), and more housing away from areas that have a special character to be protected (such as the Dandenong Foothills).

Table 1 below shows the aspirational housing distribution for Knox from 2001 to 2030.

Table 1: Aspirational housing distribution for Knox, 2001-2030

Location	Potential number and percentage of new dwellings in Knox						TOTAL
	2001-05	2006-10	2011-15	2016-20	2021-25	2026-30	
Greenfield sites	2377 92%	200 8%	0 0%	0 0%	0 0%	0 0%	2,577 (17% of 2001-2030 total)
Activity Centres	30 0%	578 8%	910 12%	1895 25%	1895 25%	2269 30%	7,577 (50% of 2001-2030 total)
Strategic Redevelopment Sites and along the PPTN	88 5%	425 23%	500 28%	500 28%	175 10%	107 6%	1,795 (12% of 2001-2030 total)
Dispersed Development (including the Dandenong Foothills)	855 27%	700 22%	456 15%	380 12%	380 12%	380 12%	3,151 (21% of 2001-2030 total)
TOTAL	3,350	1,903	1,866	2,775	2,450	2,756	15,100

There are still gaps in existing data collection program, many of which will be addressed with the introduction of the new Housing Monitoring Program designed around the new Knox Housing Strategy 2015, set to commence next year. The current indicators, how data is collected under the current framework, and what it means for the calendar year 2014, are discussed below.

4.1 Total planning approvals for new dwellings

The total number of planning permit approvals for new dwellings and residential subdivisions are included. This data provides the total number of new dwellings that could theoretically be built in the City of Knox if all permits were enacted. Many factors influence if or when, a planning permit is enacted, including but not limited to, market forces, economics, and individual landowner's choices. Planning permits can remain 'live' for four years or more, so it is important to be aware that there is often a time-lag between the issue of a planning permit and eventual construction. In addition, not all planning permits result in dwellings actually being constructed. This occurs for a range of reasons, such as changes to design and requirements or speculative use of planning permits for the purpose of increasing land values for property sale.

The total number of planning permit applications that were reviewed by the Victorian Civil and Administrative Tribunal (VCAT) are included. This data provides the percentage of applications that were appealed and decided by VCAT compared with Council.

The number of new rateable residential properties and total number of occupancy permits issued are included. This data provides the number of new dwellings actually occupied by residents. This data gives an indication of the number of new properties actually built and occupied.

Building permit approvals were included in past reports to show the number of planning permit approvals that are progressed through to construction. Due to a number of issues (including the consistency of data and delays in capturing information from private building surveyors) this report does not include building permit figures. In addition Council records do not currently distinguish between a building permit approval for a replacement dwelling or a dwelling on a new subdivision. New numbers of rateable properties and occupancy permits provide an indication of the number of dwellings that are actually constructed.

4.2 Distribution (location)

Planning permit approvals are mapped by location, categorised as Activity Centres (Principal, Major and Neighbourhood Centres), Strategic Redevelopment Sites and along the Principal Public Transport Network (PPTN), and dispersed development areas (including the Dandenong Foothills and the balance of residential areas in Knox). The Activity Centres are based on the current approved boundaries for the Knox Central Principal Activity Centre, Bayswater, Boronia and Rowville Major Activity Centres, and a boundary within 400 metres from the edge of commercial zones for the Mountain Gate Major Activity Centre and all Neighbourhood Activity Centres.

4.3 Diversity

Planning permit approvals are analysed to measure the diversity of both dwelling sizes (using bedroom numbers), and types (apartment, townhouse, villa unit, dual occupancy or detached house). In the case of subdivisions where there is no data provided in the permit regarding type or size of dwellings, it has been assumed for the purposes of this report that they are most likely to result in detached houses of 4 or more bedrooms. This assumption is based on past results of subdivisions and what is permitted by the Planning Scheme, and will be reviewed as part of the new Housing Monitoring Program set to commence in 2015.

4.4 Affordable and social housing

In the Knox Housing Statement, affordable housing is defined as:

Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30% of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40% of the income distribution scale.

And social housing is defined as:

Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security

of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community.

These definitions have been updated in the new Knox Housing Strategy 2015, based on the adopted research paper, ‘Defining affordable housing and a minimum supply of social housing in Knox’, noted by Council in January 2012. These updated definitions will inform the new Housing Monitoring Program set to commence next year.

It is not possible to measure applications for affordable housing more broadly as a quantitative measure. This is because the level of affordability depends on the occupant’s circumstances (which can change), rather than the product, i.e. the dwelling. However, increasing the choice of type and size of dwelling, and locating housing within close proximity to services, is one way of measuring the availability of affordable living options in Knox.

While many factors that influence housing affordability are beyond the control of local government, there are actions that can be taken by Councils. These are articulated in the Knox Affordable Housing Action Plan 2007-2012. The total number of planning permits issued for social housing however is collected.

The Municipal Strategic Statement in the Knox Planning Scheme includes the strategy “To seek to increase the supply of social housing”. However, the Planning Scheme can only encourage the provision of social housing – there is currently no means of mandating it within the Planning Scheme. It is negotiated during the process of amending the Knox Planning Scheme to rezone land for residential use, as happened with the former Austral Bricks site in Wantirna South. Negotiations such as this also need a willing social housing provider – either the Office of Housing or a Registered Housing Association.

In January 2012 Council resolved to note the report presenting the research paper ‘*Defining affordable housing and a minimum supply of social housing in Knox*’. The Paper defines key affordable housing terms and proposes a method and justification for calculating a minimum supply of social housing required to accommodate people in Knox in significant need. The Paper does not commit Council to providing additional social housing; rather it strengthens its knowledge base, policy and therefore advocacy and negotiation position with developers and social housing providers.

Council also resolved to: consider a business case for an Affordable Housing Project Officer; and adopt the five recommendations of the Paper, being:

1. Clear and specific definitions of ‘affordable’, ‘social’ and ‘public’ housing to be consistently used by Council.
2. A focus on social housing to be adopted for the purposes of defining a minimum supply of affordable housing.

3. A minimum supply of social housing to be calculated using the following method: 'Minimum supply benchmarked to the 'need' of low-income, non-home-owning households and acknowledging the availability of affordable private lettings'. This approach will accurately respond to the needs of the most vulnerable and disadvantaged households in Knox. This equates to needing an additional 700 social housing dwellings in Knox to 2030.
4. A five-year timeframe to be used to calculate an annual minimum supply of social housing for Knox to help ensure that the critical housing needs of the most disadvantaged residents are addressed by 2015. This equates to 95 dwellings per year from 2010 to 2015 to reach a point where supply matches need, then 15 dwellings per year thereafter to 2030 to maintain parity.
5. The definitions of affordable housing and minimum supply of social housing for Knox be acknowledged in a range of Council policies and documents (as they are updated), including: the Knox Affordable Housing Action Plan 2007-2012; the Knox Housing Statement 2005 (updated 2007); the Municipal Strategic Statement in the Knox Planning Scheme; and the Sale of Council Land and Buildings policy.

4.5 Delivery of public transport infrastructure and/or service improvements

Any public transport infrastructure and/or service improvements are noted. This information is obtained from Council's Traffic and Transport Department.

4.6 Neighbourhood Character, Dandenong Foothills policies and overlays

Four of the objectives of the Housing policy rely on the application of the Neighbourhood Character policy, the Dandenong Foothills policy and overlays, or a Structure Plan when assessing planning permit applications. The above data is analysed in the context of these planning policies and controls.

5. FINDINGS

This monitoring report captures the 2014 calendar year (from 1 January to 31 December 2014).

5.1 Total planning approvals for new dwellings

During 2014, there were 264 planning applications for dwellings approved by Council or VCAT. These permits allow for the potential construction of 877 total dwellings if every permit is enacted. This includes a 33 unit retirement village development at Waterford Lakes approved by Council, and apartment developments of 60 units in Boronia and 94 units in Wantirna South approved by VCAT. These permits also require the demolition of 133 existing dwellings. Once this is factored in, these permits allow for a net increase of 744 new dwellings across Knox if every permit is enacted.

During 2014, there were 8 residential subdivision applications approved, resulting in 63 new lots for potential residential development. This total does not include three

residential subdivision applications in the former Austral Bricks site in Wantirna South. Each of these has a accompanying planning application which are included in the planning applications total above, and are omitted from the subdivision total to avoid double-counting. All subdivision applications are counted as potential single dwellings since this is the predominant outcome. As there are no demolitions associated with new lots, all 63 new lots from subdivisions are counted as net new dwellings.

