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**SOCIAL AND AFFORDABLE HOUSING REPORT**

**18 – 24 SCOTT STREET, DANDENONG**

**JULY 2025**

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## 1 INTRODUCTION

The planning permit application for the construction of a thirteen storey building, comprising eighty six dwellings at 18 – 24 Scott Street, Dandenong is lodged under the Category 2 of Clause 53.23 Significant Residential Development with Affordable Housing.

The proposal is considered to be a high quality built form and strategically well placed in the core of Dandenong thereby providing a unique opportunity to deliver unprecedented amenity and accessibility for residents.

100 percent of the apartments will be affordable housing and the project will be delivered by Community Housing Limited and funded by a Government program with an expected tenure of at least 25 years.

## 2 COMMUNITY HOUSING LIMITED

Community Housing Limited (**CHL**) is a tier 1 Community Housing Association, and a registered not for profit organisation.

Their vision is a *world without housing poverty*, and they strive to realise this through the development and delivery of a range of housing and accommodation products and services within the community.

Their mission is to work to provide affordable and sustainable housing for all, to assist residents to access housing, ensure that our developments improve social, economic, and environmental sustainability, create employment opportunities through the development of housing and foster strong, socially diverse communities.

Their service approach is to focus on providing good quality affordable rental housing to those who most need it and who are disadvantaged by market failure. They engage with communities through building partnerships with a focus on security of people's tenure and their capacity to thrive. They work to ensure good quality housing outcomes by engaging in all aspects of development, from design, to supply chain and construction management.

## 3 APPLICATION PATHWAY

Clause 53.23 of the Dandenong Planning Scheme relates to Significant Residential Development with Affordable Housing.

The purpose of this Clause is to:

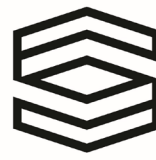
- To facilitate residential development that includes affordable housing to meet existing and future needs.
- To facilitate the redevelopment and renewal of public housing stock to meet existing and future needs.
- To facilitate residential development carried out by the State of Victoria or jointly or in partnership with the private sector, including via innovative funding, investment and partnership approaches.
- To facilitate residential development with high quality urban design, architecture and landscape architecture.
- To provide opportunities for non-residential use and development in association with residential development.

This clause applies to an application under any provision of this planning scheme if the application includes the use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel); and meets one of the three listed categories.

This planning permit application seeks to develop the land for accommodation (dwellings) and is consistent with Category 2 which requires:

*The use or development of land for accommodation (other than camping and caravan park, group accommodation and residential hotel) will be:*

- *carried out by or on behalf of, or jointly or in partnership with, the State of Victoria or a public authority; or*
- *funded, or partly funded, by the State of Victoria or a public authority; or*
- *carried out on Crown land.*



*At least 10% of the total number of dwellings in the development must be affordable housing, or alternatively this condition may be met via an alternative mechanism for the provision of affordable housing specified in the agreement under section 173 of the Act referred to in clause 53.23-4.*

The project will be funded by a Government program and has been submitted for approval in the recent Homes Victoria (HV) Affordable Housing Partnership Program.

## 4 ALLOCATION

100 percent of the eighty six dwellings will be affordable housing as defined in the following section of this report.

## 5 AFFORDABLE HOUSING AND SOCIAL HOUSING DEFINITION

Affordable housing is defined in the Planning and Environment Act 1987.

- 1) For the purposes of this Act, **affordable housing** is housing, including [social housing](#), that is appropriate for the housing needs of any of the following—
  - (a) [very low income households](#);
  - (b) [low income households](#);
  - (c) [moderate income households](#).
- 2) For the purposes of determining what is appropriate for the housing needs of [very low income households](#), [low income households](#) and [moderate income households](#), regard must be had to the matters specified by the Minister by notice published in the Government Gazette.
- 3) Matters specified by the Minister by notice under subsection (2) cannot include price ranges or prices for the purchase or rent of housing.

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The Governor in Council under section 3AB of the Planning and Environment Act 1987 and on the recommendation of the Minister of Planning, hereby specifies, with respect to affordable housing that is not social housing, the following ranges to be the very low-income range, low income range and moderate income range.

Table 1 – Greater Capital City Statistical Area of Melbourne

	Very low income range (annual)	Low income range (annual)	Moderate income range (annual)
Single adult	Up to \$30,640	\$30,641 to \$49,020	\$49,021 to \$ 73,530
Couple, no dependant	Up to \$45,950	\$45,951 to \$73,530	\$73,531 to \$110,300
Family (with one or two parents) and dependent children	Up to \$64,330	\$64,331 to \$102,950	\$102,951 to \$154,410

Social housing is defined in the Housing Act 1983 and means the following housing (other than under the [Victorian Affordable Housing Programs](#))—

- (a) [public housing](#);
- (b) housing owned, controlled or managed by a [participating registered agency](#);

## 6 AFFORDABILITY

CHL will offer rents at subsidised rates, based either on a discount to the market rent or as a percentage of household income with the tenancy allocations complying with the affordable housing definition above or social housing definition. This rent is expected to be the lessor of:

- 74.99 percent of market rent, and
- 30 percent of variable renter income and other factors in accordance with the Variable Rent Income Scheme.



CHL intends to provide safe, secure and functional housing for a range of cohorts together with support services where required to low to moderate income people who are unable to secure long-term affordable housing or are disadvantaged by private rental market.

Key cohorts CHL would consider for this location include, but are not limited to:

- older women experiencing homelessness;
- victim survivors of family and domestic violence;
- veterans at risk of homelessness; and
- frontline workers who are employed within proximity to the site.

## 7 LONGEVITY

The apartments will be delivered as affordable housing by CHL with an expected tenure of at least 25 years.

## 8 LOCATION AND NEED

The apartments will be delivered in the core of Dandenong and surrounded by amenities.

This is an area that needs this type of accommodation with the City of Greater Dandenong including strategies and publications dedicated to social and affordable housing, such as the Greater Dandenong Housing Strategy 2014-2024.

*As outlined on the City of Greater Dandenong website, 'Greater Dandenong had the second highest rate of rent-related poverty in Victoria. This has led to a 28.2 per cent increase of homeless people between 2011 and 2016. The 2016 Census revealed that 38 per cent of renting households face poverty after paying their rent.'*

*The proportion of rental properties that those on Centrelink payments could afford in Greater Dandenong fell from 83 per cent in 2001, to 4.9 per cent by 2019. Just over half (55 per cent) of single-person households and 59 per cent of renting one-parent families are living in rent-related poverty. The Greater Dandenong Housing Strategy 2014-2024 provides direction to plan for the sustainable supply of housing in the city.'*

## 9 CONCLUSION

The proposed construction of a thirteen storey residential building to be used exclusively for affordable housing is appropriate as it meets relevant criteria as outlined in this report and will assist with meeting the need for affordable housing in a highly accessible location.

Jason Barnfather  
Director  
Squareback Planning

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