

**Submission
No 44**

INQUIRY INTO APARTMENT DESIGN STANDARDS

Organisation: Glen Eira City Council

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29 October 2021

The Committee Manager
Legislative Assembly Environment and Planning Committee
Parliament House, Spring Street
EAST MELBOURNE VIC 3002

apartmentdesign@parliament.vic.gov.au

Dear Committee

I write on behalf of Glen Eira City Council (**Council**) to provide a Submission to the Legislative Assembly Environment and Planning Committee's "Inquiry into apartment design standards".

Council firstly notes the State Government's consultation on *Better Apartments in Neighbourhoods - Discussion Paper 2019* and the subsequent *Better Apartments in Neighbourhoods - Preview Standards, February 2021*. The recommendations are welcomed as improvements to the design and function of apartment buildings, particularly its response to aspects such as provision of communal open space, landscaping and canopy tree planting and quality of building materials.

This Submission will address two key considerations (1) improving Environment Sustainable Design (**ESD**) initiatives within apartment buildings, and (2) improving housing affordability.

ESD initiatives

At a special meeting on Tuesday 5 May 2020, Council passed a motion to declare a climate emergency. Council also committed to ambitious new carbon emission reduction targets including zero net corporate emissions by 2025 and zero net community emissions by 2030.

There is an opportunity for the Victorian Government to take a leadership role to achieve net zero emissions within these timeframes or sooner. Enhancing the ESD performance of apartment building design will assist to achieve these targets.

Council calls on the Victorian Government to provide a consistent and ambitious ESD Policy framework within all planning schemes to address this clear gap. It is recommended that apartment design standards need to provide opportunities to incentivise the development of zero emissions buildings.

Housing affordability

Affordable housing is integral to the liveability and accessibility of communities throughout Glen Eira. The trend over recent decades for rising house prices and

rents with limited investment in social and affordable housing, has led to an increase in the number of households experiencing housing stress.

A key consideration for the Inquiry should be enabling housing affordability through apartment building design to ensure that future apartment design standards can support the provision of affordable housing options.

Apartment designs standards need to be supported by a mechanism to secure different housing affordability tenures. Council submits that to achieve this is to introduce a state-wide inclusionary zoning policy and/or planning tools to allow all councils to pursue mandatory inclusionary zoning approaches through their planning schemes. A mandatory inclusionary zoning requirement could be inserted as a Particular Provision in the Victorian Planning Provisions, operating in a similar way to open space contributions or within the existing Apartment Design Standard Particular Provision.

Other comments

The majority of planning applications for apartment buildings within Glen Eira include predominantly one and two bedroom dwellings with limited family sized and larger apartments. Planning mechanisms to support the provision of a greater proportion of family sized and larger apartments is necessary to assist a transition to apartment living.

I look forward to your consideration of these matters. If you have any questions, please call Paul Wood, Manager Urban Planning on [REDACTED] or [REDACTED]

Yours sincerely



Ron Torres
Director Planning, Place and Sustainability