The total number of new dwellings that could be provided under all planning and subdivision permits approved in 2014 is 940, with a potential net increase of 807 dwellings when accounting for the demolition of existing dwellings. This 'net new dwellings' figure is the one used for comparison in this report and past reports unless otherwise noted. This is substantially higher than all but one of the previous years since 2009, which typically ranged from 421 to 600 net new dwelling applications. The exception was 2012, which saw 1,225 net new dwelling applications in a single year.

The Knox Housing Statement provides housing targets divided into five year periods. Table 1 (page 4) shows that the housing target for Knox over the 2011-2015 period is 1,866 new dwellings. The 2014 total therefore represents 43% of the five year target, more than double the 20% of the total required each year to meet this target over the five year term. In fact, the number of approved dwellings has exceeded the target by 50% or more in each year the five year period. The cumulative number of approved dwellings actually passed the five-year target in the third year of the period, due to the unusually large number of applications in 2012.

New rateable properties and occupancy permits: what is actually being built?

During 2014 there were 634 new rateable residential properties in Knox, and 263 occupancy permits issued for 483 new dwellings. This data provides some indication of the rate at which new dwellings are actually being built and occupied compared to permits being issued. It should be noted however that many of these dwellings may have been issued planning permits and constructed months, or even years, prior to their occupation. So this data must be considered in that context.

Applications decided by VCAT

Nineteen planning applications for residential development were referred to the Victorian Civil and Administrative Tribunal (VCAT) in 2014. Fourteen of these resulted in the approval of new dwellings (74%), three result in permit refusals (16%), and two appeals were withdrawn by the applicant (10%).

The permits issued by VCAT accounted for 198 new dwellings, most of which were related to four large development applications: a 101-unit apartment and townhouse development on Burwood Highway in Wantirna South (51%), a 60-unit apartment building on Boronia Road in Boronia (28%), and two townhouse developments on Stamford Crescent in Rowville (15% combined). The remaining

were scattered across smaller developments in Bayswater, Boronia, and Ferntree Gully.

Eleven of these 19 appeals were by applicants seeking to overturn Council's refusal of their application (59%). Of these, VCAT overturned Council's refusal in a little over half of the cases (55%), and the applicant withdrew their appeal in two others. Where the appeal related to Council's approval of an application, VCAT upheld Council's decision in all five cases.

5.2 Distribution

The following areas are identified in the Housing Statement and Housing policy as areas to which policy applies. These are:

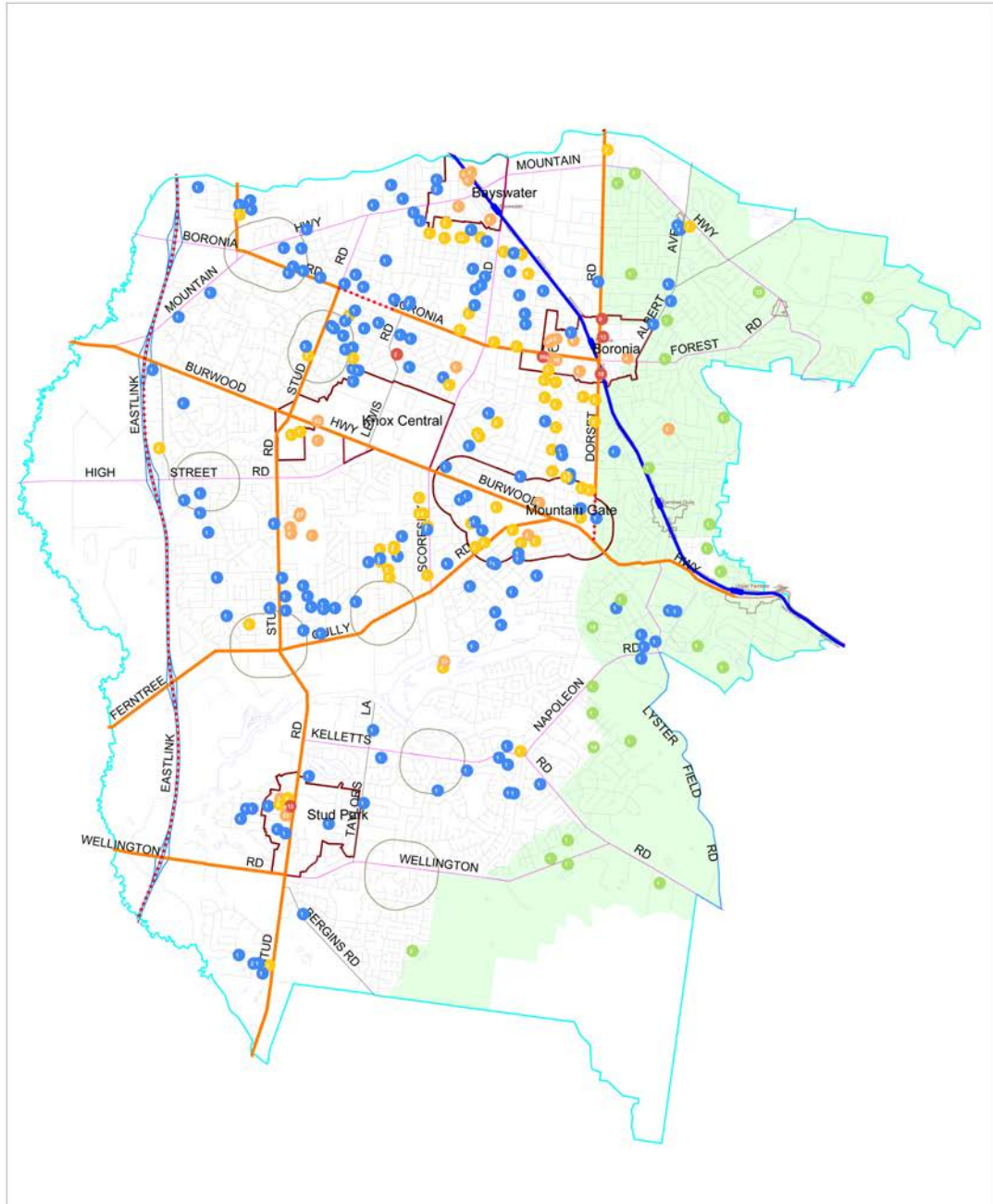
- The five **Principal and Major Activity Centres** (Knox Central, Boronia, Bayswater, Mountain Gate and Stud Park, Rowville);
- **Neighbourhood Activity Centres** (Wantirna Mall, Wellington Village, Studfield, Scoresby Village, Rowville Lakes, Knox Gardens, Knoxfield, Alchester Village, The Basin, Ferntree Gully and Upper Ferntree Gully);
- **Strategic Redevelopment Sites** and land with direct frontage to the **Principal Public Transport Network (PPTN)**;
- **Dandenong Foothills** policy area;
- Balance of residential areas (known as '**dispersed residential areas**').

Figure 1 (over page) shows the location of sites where planning permits have been issued for dwellings and subdivision, and the number of dwellings at each site.

Figure 1: Mapped distribution of planning permits issued for residential development (including new subdivisions) in 2014

Note: Each dot relates to one permit for one site. The number of dwellings approved appears on each dot. The colour of each dot represents dwelling typology, which is different to the representation of location in past versions of this same map.

Mapped distribution of planning permits issued for residential development (including new subdivisions) in 2014



- | | | |
|--------------------|------------------------|-------------------------|
| City Boundary | Hydrography | Single Dwelling |
| Local Streets/Rfts | Private Roads | Dual Occupancy |
| Main Roads | Tollways | Villa Units |
| Highways | PPTN - Rail (Existing) | Townhouses |
| Collector Roads | PPTN - Bus (Existing) | Apartments |
| Railways | PPTN - Bus (Potential) | |
| | | Number of new dwellings |

Disclaimer:
 Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DPC2, Knox City Council
 Aerial Photography - AAM (From January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavour has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
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Figure 1 shows the location of 271 planning approvals across Knox. Most of these approved applications occur across the older northern and central suburbs of Bayswater, Boronia, Wantirna, Scoresby, and Ferntree Gully. There were relatively fewer approvals in the newer suburbs of Rowville and Lysterfield and in the Dandenong Foothills Policy areas across the eastern part of Knox.

