

What are Hume's housing needs?

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Melbourne is continuing to grow. People are living longer. And more people are living in smaller households for longer. These three factors are driving a continued high need for more housing across the State, particularly in Melbourne.

Previously Melbourne has accommodated the majority of the housing needs in new suburbs on

the fringe of the city. But this can no longer be sustained due to its impact on valued environments and contribution to climate change, and rising servicing and infrastructure costs.

Reflecting this, the State Government's *Plan Melbourne* has a goal for 70% of new housing to be located in established areas.

Whilst the majority of this housing will be in the inner areas of Melbourne, the middle suburbs of Melbourne will also need to accommodate more housing, particularly if people want to stay living in the area as their housing needs change.

This includes much of Hume's established areas.

What are Hume's housing needs?

Over the next 20 years Hume will be welcoming approximately 130,000 new residents. At the same time, the profile of Hume's population is also changing.

This is driven by changing trends in society such as an ageing population who want to age in their local community, the growth of lone and couple households, and worsening housing affordability.

Currently, only 9% of our homes have one or two bedrooms, yet there nearly 40% of our community is made up of only one or two people who may want a smaller home.

Limited housing choice means that there is a growing group of individuals and families who may have trouble finding a home in Hume in the area that meets their needs and which they can afford.

Some residents may be unable to stay in their local community, meaning they may have to travel long distances to jobs, schools, services, not to mention family and friends.

Who has different housing needs?



Students and young people

"I want to move out on my own or with friends, somewhere small and cheap that doesn't require much work."



Older people

"I want to stay in my local community close to friends and family, however I can no longer maintain my large house and garden, and I find it difficult to climb stairs."



First home buyers

"I need something I can afford, and am happy to buy something small just to enter the property market and upgrade later when I need more space or can afford something bigger."



Single parent families

"It's just the kids and me so we need a house that is affordable, size would be a bonus."



Divorcees and separated people

"When I separated from my partner I didn't have much money, I want something small and affordable in the same area so I can be close to my kids."



Empty nesters

"Now the children have gone we don't need as much space, in fact it would make sense to downsize to something smaller which requires less effort to maintain and will help us top up our super."



People with low levels of mobility or a disability

"My house needs to be easy to live in, I need to be able to get around easily and not have to do much work on it."



People and families on low household incomes

"I need housing that is cheap as I can't afford much, and it would be good if it is close to transport and services."



New migrants

"I've just arrived so I can't afford much right now. Longer term my wider family will be living with me so I need something with lots of bedrooms."



Amendment C263 Fact Sheet

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What if we do nothing?

If we do nothing, by 2041 there will be potentially over 40,000 households in Hume that will not have access to the housing choices they need.

Without greater housing choice, residents may be forced to stay in inadequate housing or be forced to move away from their local area and travel long distances to the things they need such as education, employment, and local services.

Current controls in the Hume Planning Scheme provide little guidance for where growth should be accommodated and what it should look like, and the housing market is not responding to community need.

Not everybody wants and needs the same house. It is important that future planning tries to balance the needs of everyone, including the needs of future generations.

How can we improve housing choice in Hume?

Council has adopted the *Housing Diversity Strategy* (Hume City Council, 2023) which aims to:

- direct housing growth to the most appropriate locations,
- increase housing choice and diversity, including affordable housing,
- facilitate well designed and sustainable housing.

Council is now seeking to implement the directions of the Strategy and Council's other strategic housing work into the Hume Planning Scheme through Amendment C263.

To support the Amendment, Council has also prepared a *Good Design Guide*. This will help ensure new multi-dwelling housing and low scale apartments are well designed, more liveable and fit better into our streets and neighbourhoods.

Information about the Amendment and how to have you say can be found on Council's website.

HumeLink

Multilingual telephone
information service

Enquiries 9205 2200

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