

# Towards a city with housing for all

## Fact sheet on housing in Moonee Valley

February 2025



# Creating a housing strategy

Council is preparing a housing strategy that will include a plan for how future housing growth is accommodated in Moonee Valley. The strategy will recommend how new residential zones should be applied across Moonee Valley to manage growth appropriately, while keeping our neighbourhoods liveable.

**Our MV2040 housing vision:**  
That Moonee Valley will be a **city with housing for all.**



**Target:** Housing is appropriate across our city for all stages and circumstances of life.



## What we've heard so far

In 2024, a panel of community members told us what **'a city with housing for all'** looks like. The panel explored the various housing-related issues and opportunities.

The panel made 22 recommendations to Council, some of which have been highlighted throughout this fact sheet. We will seek to use these recommendations in the housing strategy where possible.

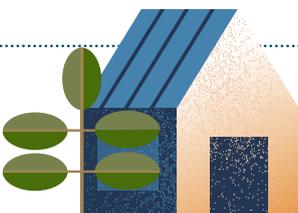
You can view the complete set of recommendations at [yoursay.mvcc.vic.gov.au/housing](https://yoursay.mvcc.vic.gov.au/housing)



Moonee Valley's Community Advisory Panel sharing their ideas on housing.



Moonee Valley's Community Advisory Panel exploring an apartment layout designed for the Future Homes program.



Our Community Advisory Panel recommended:

***"Moonee Valley City Council should engage with the community to encourage the understanding of the needs and benefits associated with housing diversity, good design and high sustainability standards."***

In Moonee Valley, there are:



**126,500**  
people

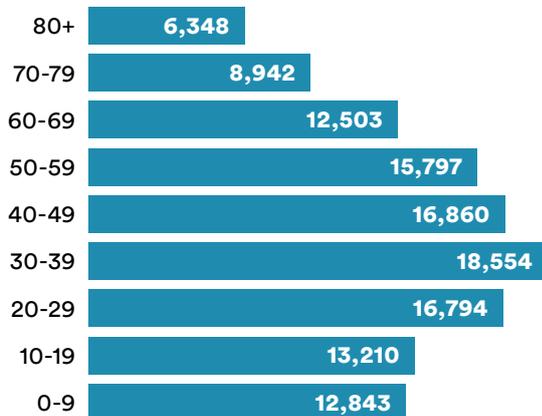


living in  
**55,115**  
homes

## Our residents



**39** median age



**27.8%** were born overseas



**34.4%** speak languages other than English at home

## Our homes



## Our households



**2.4** average number of people per household



**30%** of households are made up of couples with children



**\$2,188** median monthly mortgage repayments

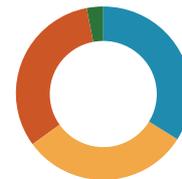


**\$386** median weekly rent amount

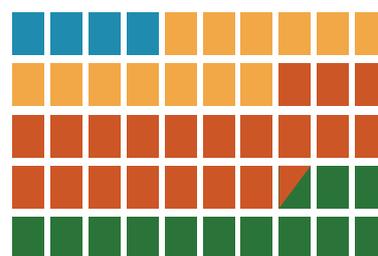
Household size



Housing tenure



Cars per household



Number of bedrooms

# Our future housing needs

**Our city is home to people of all ages and backgrounds and stages of life. Ensuring a range of housing types across our neighbourhoods, along with identifying areas for growth, we can plan for our growing and changing population.**

Many different factors influence housing affordability.