Of the 271 applications approved, 59 were in the activity centres of Knox Central (3), Bayswater (5), Boronia (15), Rowville (10), and Mountain Gate (26). The boundaries for these Activity Centres in 2014 are consistent with previous years. They do not include the changes to the Rowville Activity Centre boundary proposed in the Rowville Plan, or the changes in Mountain Gate proposed by the new residential policy areas in the Knox Housing Strategy 2015. Both of these documents were adopted in January 2015 and will be reflected in the next Housing Monitoring Report for the 2015 calendar year.

There were 19 approvals in the Neighbourhood Activity Centres (NACs). Twelve of these were near Wantirna Mall or Studfield Shopping Centre, with three or less in each of the centres around Knox Gate, Scoresby Village, Carrington Park, and Rowville Lakes. There were no approvals near Wellington Village in Rowville in 2015. The approvals in NACs in 2014 were all for modest villa units and dual occupancies.

There were 12 applications for development in Strategic Redevelopment Sites as defined in the Knox Housing Statement 2005 and another 11 along the Principal Public Transport Network (PPTN) outside of activity centres. The changes to the list of Strategic Investigation Sites and the redefinition of the PPTN in the Knox Housing Strategy 2015 are not included in this assessment.

There were 28 approved applications in the Dandenong Foothills. Most of these approvals were for single dwellings or dual occupancies on a few new subdivisions and larger subdivided lots.

The remaining 143 applications were for lots located in Dispersed Residential Areas in neighbourhoods that make up the majority of the residential land in Knox. Most of the dwellings approved in these dispersed areas were for dual occupancies and villa units that would result in one or two net new dwellings.

Overall, the map showed a similar pattern of development to last year's report, with a few notable differences. These include a general increase in applications across the Activity Centres of Knox Central (3), Boronia (15), and Rowville (10) as well as in and around the Studfield shops in Wantirna and the Mountain Gate Activity Centre in Ferntree Gully. This is discussed in more detail later in the report.

Table 2 below shows the distribution of net new dwellings within the current monitoring year (2014). It compares 2014 with the figures for the previous monitoring year (2013), the previous five year monitoring period (2006-2010) and the aspirational targets for the current monitoring period (2011-2015) as set out in the Knox Housing Statement.

Table 2: Knox Housing Statement aspiration targets and Housing Policy Monitoring and Review Program data for planning permit approvals

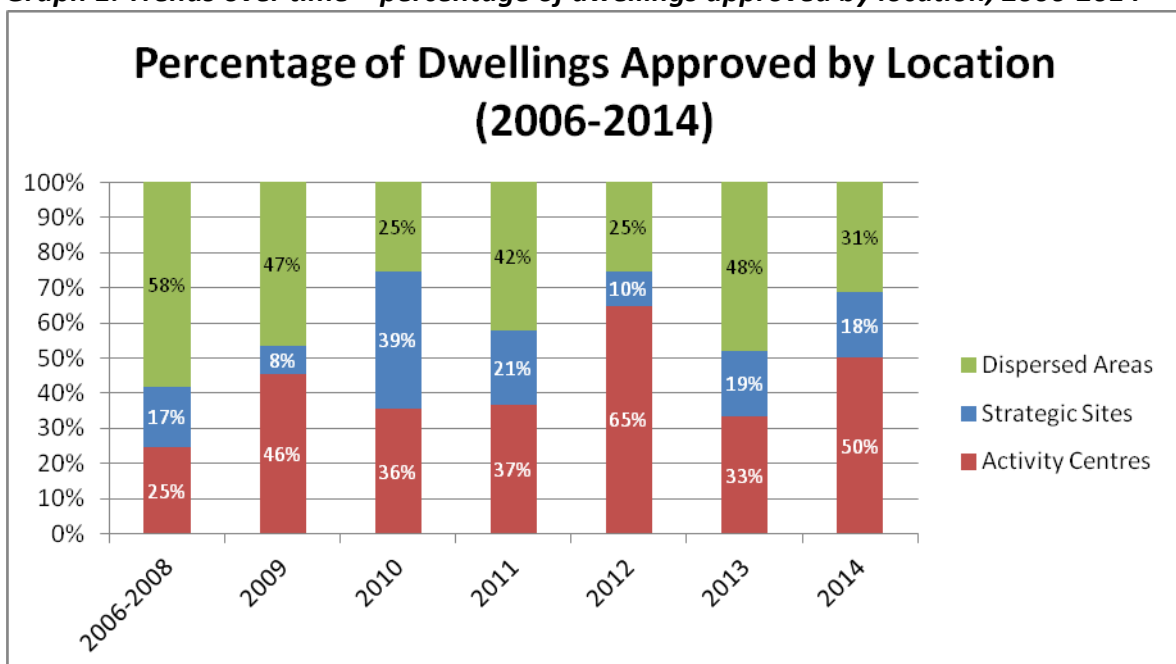
Location	First Monitoring Period 2006-2010				Current Monitoring Period 2011-2015					
	Total number of new dwellings 2006-2010		Housing target 2006-2010		Previous monitoring year 2013		Current monitoring year 2014		Housing target 2011-2015	
	Number of new dwellings in planning approvals	Percentage (%) of total	Number of new dwellings in planning approvals	Percentage (%) of total	Number of new dwellings in planning permit approvals	Percentage (%) of total	Number of net new dwellings in planning permit approvals	Percentage (%) of total	Number of new dwellings in planning permit approvals	Percentage (%) of total
Activity Centres*	638	32%	578	30%	186	33%	405	50%	910	49%
Strategic Redevelopment Sites and along the PPTN	429	22%	425	22%	105	19%	149	18%	500	27%
Dispersed Development (including the Dandenong Foothills)	899	46%	900	48%	267	48%	253	31%	456	24%
TOTAL	1966	100%	1903	100%	558	100%	807	100%	1866	100%

**Note: The activity centres referenced in this table are based on the approved boundaries for the Knox Central Principal Activity Centre, and Bayswater, Boronia and Rowville (Stud Park) Major Activity Centres as of 31 December 2014. They do not include changes to the Rowville (Stud Park) Activity Centre defined in the Rowville Plan 2015 as approved on 27 January 2015. Boundaries for the Mountain Gate Major Activity Centre and the six Neighbourhood Activity Centres outside of the Dandenong Foothills are defined as all land within 400 metres of the edge of commercial zones. The boundaries of the four Neighbourhood Activity Centres in the Dandenong Foothills are defined as land within the commercial zones only.*

Table 2 shows a significant change from 2013 to 2014 in both the total number of new dwellings and their distribution in each of the location categories.

The percentage of dwellings approved in Activity Centres increased substantially from 33% in 2013 to 50% in 2014, meeting the 5-year target of 49% for only the second time since 2011. The proportion of dwellings approved in Dispersed Areas fell from its highest level in 2013 (48%) to one comparable to past years (31%). This still exceeds the 5-year target of 24%, but represents an improvement over last year. At 18%, the percentage of dwelling approvals in Strategic Sites and along the Principal Public Transport Network (PPTN) remained about the same as the past few years. This is below the target of 27% for the fourth year in a row. Graph 1 shows the trends in the location of net new dwelling approvals from 2006-2014.

Graph 1: Trends over time – percentage of dwellings approved by location, 2006-2014



The number of net new dwellings approved in Activity Centres (405) is around twice the number for each year since monitoring began, apart from the year 2012 which saw 795 dwellings in Activity Centres. Like 2012, this number is influenced by a few applications for large apartment buildings: in 2012 it was the approval of a 236 unit Kubix apartments in Knox Central, and in 2014 it was approvals of 101 apartments and townhouses in Knox Central and a 60 unit apartment in Boronia. In contrast, just four applications for a total of 81 apartment units were approved across all of Knox in 2013.

Most of the development in Strategic Sites in 2014 is attributable to 73 townhouses in the Harcrest site in Wantirna South, with a number of subdivision approvals in the Foothills making up most of the remainder. This includes the 23 lot subdivision at the Basin Caravan Site on Mountain Highway and a 20 lot subdivision on Blackwood Park Road in Ferntree Gully.

