

**16**

15/12/2008  
VC50

**HOUSING****16.01**

19/01/2006  
VC37

**Residential development for single dwellings****16.01-1**

19/01/2006  
VC37

**Objective**

To encourage:

- Subdivisions in locations with access to physical and community infrastructure and providing a range of lot sizes, a convenient and safe road network, appropriate pedestrian and cycle paths, sufficient useable public open space and low vulnerability to fire.
- Residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design principles and encourages public transport use.
- Opportunities for increased residential densities to help consolidate urban areas.

**16.01-2**

19/01/2006  
VC37

**General implementation**

Maximum use should be made of Clause 56 to plan subdivisions for development of single houses.

**16.02**

19/01/2006  
VC37

**Medium density housing****16.02-1**

19/01/2006  
VC37

**Objective**

To encourage the development of well-designed medium-density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

**16.02-2**

19/01/2006  
VC37

**General implementation**

Responsible authorities should use Clause 54 and Clause 55 in considering applications for medium-density housing.

**16.03**

19/01/2006  
VC37

**Rural living and rural residential development****16.03-1**

19/01/2006  
VC37

**Objective**

To identify land suitable for rural living and rural residential development.

**16.03-2**

19/01/2006  
VC37

**General implementation**

Minister's Direction No 6, Rural Residential Development applies to the preparation of planning scheme amendments to allow rural residential development.

Land should only be zoned for rural living or rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity and water and good quality road access.

Land should not be zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Planning authorities and responsible authorities, in considering proposed residential development in the vicinity of:

- Cattle feedlots, should have regard to the Victorian Code for Cattle Feedlots (Department of Agriculture, Energy and Minerals, 1995).
- Broiler farms, should have regard to the Victorian Code for Broiler Farms, September 2001.

## **16.04**

19/01/2006  
VC37

### **Crisis accommodation and community care units**

#### **16.04-1**

19/01/2006  
VC37

#### **Objective**

To encourage the establishment of crisis accommodation and community care units in residential areas and to ensure that their location is kept confidential.

#### **16.04-2**

19/01/2006  
VC37

#### **General implementation**

Planning schemes must not require a planning permit for or prohibit the use of a dwelling of up to 10 habitable rooms in a residential area as shared housing or crisis accommodation.

Planning schemes must not identify the site of a community care unit or a dwelling used for crisis accommodation as having that use.

Planning schemes must not require a permit for or prohibit the use of buildings for community care units (with accommodation for no more than 20 clients plus supervisory staff) in areas used mainly for housing.

## **16.05**

31/10/2006  
VC43

### **Affordable housing**

#### **16.05-1**

31/10/2006  
VC43

#### **Objective**

To deliver more affordable housing closer to jobs, transport and services.

#### **16.05-2**

31/10/2006  
VC43

#### **Strategies**

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.

Increase the supply of well-located affordable housing by:

- Encouraging a significant proportion of new development, including development at activity centres and strategic redevelopment sites, to be affordable for households on low to moderate incomes.
- Facilitating a mix of private, affordable and social housing in activity centres, strategic redevelopment sites and Transit Cities projects.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

## **16.06 Residential aged care facilities**

15/12/2008  
VC50

### **16.06-1 Objective**

15/12/2008  
VC50

To facilitate the timely development of residential aged care facilities to meet existing and future needs.

To encourage well-designed and appropriately located residential aged care facilities.

### **16.06-2 Strategies**

15/12/2008  
VC50

Encourage planning for housing that:

- Enables older people to live in appropriate housing in their local community.
- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Recognises that residential aged care facilities contribute to housing diversity and choice.
- Recognises that residential aged care facilities are an appropriate use in a residential area.
- Recognises that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Planning authorities should ensure local housing strategies, precinct structure plans, and activity centre structure plans:

- Provide for a mix of housing for older people with appropriate access to care and support services.
- Direct residential aged care facilities to locations close to services and public transport.
- Take into account the Commonwealth Government's planning ratios for the provision of aged care places under the *Aged Care Act 1997*.

Responsible authorities should ensure that:

- Residential aged care facilities are located in residential areas, activity centres and strategic redevelopment areas, close to services and public transport.
- Proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.
- Residential aged care facilities are designed to respond to the site and its context.
- Residential aged care facilities aspire to high urban design and architectural standards.