### Demand

-  Population growth
-  Changing household sizes and preferences
-  Locational factors such as the availability of jobs, schools, public transport and amenities
-  Interest rates
-  Federal and state taxation policies

### Supply

-  Construction costs and skills shortages
-  Finance costs and business insolvencies
-  Planning regulations and processes
-  Investment in social housing



## Victorian Government housing targets

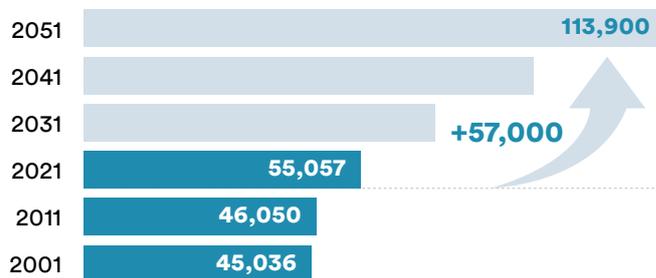


Melbourne is experiencing significant population growth. The population of Melbourne is expected to grow by **2.9 million people** by 2051. This would result in a population of approximately **8 million people** in 2051: close to the size of London today.

As the population grows, it's important to ensure that the right types of homes can be built in the right locations to meet the future needs of our community.

The Victorian Government has set a target for **1.93 million new homes** to be constructed across Greater Melbourne by 2051. They want seventy per cent of these new homes to be in established parts of Melbourne, near jobs and existing infrastructure, with the other 30 per cent in greenfield growth areas.

There are currently over 55,000 homes in Moonee Valley, made up of houses, townhouses, units and apartments. The Victorian Government has set a [draft housing target](#) for an additional **57,000 new homes** to be constructed in Moonee Valley by 2051. As we develop our housing strategy for Moonee Valley, it will need to meet the Victorian Government's housing targets.



- Existing homes in Moonee Valley (ABS Census)
- Draft housing target for Moonee Valley (Victorian Government)



Our Community Advisory Panel recommended to:

***“Encourage diverse developments and designs that provide for residents of different financial means, occupancy and family structures, physical needs and life stages.”***

# Liveable neighbourhoods

We've heard from our community that you want us to focus on 'living locally.' This idea is all about creating communities where people can get to most of their daily needs within a short walk, cycle, or public transport trip. That means more time for the things that matter.

*"The more a city sprawls, the less liveable it becomes for the people who call it home."*

Victoria's Housing Statement, 2023

## What makes a neighbourhood liveable?



**Housing close to services and transport**



**Thriving local economies**



**Services and destinations that support local living**



**High quality public realm and open spaces**



**Safe, accessible and well connected for pedestrians and cyclists**



**Climate resilient communities**

Our Community Advisory Panel recommended:  
*"Council advocates for the upgrading, improvement and extension of the necessary infrastructure beyond the current activity centres."*



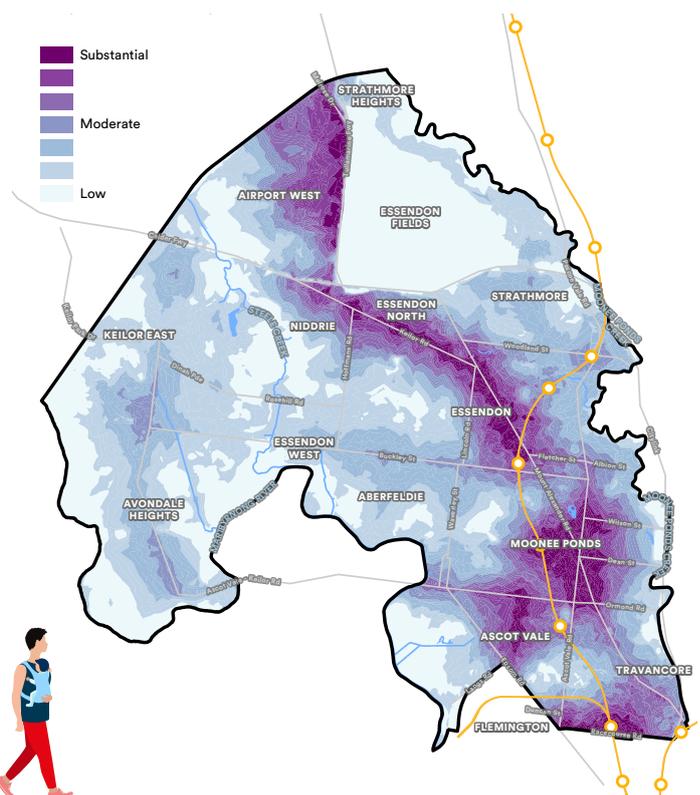
## Walkability in Moonee Valley

This map shows areas of Moonee Valley that have good access to public transport, open space, shops, schools and community facilities within a 20-minute return walk from home.