The number of net new dwelling approved in Dispersed Areas (253) is similar the annual average since 2011 (273). This includes 38 net new dwellings approved in the Dandenong

Foothills, the majority of which were for single dwellings or dual occupancies. The one development in the Foothills classified as townhouses is for six small independent living units at the Glengollan Retirement Village in Ferntree Gully. The one development in the Foothills classified as villa units is for eight units on a nearly four hectare site at 1122 Mountatin Highway, near Alcheste Village. These two exceptions will likely have little impact on the environmental and landscape character of the Foothills.

5.3 Diversity

Dwelling Size

Table 3 below shows the range of dwelling sizes indicated by the number of bedrooms per dwelling. There are no targets for dwelling diversity in the current Knox Housing Statement.

Table 3. Number of approved dwellings by number bedrooms

Bedroom (size)	First Monitoring Period (2006-2010)		Current Monitoring Period (2011-2015)			
	5 year monitoring period (2006-2010)		Previous monitoring year 2013		Current monitoring year 2014	
	Total number of dwellings	Percentage (%)	Number of net new dwellings possible	Percentage (%)	Number of total new dwellings possible*	Percentage (%)
1 bed	103	6%	23	4%	81	9%
2 bed	595	30%	227	41%	289	31%
3 bed	596	30%	216	39%	404	43%
4+bed	672	34%	92	16%	166	18%
TOTAL	1966	100%	558	100%	940	100%

Note: Bedroom figures for 2014 have been calculated on the total number of possible new dwellings related to planning and subdivision permits, as opposed to the net new number reported in previous years. Since there is no bedroom data available for new subdivisions, it is assumed that these will be developed as 4-bedroom detached houses, as noted in Section 4.3.

Table 3 shows that the number of approved dwellings has increased for each size category, reflecting an increase in planning approvals across the board. In 2014 there were more 3-bedroom dwellings approved than in any other year since the Housing Monitoring Program began in 2008. The number of 1-bedroom, 2-bedroom, and 4-bedroom dwellings was the second-highest it has been over that same period. However 2014 was unique in terms of the mix of dwelling sizes that were approved.

In general, there was a shift in 2014 towards larger dwellings (3-4 bedroom), with the percentage of these two categories reaching their highest combined percentage since the Housing Monitoring Program began in 2008. In particular, the percentage of 3-bedroom dwellings reached 43%, its highest value recorded. In addition, the percentage of 2-bedroom dwellings fell to 31%, its lowest share since the Housing Monitoring program

began. Previous to this year, 2-bedroom dwellings were the most common dwelling size approved in four of the last five years since 2009.

It is too early to tell whether or not this shift is the start of a new trend, or merely an outlier. It is possible that the transition to the new Knox Housing Strategy may be a factor that is starting to influence the size of dwellings in planning applications. While the new Strategy and Amendment C131 was not yet adopted in 2014, they were exhibited in February-March and were the subject of a Planning Panels Victoria hearing in August-September. The changes they propose were therefore present in many discussions with the community and developers alike related to future housing in Knox.

One of these changes aimed at providing stronger protections for the green and leafy character of Knox is an increase in the amount of private open space in most neighbourhood areas from a 60 square metres to 100 square metres. Along with providing a more suitable amount of open space for recreation and canopy trees, this shift will also have the secondary effect of reducing the number of units that can be accommodated on many lots in the neighbourhoods across Knox. One conceivable response by developers seeking to maintain the financial viability of developments with fewer units could be increase the size or number of bedrooms in each dwelling, particularly in 2-storey dwellings. This will be an important factor to continue to monitor in coming years as the Knox Housing Strategy and the related planning controls in C131 begin take full effect.

Dwelling Type

Table 4 on to following page shows the range of dwelling types approved in 2014. The classification of dwelling types is illustrated below in Figure 2.

Figure 2: Definition of dwelling types











<p>Detached (single) dwelling One dwelling on a lot.</p>		
<p>Dual occupancy Two separate dwellings on a lot.</p>		
<p>Villa unit Three or more single units arranged down the length or along the width of the block with no shared walls.</p>		
<p>Townhouse Three or more dwellings on a lot sharing a wall or roof.</p>		
<p>Apartment Development of three or more stories in a single mass or multi unit dwelling.</p>		

Table 4. Number of approved new dwellings by housing typology

Type of Dwelling	First Monitoring Period 2006 – 2010*		Current Monitoring Period 2011-2015			
	5 year monitoring period (2006-2010)		Previous monitoring year 2013		Current monitoring year 2014	
	Total number of dwellings	Percentage (%)	Number of net new dwellings possible	Percentage (%)	Number of total new dwellings possible*	Percentage (%)
Detached Houses (including new subdivisions)	596	30%	42	8%	80	9%
Dual Occupancies	781	40%	146	26%	202	21%
Villa Units			147	26%	223	24%
Townhouse	236	12%	142	25%	225	24%
Apartment	353	18%	81	15%	210	22%
TOTAL	1966	100%	558	100%	940	100%

Note: Type of dwelling figures for 2014 have been calculated on the total number of possible new dwellings related to planning and subdivision permits, as opposed to the net new number reported in previous years. The figure for total dwellings is higher than that for net dwellings, with the difference representing the demolition of existing dwellings on some sites.

Table 4 shows that the two most common dwelling types approved in 2014 were villa units and townhouses (at 24% each). This is similar to the 2013 results, and continues a general trend away from detached houses and toward multi-unit developments since the first monitoring period in 2006-2010. As the supply of vacant land has continued to decrease, detached houses have fallen from 30% of all new dwelling approvals in 2006-2010 to only 9% in 2014. There has also been a recent shift back toward a greater percentage of apartments in 2014 as compared to the lowest percentage in five years in 2013, although this number is significantly influenced by a small number of large developments and so is more susceptible to large changes from year to year than other dwelling types.

5.4 Social housing

There were no social housing developments approved in Knox in 2014.

5.5 Delivery of public transport infrastructure and service improvements

The Knox Traffic and Transport team have advised of the following public transport improvements to services in Knox in 2014:

- Minor timetable changes to Bus Route 732 to meet with the Burwood Highway, Vermont South tram timetable,
- Minor timetable changes to Bus Routes 736 and 738 to meet with train services at Mitcham Station (given its recent grade separation),

No changes were made to train services. It is expected that Public Transport Victoria will be working with Ventura Buses to undertake a full review of all bus services in Knox in late 2015, which may result in major service changes. Public consultation will be part of this review and a summary of any changes will be included in the next Housing Monitoring Report.

6. COMMENTARY

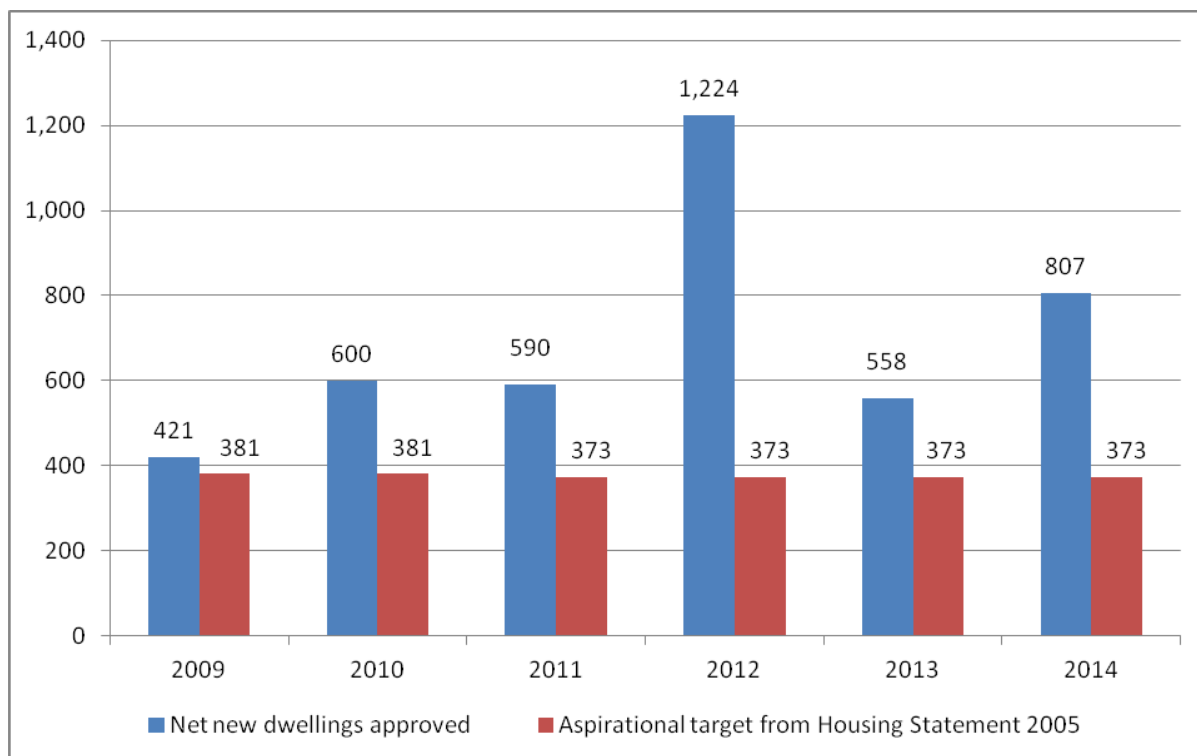
Does the Housing policy assist in realising the Knox Housing Statement?

