

16 HOUSING

16.01 Residential development for single dwellings

16.01-1 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 General implementation

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

16.02 Medium density housing

16.02-1 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 General implementation

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

16.03 Rural living and rural residential development

16.03-1 Objective

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

16.03-2 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 Crisis accommodation and community care units

16.04-1 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 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.