Locating new housing in areas with good walkability will place less pressure on our roads as more trips around the local area can be made on foot or public transport.

Adding new homes to areas with less walkability could support shops, services and open space and enable Council to advocate for upgrades to public transport in those areas.

### Walkability



# Beautiful neighbourhoods

**Great cities and places do not happen by chance. Delivering well designed homes and neighbourhoods that acknowledge the past and shape the future is at the heart of our city's vibrancy.**



Image: Future Homes design by Design Strategy Architecture with IncluDesign for the Department of Transport and Planning.

## What makes a neighbourhood feel unique?

A neighbourhood's character is shaped by elements like building styles, their size and placement within the street, and the presence of trees and nature strips. Safe, welcoming streets with thoughtful design and landscaping combine to create vibrant, distinctive communities.



**We want to know what is important to you in your neighbourhood. Fill out our survey on the Your Say website to share your views.**



Our Community Advisory Panel recommended:  
***“Council to work with the state government to provide residents with free access to resources and experts in the fields of sustainability and good design.”***

## Benefits of good design

There is strong evidence that good design of homes and neighbourhoods offers many benefits, including:

-  improved health and wellbeing
-  greater sense of community
-  improved sense of safety
-  improved environmental performance and reduced energy costs.

(The Case for Good Design: A guide for government, Office of the Victorian Government Architect, 2019)

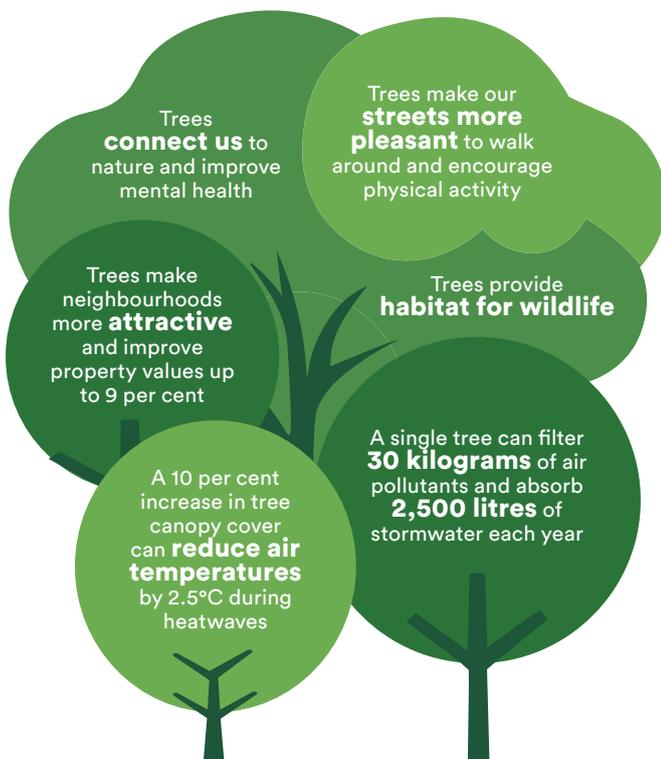
## Protecting Moonee Valley's heritage

As our city grows and changes, it's important to protect our heritage. Find out more about how we protect heritage places at [mvcc.vic.gov.au/work/my-development/heritage](https://mvcc.vic.gov.au/work/my-development/heritage)

# Our urban forest

**Trees help keep our homes and streets cool and comfortable. Council has a target to increase tree canopy cover across all land in Moonee Valley to 30 per cent by 2040, up from 16.9 per cent in 2023.**

## Benefits of trees



Trees help keep our streets and homes cool. In Moonee Valley, a very shady street had a road temperature of 30°C, while a nearby street with no shade was a hot 44°C.