The current Housing policy's success is measured by comparing the 2014 data with each of the five principles of the Statement.

The commentary must be considered in the context of data drawn primarily from planning permit approvals. Planning approvals do not necessarily result in development on the ground. Many factors influence if or when, a planning permit is enacted, including but not limited to, market forces, economics, and individual landowner's choices. Planning permits can remain 'live' for four years or more, so it is important to be aware that there is usually a time-lag between the issue of a planning permit and eventual construction. In addition, not all planning permits result in dwellings actually being constructed. This occurs for a range of reasons, such as changes to design and requirements or speculative use of planning permits for the purpose of increasing land values for property sale.

In 2014 there were 271 planning and subdivision applications approved by Council and VCAT that, if enacted, would result in 940 new dwellings in Knox. Accounting for demolitions on some sites, these approvals have the potential to add 807 net new dwellings to the over 53,000 existing dwellings across the municipality. This represents an increase from most years since the Housing Monitoring Program began in 2008, as shown in Graph 2 below.

Graph 2: Number of net new dwellings from approvals & aspirational targets, 2009-2014



Graph 2 shows a general increase in the number of dwellings approved each year since 2009, with an unusually high number outside this trend in 2012. These results suggest that the large increase in 2012 was indeed an outlier rather than the start of a new trend. As noted previously, this spike in 2012 was likely due in large part to a few large apartment applications, including the Kubix apartment building on Burwood Highway. It may also represent temporary effects from land speculation that was seen in similar middle-outer municipalities across Melbourne in 2012.

The smaller increase in application numbers in 2014 may indeed represent an increase in demand for new dwellings generally. It could also be related to recent changes to the residential zones enacted by the state government on 1 July 2014. Although these initial changes in Knox were largely policy-neutral at that time, the major local policy shift detailed in the new Knox Housing Strategy was in progress for much of 2014. There was a noticeable rush of applications in May-June 2014, in the months following public exhibition of the draft Knox Housing Strategy in February-March 2014 and prior to the implementation of the new transitional zones on 1 July.

Some of the applications in 2014, particularly those in the May-June rush, were likely seeking approval of their proposal before the new Knox Housing Strategy was expected to take effect through Amendment C131 in 2015. Anecdotal evidence from the City Planning department suggests that many of these were villa unit and townhouse applications that would likely result in one or two fewer dwellings under the increased private open space requirements and stricter canopy tree controls in Amendment C131, which suggests a motivation to get approvals through the system before these changes occurred.

Indeed, a higher proportion of approvals in 2014 were from applications filed in the same calendar year than in the past. On average, from 2010-2013 around 40% of approvals were from applications lodged in the same calendar year, while 53% were from applications lodged in the previous calendar year. However in 2014 that trend was reversed, with 58% of approvals from applications lodged in 2014 and only 40% from applications lodged in 2013. This is likely at least partially due to the high number of applications in the 2014 calendar year, but may also be related to other changes to internal processing timelines as well.

1. Meet the social needs of the community by encouraging the provision of affordable and diverse housing types to cater for a changing demographic profile that includes single person, couple and family households, and households with particular needs.

This is interpreted as the need to provide dwellings of different sizes and types to suit different types of households and life stages in Knox. It also refers to the need to provide affordable housing, including social housing.

Changing household needs

The 2011 Census data and resulting projections highlight the need for a diversity of housing to match the changing household needs in Knox. For example:

- There has been an increase in the percentage of Knox residents over 60 from 13% in 2001 to 19% in 2011. This is forecast to reach 23% by 2021.
- The number of people at or near retirement age (60+) has risen by 50% in the last ten years, from 18,000 in 2001 to 28,000 in 2011. It is forecast to continue to increase to 43,000 by 2031.
- There is a declining average household size, from 2.93 in 2001 to 2.75 in 2011 to 2.61 in 2031.
- The number of lone person households and couples without children has risen by nearly 50% in the last ten years, from 19,000 in 2001 to 28,000 in 2011. It is forecast to continue to increase to around 35,000 in 2031.

The number of families with children is expected to increase slightly over the next 20 years; however the number of lone person and couple only households are expected to increase substantially. A diversity of housing sizes will therefore be needed.

The shift towards smaller households is occurring across Knox, due in part to general trends such as ageing of the population and couples waiting longer to start families. However, the existing supply of dwellings in Knox continues to be large detached houses with 3 bedrooms or more. This diverging trend is starting to create a 'dwelling to household mismatch' across Knox with fewer small dwellings available to increasing numbers of smaller households. If this trend were to continue, residents of Knox who wish to downsize to a smaller homes as they age, or young people wishing to purchase their first home, may be forced to look outside their immediate local area to other suburbs. This has been particularly acute in Rowville and other areas where few smaller dwellings are being built than in the older

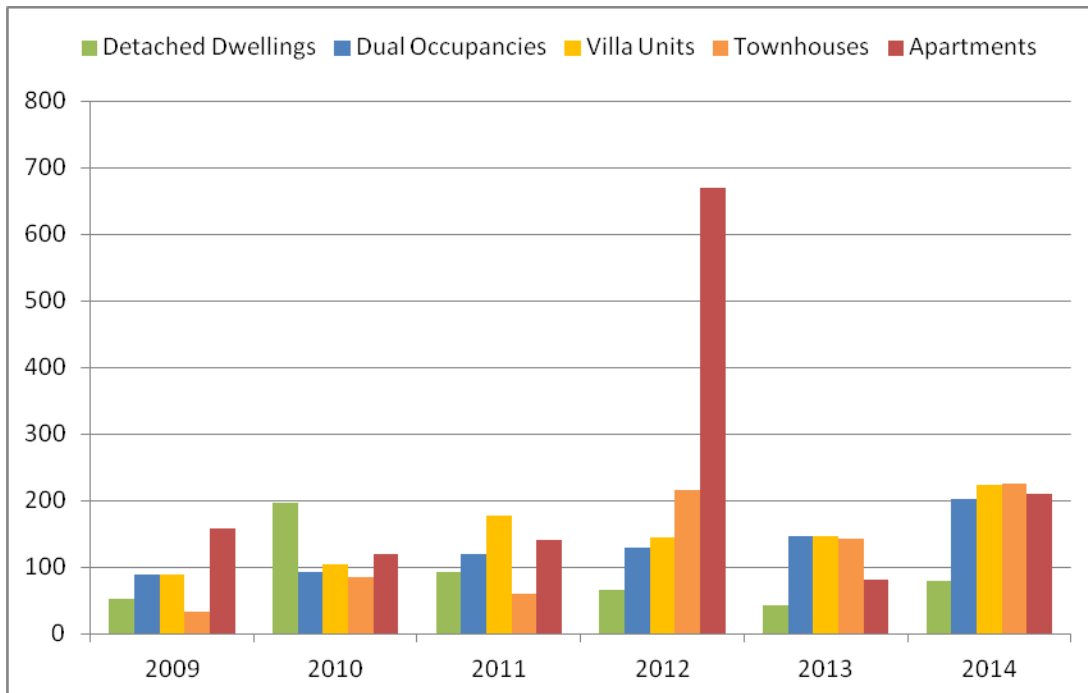
suburbs of Bayswater and Boronia where apartments and townhouses are starting to be built.

Housing diversity

The diversity of housing in Knox can be described by both the type and size of dwellings. By far the dominant type of home in Knox today is detached houses, at 87% of the existing total. The fact that single dwellings represent only 9% of the dwellings approved in 2014 suggests that the current housing policy is helping to deliver a different mix of housing types than is currently available.

