

Homes Victoria submission to draft Amendment C244melt to the Melton Planning Scheme

Document	Section	Comments	Changes requested
Melton East PSP	3.1.1 / O5 Objectives – viable densities	Homes Victoria agrees with a target of 12% of affordable housing, based on the Affordable Housing Needs Assessment background report	No change requested.
Melton East PSP	3.1.2 / Table 2, G3 Requirements and guidelines – viable densities	The guideline’s current wording (<i>Residential subdivision and development that contributes to meeting the 12% affordable housing target is encouraged</i>) could be strengthened.	Amend guideline to read as follows: <i>“Applications for residential subdivision and development should demonstrate how they will contribute to the target of 12% of affordable housing.”</i>
Melton East PSP	3.1.2 / Table 2, G4 Requirements and guidelines – viable densities	While affordable housing is preferred in high amenity areas, other areas should not be discounted for affordable housing. Many lower income households seek larger dwelling sizes that are typically found outside of high amenity areas.	Amend the guideline to read as follows: <i>“Affordable housing products should predominantly be located in high amenity areas (shown as amenity area high/ standard on Plan 3 - Housing), close to services and community facilities and provide for a range of housing typologies to meet demonstrated local needs generally in accordance with Table 3 Housing density and diversity. As many lower income households seek larger dwelling sizes, social and affordable rental housing can also be located across the balance area where appropriate.”</i>
Melton East PSP	3.1.2 / Table 3 Housing density & diversity	Within the ‘typologies’ sections of <i>amenity area (high)</i> and <i>amenity area (standard)</i> , it should be made more explicit that a variety of smaller dwelling sizes should be provided	Amend sentence under “Typologies” to read as follows: <i>“To support delivery of diverse housing outcomes in amenity areas, planning applications should enable opportunities to deliver at least three (3) different housing typologies, featuring various-sized dwellings including one-and two-bedroom homes [...]”</i>
Melton East PSP	3.1.2 / Table 4 Affordable housing delivery guidance	It is unclear what ‘subsidised market housing’ refers to. While this is defined in the background report, it should be made clearer in the actual PSP document too. *	Please define ‘subsidised market housing’ in Appendix 7 – Glossary of terms.

Document	Section	Comments	Changes requested
		Please also note current work underway to change the definition of 'affordable housing'. Once approved, the PSP and background document should be updated accordingly.	
Melton East Supplementary ICP	5.9.2 Housing	DHHS is now DFFH	Please replace <i>Department of Health & Human Services</i> with <i>Department of Families, Fairness and Housing</i>
AHNA Background report	1.3 Defining 'Affordable Housing' *	The definition of Affordable Housing broadly reflects the current legislative and policy framework across government. However, private rental housing and affordable housing are separate tenure types operated and delivered in different ways.	Remove 'private market housing' from <i>Figure 2: Affordable housing nesting diagram</i>

* We understand the difficulties in providing directions for the contribution of affordable housing when the term 'affordable housing' is not clearly defined in the current legislation. However, in trying to reduce confusion through different language and definitions, the introduction of new terms continues to be a significant challenge for both the sector and within government. The market suggests this confusion is an impediment to delivering the outcomes. Noting that current work is underway to streamline the definition of affordable housing, it is important to update the definition of affordable housing within the PSP and its background document once a new definition will be introduced.