Planning and Environment Act 1987

Monash Planning Scheme

Amendment C174mona

Explanatory Report

Overview

Amendment C174mona proposes to implement the recommendations of the *Monash Affordable Housing Strategy* (Monash City Council, September 2023) by making changes to the Municipal Planning Strategy, Planning Policy Framework and other relevant provisions of the Monash Planning Scheme to facilitate an increase in the provision of affordable housing across Monash.

The proposed changes also provide additional policy context that recognises that there has been a significant decline in housing affordability in Monash.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Monash City Council website at www.monash.vic.gov.au/amendment-c174

The amendment is available for public inspection, free of charge, during office hours at the following places:

Monash City Council
Civic Centre
293 Springvale Road
Glen Waverley VIC 3150

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **Friday 7 March 2025**.

A submission must be sent to:

Monash City Council
PO Box 1
Glen Waverley VIC 3150

OR strategic.planning@monash.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: week commencing 9 June 2025

- panel hearing: week commencing 14 July 2025

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Monash City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Monash City Council.

Land affected by the amendment

The amendment applies to all land within the City of Monash.

What the amendment does

The amendment proposes to implement the *Monash Affordable Housing Strategy* (Monash City Council, September 2023) by making changes to the Monash Planning Scheme.

Specifically, the amendment proposes to:

- Amend Clause 02.03-5 (Housing) to recognise that there has been a significant decline in housing affordability in Monash and include a strategic direction to prioritise, facilitate and increase the availability of affordable housing in the municipality.
- Introduce Clause 16.01-2L (Housing affordability) to include strategies and policy guidelines that support opportunities to increase affordable housing across Monash and include the Monash Affordable Housing Strategy (Monash City Council, September 2023) as a policy document.
- Amend the Schedule to Clause 72.08 (Background Documents) to include the *Monash Affordable Housing Strategy* (Monash City Council, September 2023) as a background document.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to give planning effect to the Monash Affordable Housing Strategy, which was adopted by Monash City Council on 26 September 2023.

The amendment gives local effect to State planning policy objectives for facilitating the provision of affordable housing.

Amendment C174mona proposes to make changes to the Monash Planning Scheme so that it is consistent with Council's adopted policy position on affordable housing and progresses implementation of the Monash Affordable Housing Strategy. The amendment does this by:

- Introducing policy statements on the need for affordable housing in Monash;
- Introducing a new local planning policy with an objective to facilitate the provision of affordable housing in Monash;
- Including policy guidelines in the new local policy that consider the provision of a minimum of 6% affordable housing when rezoning to facilitate residential use and for a residential development of 20 or more dwellings; and
- Including the Monash Affordable Housing Strategy, 2023 as a background document in the Monash Planning Scheme.

How does the amendment implement the objectives of planning in Victoria?

The amendment supports the objectives of planning in Victoria under Section 4(1) of the

Planning and Environment Act 1987, as follows:

a) to provide for the fair, orderly, economic and sustainable use, and development of land;

The fair, orderly, economic and sustainable use and development of land is met by increasing the supply of affordable housing.

c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

Increasing the supply of affordable housing helps to secure a pleasant, efficient and safe living environment for all Victorians.

fa) to facilitate the provision of affordable housing in Victoria;

The amendment will facilitate the provision of affordable housing by introducing new objectives and strategies into policy that will increase the supply of affordable housing.

g) to balance the present and future interests of all Victorians.

The amendment balances the present and future interests of all Victorians by increasing the supply of affordable housing.

How does the amendment address any environmental, social and economic effects?

The amendment will have positive social and economic effects for Monash through

facilitating an increase in the supply of affordable housing in the municipality.

The Monash Affordable Housing Strategy recognises that there is a strong case for providing better access to affordable housing in Monash. The benefits will not only go to the people who live in the housing, but also to the wider community.

Social effects

The Monash Affordable Housing Strategy identifies the following key social benefits to increasing the supply of social and affordable housing:

- Reduced disadvantage through lower rates of housing stress and reduced risk of homelessness.
- Improved diversity by creating the opportunity for people with any income level to live and work in the community.
- Enabling residents to stay in their local area through different life stages and maintain strong social and community networks.

Economic effects

The Monash Affordable Housing Strategy outlines the following key economic benefits to increasing the supply of social and affordable housing:

- Increased economic efficiency by ensuring that high housing costs do not exclude diverse members of the labour force from good access to jobs in the City of Monash.
- Reduced housing costs which enable greater expenditure to be directed into productive areas of the economy.
- Reduced demand for government and not-for-profit assistance for housing.
- Reduced movement and congestion costs associated with living distant from employment or services.

Does the amendment address relevant bushfire risk?

This amendment has no impact on bushfire risk.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The Amendment complies with the requirements of:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 9 states that a planning authority must have regard to the Metropolitan Planning Strategy, *Plan Melbourne 2017-2050*. The amendment responds and assists in the implementation of the following directions of Plan Melbourne:

    - Direction 2.1 seeks to manage the supply of new housing in the right locations to meet population growth and create a sustainable city.
    - Direction 2.2 seeks to deliver more housing closer to jobs and public transport.
    - Direction 2.3 seeks to increase the supply of social and affordable housing.
    - Direction 2.4 seeks to facilitate decision-making processes for housing in the right locations.
    - Direction 2.5 seeks to provide greater choice and diversity of housing.
    - Direction 5.1 seeks to create a city of 20-minute neighbourhoods.

- The amendment complies with Ministerial Direction No. 11 - Strategic Assessment of Amendments under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the Planning Policy Framework and adopted State policy, in particular the following:

- Clause 16.01-1S (Housing supply) which seeks 'to facilitate well-located, integrated and diverse housing that meets community needs'.
- Clause 16.01-1L-01 (Housing supply – Monash) which seeks to 'promote a variety of dwelling sizes and types to promote greater affordability of housing and choice in medium and large urban developments'.
- Clause 16.01-1L-01 (Housing supply – Monash) which seeks to 'increase the provision of social housing and housing that meets special needs including housing for older people, close to activity centres, public transport and retail and community facilities'.
- Clause 16.01-2S (Housing affordability) which seeks 'to deliver more affordable housing closer to jobs, transport and services'.

How does the amendment support or implement the Municipal Planning Strategy?

The Amendment supports the Municipal Planning Strategy (MPS), including the following:

- Clause 02.03-5 (Housing) which recognises that as current suburban housing stock ages and the size and profile of the community change, different forms of housing will be needed, along with the provision of affordable housing.
- Clause 02.03-5 (Housing) which includes the strategic direction to 'assist in the provision of social and affordable housing'.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions (VPP's).

The amendment updates local policy by implementing the Monash Affordable Housing Strategy to provide additional policy context, an objective, strategies and policy guidelines to increase the supply of affordable housing within the municipality.

How does the amendment address the views of any relevant agency?

The amendment will be referred to all relevant agencies during the exhibition of Amendment C174mona.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment will not have a significant impact on the transport system.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will not have a significant impact on the responsible authority's resource and administrative costs.