In 2014, more townhouses were approved (225 dwellings in 27 applications) than in any other year since Housing Monitoring began, and the number of apartments approved (210 units in 7 applications) was the second highest behind only the unusual year of 2012. The number of dwelling approvals by typology over the last five years is shown in Graph 3. These two types accounted for nearly half of all approvals, 46% of approved dwellings.

Graph 3: Number of new dwellings by type, 2009-2014

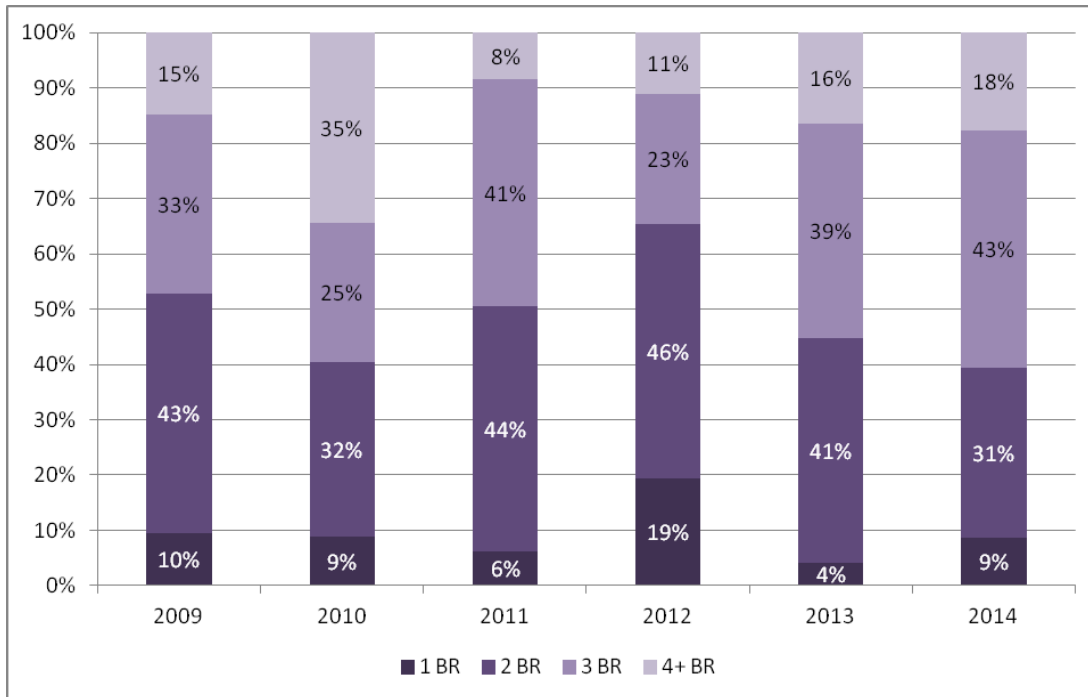


The results for dwelling size were mixed. The most common dwelling sizes in Knox today are 3 bedrooms (48%) and 4 or more bedrooms (31%). Smaller dwellings of 2 bedrooms or less therefore represent only 13% of the available housing stock. The fact that the percentage of the smaller dwellings approved in 2014 is nearly 40% of total approvals means that the current housing policy is helping to deliver a greater range of housing sizes that is currently available.

However, for the first time since Housing Monitoring began in 2008, the most common size of dwellings approved were 3-bedroom dwellings, representing 43% of the total. The number of dwelling approvals by typology over the last five years is shown in Figure 3 below. This represents less of a change from the existing condition in previous years,

suggesting that in terms of dwelling size new housing approvals are not adding to housing diversity as much in 2014 as they have in the recent past. In four of the last five years 2-bedroom dwellings were the most common size approved. Most of this shift to larger dwellings occurred in approvals for villa units and townhouses, while apartments continued to represent mostly 1-bedroom and 2-bedroom dwellings.

Graph 4: Percentage of new dwellings by size, 2009-2014



It should be noted that the number of new net new dwellings approved in 2014 (807) is very small compared to the 53,000 of existing dwellings in Knox. While this relatively low growth rate means that the overall mix of housing sizes and types will change very slowly over time, it can be said that the current housing policy is helping to improve the diversity of dwelling types and sizes over time. However the location of these new smaller dwellings is also an important consideration in assessing the success of the current housing policy. This is discussed in the section on housing location below.

Housing affordability

Housing affordability is a complex and often controversial issue, not just in Knox but across Melbourne and the rest of Australia. Affordability is a function of both the cost of housing and local household income. There are many factors that go into determining the cost of housing: the size and type of a dwelling, the specific location and its proximity to transport and services, the amenity of the surrounding neighbourhood and the individual street, and the mix and availability of dwellings in the surrounding suburbs and municipalities. Some of these factors are related to planning decisions, but much of the remaining equation relies on market forces and personal preferences which are outside the influence of the Planning Scheme.

Most of the existing housing stock in Knox consists of large, detached dwellings. As a result, the addition of smaller dwellings such as apartments and townhouses can make a positive

contribution to housing affordability by providing options for buying and renting at a lower price point. Smaller dwellings also often offer lower maintenance and running costs, since they require less energy to heat and cool than large dwellings.

This means that affordability is not just an issue for those of low income, but also the diversity of housing prices and types locally. Because Knox is currently made up of mostly large, detached houses, there are fewer opportunities for smaller, lower-priced options. Therefore the approval of smaller units in apartments and townhouse developments help to increase options for housing at lower price points. These options are particularly important for those who may not want or be able to afford a large house, which includes many young people, new families, 'empty nesters' and pensioners.

The majority of smaller dwelling approvals in 2014, as in past years, are located in Activity Centres, close to services and infrastructure. While 3-bedroom dwellings made up 58% of approvals outside Activity Centres, 2-bedroom dwellings accounted for 53% of dwellings inside Activity Centres. This means that more affordable living options that Knox needs are being provided in the areas that are closest to shops, activities, and public transport. Having these choices within walking and cycling distance helps reduce dependence on driving, which can add to affordability by reducing travel costs associated with driving. This may particularly benefit those with limited or no access to a car, including young people and aged residents among others.

No social housing projects were approved in 2014, marking the third year in a row with zero new units approved. This is particularly concerning given the growing need for Knox residents to access such housing. From now until 2030, 700 new social housing dwellings are required to meet the needs of low-income, non-home owning Knox residents. If the need is to be met within a reasonable, five-year timeframe, it equates to 95 social housing dwellings per annum from 2010-2015 (12% of the net new dwellings approved in 2014), then 15 social housing dwellings per year thereafter to 2030.

The Planning Scheme can only *encourage* the provision of social housing – there is currently no means of specifying provision of social housing within the Planning Scheme. It can be negotiated during the process of amending the Planning Scheme to rezone land for residential use, as happened at the Austral Bricks site on Stud Road and is happening with the Orchards rezoning on High Street Road, both in Wantirna South. Negotiations such as this also need a willing social housing provider – either the Office of Housing or a Registered Housing Association.

Housing accessibility

Accessible design features are encouraged in the Municipal Strategic Statement of the Knox Planning Scheme, but like social housing to date these have needed to be negotiated rather than mandated. The supply of housing without steps and taller apartment buildings where lifts are provided can meet some of these needs. The internal fittings of dwellings are dealt with predominantly through the building system. The new Knox Housing Strategy 2015, adopted by Council in January 2015, proposes clearer design requirements as described in the accompanying Residential Design Guidelines.

2. Ensure the planning for housing development contributes to sustainable urban growth and change and the design of new dwellings incorporate best practice sustainable building performance measures.