Our Community Advisory Panel recommended to:  
**“Develop realistic targets and guidelines for new building developments to ensure access to green spaces.”**

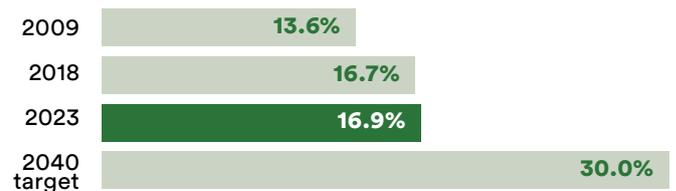


## Our tree canopy target

In 2023, 16.9 per cent of Moonee Valley was covered by tree canopy.

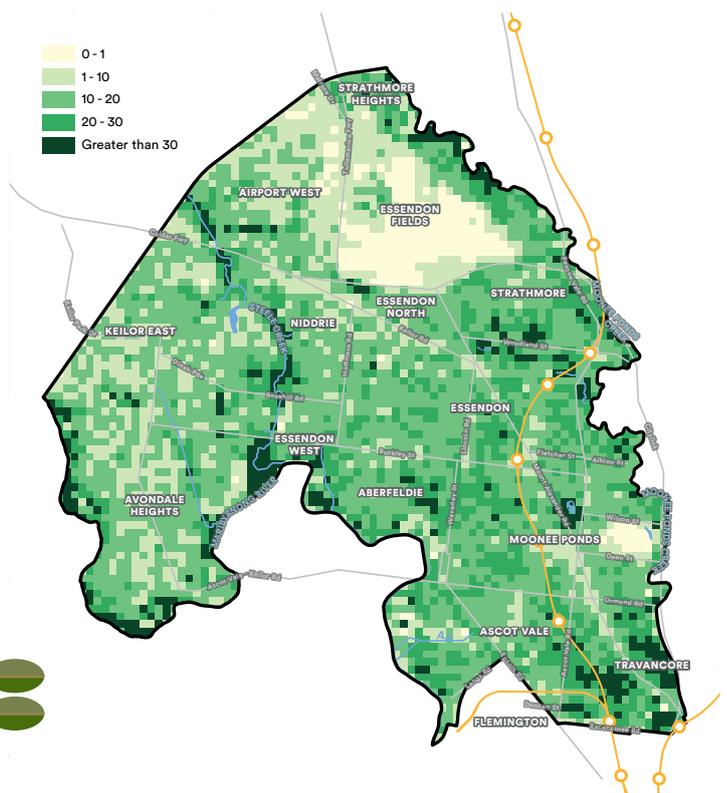
Moonee Valley has a target to increase tree canopy cover across Moonee Valley to **30 per cent** by 2040. This includes both public and private land.

### Moonee Valley tree canopy cover



Note: tree canopy cover figures for each point in time have been derived using different methodologies.

### Tree canopy coverage



# Affordable housing

Our housing vision is that Moonee Valley is a city with housing for all. Housing plays an important role in ensuring our community is healthy, connected and thriving.

Social housing in Dunlop Avenue, Ascot Vale developed by Homes Victoria (Photo: Hayball).

## Social housing in Moonee Valley



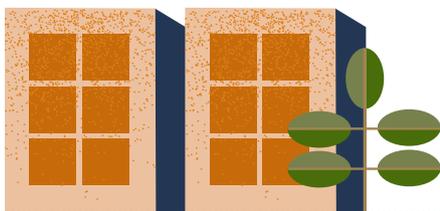
**2,969**

social housing homes across Moonee Valley



**5%**

of homes in Moonee Valley are social housing



Our Community Advisory Panel recommended to:

*“Engage with relevant bodies to encourage the development of diverse models of affordable options for housing for all.”*

### Housing terms explained

> **Housing affordability** is a general term expressing the relationship between housing costs like prices, mortgage payments and rent, and household incomes.

> **Housing stress** includes mortgage stress and rental stress, and refers to when a household is paying more than 30 per cent of their income on rent or mortgage repayments.

