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16/12/2010
VC75

HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.

16.01

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Residential development

16.01-1

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Integrated housing

Objective

To promote a housing market that meets community needs.

Strategies

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.

Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.

Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.

Encourage housing that is both water efficient and energy efficient.

Facilitate the delivery of high quality social housing to meet the needs of Victorians.

Policy guidelines

Planning must consider as relevant:

- *The Victorian Integrated Housing Strategy* (State Government of Victoria, 2010).

16.01-2

16/12/2010
VC75

Location of residential development

Objective

To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

Strategies

Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.

Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.

Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.

Policy guidelines

Planning must consider as relevant:

- *Melbourne 2030* (Department of Sustainability and Environment, 2002).

16.01-3

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Strategic redevelopment sites

Objective

To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.

Strategies

Identify strategic redevelopment sites that are:

- In and around Central Activities Districts.
- In or within easy walking distance of Principal or Major Activity Centres.
- In or beside Neighbourhood Activity Centres that are served by public transport.
- On or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres.
- In or near major modal public transport interchanges that are not in Principal or Major Activity Centres.
- Able to provide 10 or more dwelling units, close to activity centres and well served by public transport.

Policy guidelines

Planning must consider as relevant:

- *Melbourne 2030* (Department of Sustainability and Environment, 2002).

16.01-4

20/09/2010
VC71

Housing diversity

Objective

To provide for a range of housing types to meet increasingly diverse needs.

Strategies

Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.

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.

Support opportunities for a wide range of income groups to choose housing in well-serviced locations.

Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.

Policy guidelines

Planning must consider as relevant:

- *Melbourne 2030* (Department of Sustainability and Environment, 2002).

16.01-5
20/09/2010
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Housing affordability

Objective

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

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.
- 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.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in activity centres, strategic redevelopment sites.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

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Housing form

16.02-1
20/09/2010
VC71

Rural residential development

Objective

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

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Reduce the proportion of new housing development provided in rural areas and encourage the consolidation in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural living avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and State governments.
- Discouraging development of isolated small lots in rural zones from use for rural living or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.
- Maintaining an adequate buffer distance between rural residential development and intensive animal husbandry.

Ensure land is not 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.

Ensure land is 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.

Policy guidelines

Planning must consider as relevant:

- *Ministerial Direction No. 6 – Rural Residential Development*, in the preparation and assessment of planning scheme amendments that provide for rural residential development.

16.02-2

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Crisis accommodation and community care units

Objective

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

Strategies

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.
- Identify the site of a community care unit or a dwelling used for crisis accommodation as having that use.
- 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.

16.02-3

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Residential aged care facilities

Objective

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

Strategies

Ensure local housing strategies, precinct structure plans, and activity centre structure plans provide for residential aged care facilities.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Policy guidelines

Planning must consider as relevant:

- Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.02-4

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Design and location of residential aged care facilities

Objective

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

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise 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).

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that residential aged care facilities are located in residential areas, activity centres and strategic redevelopment areas, close to services and public transport.

Ensure that:

- 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.