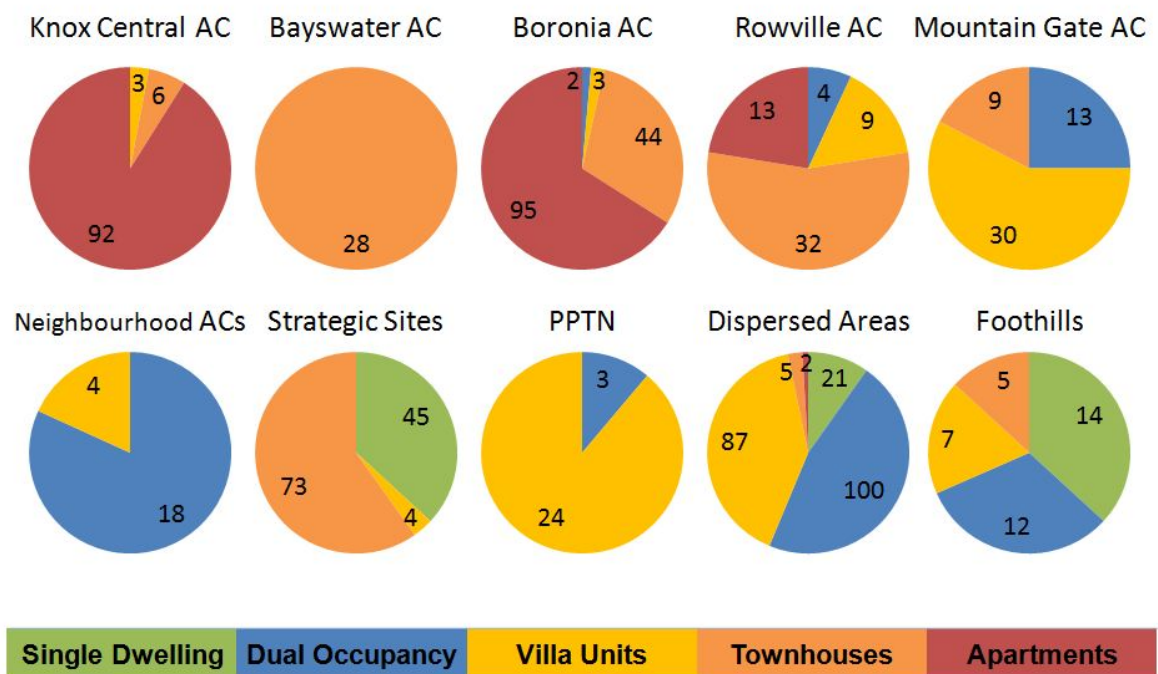
This is interpreted as both the distribution of new housing and the design of individual dwellings.

Housing location

The Housing policy applies this principle more broadly by directing more housing to preferred locations with better infrastructure and services (i.e. Activity Centres, Strategic Redevelopment Sites and along the PPTN), and more housing away from areas that have a special character to be protected (such as the Dandenong Foothills). More development in locations with good infrastructure and services contributes to sustainable urban growth. More people living closer to, for example, shops, jobs and community centres, or in locations where these can be easily accessed, can reduce car dependency. Less development in areas with environmental values helps, for example, to protect biodiversity.

Although dwelling diversity is changing slowly across the whole of Knox, the concentration of approvals for apartments, townhouses, and other small dwellings in Activity Centres and along the PPTN means that it is changing more rapidly in areas with good access to transport and services. This will help serve the wider objectives of the City Plan in increasing walking and cycling and providing greater opportunities for living locally.

Graph 5: Mix of dwelling typologies across different Housing Policy areas



Nearly all of the apartment approvals in 2014 occurred within the main Activity Centres of Knox Central, Boronia, and Rowville. There were no apartment approvals in the Bayswater Activity Centre in 2014, which had just five planning applications for townhouses, far fewer

applications than in past years. Townhouses were also the most common dwelling type in applications within the Rowville Activity Centre, which continues to see changes in dwelling size and type when applications are compared to the existing housing stock.

It is important to note that the Activity Centre figures above relate only to the areas covered by Structure Plans and related planning controls, not the entire suburbs of Bayswater, Boronia, and Rowville. There were many developments for dual occupancies and villa units in these suburbs outside the Activity Centre boundaries, which show up under 'Dispersed Areas'. For example there were many applications for villa units just to the south of the Activity Centre in Bayswater.

Approvals in Strategic Sites were a mix of townhouses in the Harcrest Site in Wantirna South and a number of subdivisions in a few remaining strategic sites in the Foothills. Approvals in Strategic Sites were a mix of townhouses in the Harcrest Site in Wantirna South as well as a number of subdivisions in a few remaining strategic sites in the Foothills (which do not qualify as Strategic Sites under the new Knox Housing Strategy). Neighbourhood Activity Centres saw a similar distribution to the rest of the dispersed areas, suggesting the current Housing Policy is not delivering a higher-density mix in these areas. However, this can be seen as a good outcome in the context of the different approach to these areas taken by the new Knox Housing Strategy 2015. In the new Strategy, Neighbourhood Activity Centres are replaced with fewer, smaller Local Living areas in key locations and higher-density development is directed more strongly toward Activity Areas in the major centres of Bayswater, Boronia, Rowville, and Knox Central.

Housing design

Dwelling size is another indicator of sustainability. Smaller dwellings usually have reduced running costs, for example, heating and cooling. The increased number of apartments, townhouses, villa units and dual occupancies can contribute to this aspect of sustainability. Conversely, several smaller dwellings replacing or adding to one larger dwelling on a lot can reduce the amount of permeable land on the block available for tree planting and stormwater capture, having a negative impact.

Achieving sustainable outcomes in the planning process is being addressed in Knox by the application of Sustainable Tools for Environmental Performance Strategy (STEPS). All planning applications for residential development of three or more units, and all mixed use developments, are subject to an assessment for which STEPS can be used as a tool. Council has commissioned an annual report to assess the success of STEPS: *Environmentally Sustainable Design in the City Planning Department, Organica Engineering*. The most recent report examined the results from July 2013 to June 2014.

The 2013-2014 report found that the program is continuing to work well, achieving clear environmental benefits that provide measurable reductions in Knox's environmental footprint. It is also enabling successful engagement with designers in and around Knox to deliver greener, more sustainable buildings. Specifically, calculations found that the residential applications complying with sustainable design measures in 2013-2014 would save approximately 1,461 tonnes of carbon dioxide equivalent and 30,805 kilolitres of water every year for the life of the dwellings, as compared to the standard Victorian developments of the same size and number. In addition, the number of residential developments

submitting STEPS reports has been rising steadily from year to year, from 35 applications representing 112 dwellings in 2010-2011 to 55 applications representing 526 dwellings in 2013-2014.

Housing design and sustainable building performance measures are complex issues that the new Knox Housing Strategy seeks to address in greater detail. Finding more ways to improve the quality and sustainability of design has been a key objective in the development of the new Strategy, and will be a key aspect of the new Housing Monitoring Program beginning in the next report for the 2015 calendar year.

3. *Manage the conflict between the need for more housing and maintaining the valued qualities of identified areas of environmental and character significance by allowing residential suburbs to continue to evolve and change but in a way that strengthens the distinctive characteristics of each neighbourhood.*

The Housing policy implements this principle in conjunction with the Neighbourhood Character and Dandenong Foothills policies and Foothills overlays in the Knox Planning Scheme.

Since the Housing policy and Dandenong Foothills suite of planning controls were introduced in 2006, there has been a significant reduction in the number of permits issued for development in the Foothills. In 2014, 38 net new dwellings were approved in the Foothills, including new subdivisions. This continues a general downward trend, from 47 in 2013 and 73 in 2012, as the last remaining larger sites are subdivided and developed. Some development in the Foothills is expected, as the current Housing policy and new Knox Housing Strategy do not (and cannot) prohibit development in this area. However the relatively low numbers of new developments and low-density character of new approvals are consistent with the goals of the Foothills policies in the Knox Planning Scheme.

Another positive trend is that most dwellings approved in dispersed areas in 2014 were for single dwellings (10%), dual occupancies (49%) and villa units (42%). Smaller developments like these are generally able to help maintain the character of these established suburbs better than larger townhouse and apartment applications which represent greater levels of change.

4. *Ensure that residents have improved access to services, facilities and public transport by encouraging more housing within activity centres and in appropriate strategic locations.*

The Housing policy applies this principle in its objective to direct development to preferred locations within Activity Centres, Strategic Redevelopment Sites and along the Principal Public Transport Network. The response to this principle is the same as for Principle 2.

5. Provide effective leadership and direction for the proper management of urban growth within the City of Knox to ensure that there is a sound foundation for decision making for future housing provision.