> **Affordable housing** is housing suitable for the needs of a range of low to moderate income households. It is priced (whether bought or rented) so these households can meet their other essential living costs.

> **Social housing** is an umbrella term that includes both public housing and community housing. It includes:

- **Public housing** is government owned and managed. Rent is capped at 25 per cent of the household’s income.
- **Community housing** is owned or managed by community housing providers (highly regulated, not-for-profit organisations). Rent is usually capped at 25 to 30 per cent of the household’s income.

# Affordable housing needs

There is significant unmet demand for affordable housing in Moonee Valley.



**940**

people who accessed homeless services in 2022 listed Moonee Valley as usual place of residence



**6,237**

households on the Victoria Housing Register seeking housing in the Moonee Valley area



**1.3%**

new private rentals in March 2024 quarter affordable for lower income households



**92%**

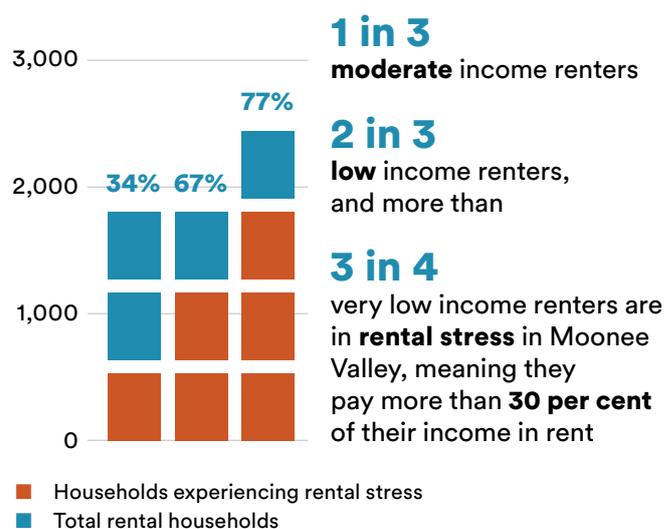
increase in median house price over the last 10 years



**2,484**

additional Affordable Homes needed – increasing to 3,437 homes by 2041 if no action is taken

## Rental stress in Moonee Valley



Social housing in Dunlop Avenue, Ascot Vale developed by Homes Victoria (Photo: Hayball).



Our Community Advisory Panel recommended to:

*“Ensure that adequate community and social housing options are available and meet the same liveability standards as market housing and foster social inclusion.”*

# Your city, your say

## Have your say

We want to know your views on housing and what's important to you about the design of your neighbourhood.



Visit our **Your Say** page and join the discussion at:  
**[yoursay.mvcc.vic.gov.au/housing](https://yoursay.mvcc.vic.gov.au/housing)**

## What comes next?

We'll consider all responses we receive and use them to help us prepare a draft housing strategy.

The draft housing strategy is anticipated to be presented to a Council meeting later this year. If the Council agrees, we'll then ask the community for feedback on the draft housing strategy before it's finalised.



Our Community Advisory Panel recommended to:  
***“Identify and publish the key characteristics of each area that is important to the community and ensure compliance for new designs to implement such characteristics, honouring neighbourhood history and heritage.”***



Moonee Valley's Community Advisory Panel visiting a new social housing development in Victoria Street, Flemington.

### Moonee Valley Language Line

|          |           |           |          |         |           |            |            |           |
|----------|-----------|-----------|----------|---------|-----------|------------|------------|-----------|
| العربية  | Arabic    | 9932 1471 | Ελληνικά | Greek   | 9932 1474 | Español    | Spanish    | 9932 1477 |
| 廣東話      | Cantonese | 9932 1472 | Italiano | Italian | 9932 1475 | Türkçe     | Turkish    | 9932 1478 |
| Hrvatski | Croatian  | 9932 1473 | Somali   | Somali  | 9932 1476 | Tiếng Việt | Vietnamese | 9932 1479 |

All other languages 9932 1480

National Relay Service 13 36 77 or [relayservice.com.au](https://relayservice.com.au)

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