The current Housing Policy was created as a response to this principle, and seeks to guide and manage urban growth within Knox. Based on the findings of the Housing Monitoring Program for 2014, the Housing Policy continues to be effective in directing new housing to preferred locations such as Activity Centres, and away from areas worthy of protection as specified in the policy such as the Foothills. The diversity of housing continues to improve, particularly in areas designated for higher change. Progress in increasing environmentally sustainable design continues. And the issue of design quality, which has been identified as an area for improvement in past Housing Monitoring Reports, has been a major focus of the new Knox Housing Strategy 2015 and Residential Design Guidelines, adopted by Council in January 2015.

Despite the Housing Policy generally achieving its stated objectives, there continues to be community concern about the scale and of rate change in some areas. Structure Plans which aim to provide additional clarity and increased certainty about future development have recently been completed in Ferntree Gully and Rowville, with one in Upper Ferntree Gully in progress. The relatively small number of appeals to VCAT in 2014 (19) is evidence that these plans and the development of the new Knox Housing Strategy are helping to alleviate some of this community concern and uncertainty. VCAT only overturned 6 of the 11 Council refusals that were referred to it, and supported all 5 of referred Council approvals.

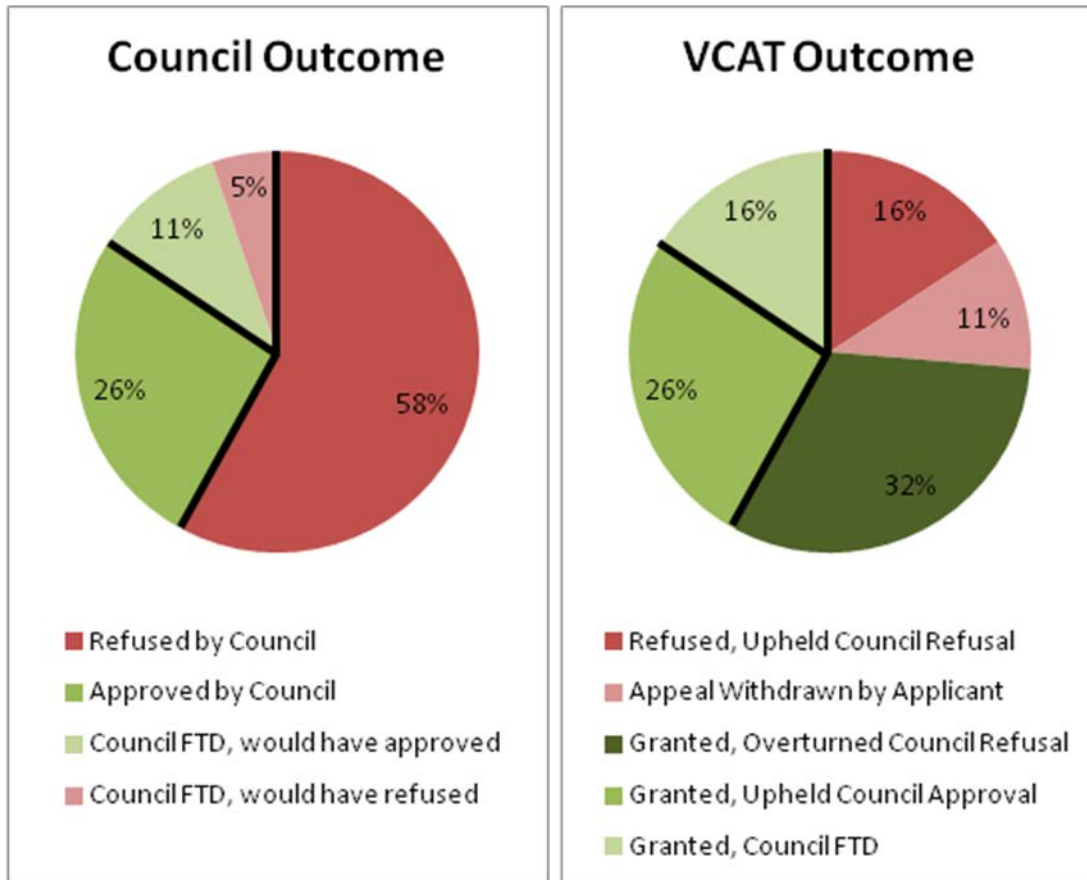
Council responded to the community's concerns by completing a comprehensive community engagement program, Knox@50, in 2012. This commitment to engaging with the residents of Knox on issues related to housing and development has seen more major milestones with the adoption of the Ferntree Gully Village Structure Plan in 2014 and the Knox Housing Strategy, Residential Design Guidelines, and Rowville Plan in January 2015.

While many of the issues related to housing, development, and change were at the forefront of many discussions between Council and the community in 2014, there are signs that the gap between the expressed values of the community and the planning environment in Knox is beginning to close. This may be in part due to shifting attitudes in the community as a result of extensive engagement around the new Knox Housing Strategy and Residential Design Guidelines, new structure plans in Ferntree Gully and Rowville, and new controls under development in Upper Ferntree Gully and neighbourhood centres in the Foothills. But it is also likely a result of greater levels of clarity in the planning system that the new Housing Strategy and structure plans provide.

One measure that suggests an improving alignment between community expectation and planning decisions is the drop in the number of planning decisions referred to VCAT in 2014. In 2012 and 2013, 44 applications per year were referred to VCAT. Most of these were applicants seeking to overturn Council's refusal of a planning permit, which happened in 73% and 81% of cases, respectively. In 2014 the total number of VCAT referrals fell to 19 applications. Of these, VCAT granted 6 permits of 11 Council refusals, for a rate of 55%.

VCAT upheld all 5 Council approvals, and also approved all 3 cases that were referred as a Failure to Determine.

Graph 6: Breakdown of Council planning decisions vs. VCAT decisions, 2014



7. KNOX HOUSING STRATEGY 2015 AND NEW HOUSING MONITORING PROGRAM

The new Knox Housing Strategy and Residential Design Guidelines and Amendment C131 containing the associated changes to the Knox Planning Scheme were adopted by Council in January 2015. The new Strategy applies a scaled approach to future housing, which more clearly identifies the role that different areas in Knox will play in the provision of new housing, and provides stronger guidance and controls to achieve an appropriate balance between our future housing needs and preserving Knox’s important neighbourhood character.

1. A diversity of housing choice is provided in appropriate locations
2. Residential development better responds to the community’s current and future needs, and allows people to ‘age in place’
3. Energy, water and waste efficient design is increased in residential sectors
4. Quality housing design in Knox is improved to better respond to neighbourhood identity and create a stronger sense of place
5. Protect and enhance landscape and environmental values of natural areas of significance within the municipality

6. Development recognises the significance of the natural environment, respect the character of place and responds to neighbourhoods in an integrated and balanced manner

One of the key features of the new Strategy is the definition of four new policy areas across the existing residential areas in Knox: Bush Suburban, Knox Neighbourhood, Local Living, and Activity Areas. The new Strategy also specifies the preferred housing types for each policy area. The Residential Design Guidelines, in turn, provide a detailed definition of these housing types to achieve a greater level of clarity to help guide appropriate development and design outcomes across the municipality.

This year, 2014, will be the last Housing Monitoring Report undertaken in the current framework guided by the Housing Statement 2005. Now that the new *Knox Housing Strategy* has been adopted by Council, it will support a new and updated Housing Monitoring Program beginning in 2015. This new program is currently under development and will be reported to Council prior to its implementation next year.

The new Housing Monitoring Program will include a new set of indicators based on the six City Plan strategies that the new Knox Housing Strategy seeks to implement. These indicators have been chosen based on a more detailed description of the outcomes that each of the six objectives is seeking to achieve, and an assessment of the availability of data to measure these outcomes. This includes data available from within Council, such as the statistics on planning and subdivision applications and Knox-specific residential surveys. It will also use data from external sources such as Census data. Other new external data sources are also under consideration, depending on availability and funding. These include new Victorian State Government residential constructions data, multi-spectral aerial imagery, and data from walkscore.com, a website that uses an algorithm to assess walkability based on proximity to services and transport.

8. REFERENCES AND FURTHER INFORMATION

Knox Housing Statement 2005 (updated 2007), Knox City Council

Knox Planning Scheme

Knox City Council Affordable Housing Action Plan (2007–2012)

2011 Census data, Australian Bureau of Statistics

Knox Housing Strategy 2015, Knox City Council (adopted January 2015)

Residential Design Guidelines, Knox City Council (adopted January 2015)

Proposed Amendment C131 to the Knox Planning Scheme (adopted by Council January 2015)