

16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

16.01-1S20/12/2021
VC174**Housing supply****Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

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

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

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

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1R09/10/2020
VC169**Housing supply - Metropolitan Melbourne****Strategies**

Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Urban-renewal precincts and sites.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.

Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

16.01-1L**Housing change**

24/11/2024 --/--/----
G234whe Proposed GC248

Policy application

This policy applies to the areas identified as Limited Change, Natural Change and Substantial Change on the Housing Framework Plan at clause 02.04 and should be read in conjunction with the Map in Schedule 4 to Clause 43.02. This policy does not apply to land within the SRL East Structure Plan Areas.

Objectives

To limit dwelling densities in Limited Change Areas.

To accommodate population increases in the municipality within Natural and Substantial Change Areas.

To facilitate residential development in Substantial Change Areas.

To guide development outcomes along key road corridors in the municipality where Substantial Change Areas interface with low-rise residential development.

General strategies

Provide adequate space for substantial vegetation in Limited and Natural Change Areas.

Encourage the retention of older dwellings in Limited and Natural Change Areas where these buildings are predominant.

Provide a diversity of dwelling types sizes and tenures in Natural and Substantial Change Areas, including affordable housing in larger developments.

Enable medium density developments, in the form of townhouses or units, in Natural Change Areas and higher density developments in Substantial Change Areas that provide a sensitive interface with adjoining streets, buildings and residential areas.

Enable mid-rise, higher density residential development in the Substantial Change Areas along major road corridors shown on the Housing Framework Plan that provides an acceptable built form interface with low-rise residential areas outside the corridor.

Limited Change Areas strategies

Limit residential development to detached and semi-detached dwellings, that is of a scale, form and character consistent with the surrounding area.

Provide some diversity of dwelling sizes and tenures, including affordable housing where feasible.

Natural Change Areas strategies

Encourage low and medium density housing in the form of:

- Detached dwellings.
- Semi-detached dwellings.
- Units and townhouses.

Locate medium density housing, in the form of townhouses or units, close to transport, activity centres and community infrastructure.

Substantial Change Areas strategies

Facilitate the creation of a valued and identifiable sense of place, through an appropriate design response that supports additional housing and the preferred neighbourhood character.

Encourage medium and higher density housing, in the form of:

- Units and townhouses.
- Flats and apartments.

Locate dwellings on upper floors of retail or commercial premises and low-scale apartment developments in activity centres, particularly within key neighbourhood activity centres identified on the Neighbourhood Activity Centres Category Map in Schedule 4 to Clause 43.02, and in designated areas abutting the Principal Public Transport Network and main roads.

Encourage the preparation of master plans for larger sites to facilitate the development of diverse, high amenity precincts that have an identifiable sense of place.

Design street layouts in new subdivisions that extend the pattern of surrounding streets.

Manage the sensitive interface between development in substantial change areas along major road corridors and adjoining low-rise residential areas.

Ensure the built form of new development in substantial change areas along major road corridors does not visually dominate the street, and is massed to provide an acceptable interface to the low-rise scale of adjoining development.

Policy documents

Consider as relevant:

- *Whitehorse Housing Strategy* (Planisphere, 2014).
- *Whitehorse Residential Corridors Built Form Study, 2019* (Ethos Urban).

16.01-1L-01 Student accommodation

21/11/2024
G234whse Proposed GC248

Policy application

This policy applies to applications to use or develop land for the accommodation of students attending a tertiary institution.

Objectives

To locate student accommodation that is convenient to tertiary institutions, local services and public transport.

To provide student accommodation that meets the needs of students.

To manage student accommodation to protect the amenity of the neighbourhood and the welfare of students.

Location strategies

Locate student accommodation on sites:

- Within the ~~Box Hill Metropolitan Activity Centre~~ SRL East Structure Plan Areas or a major activity centre.
- That provide convenient access to a tertiary institution.
- That abut the Principal Public Transport Network.

Avoid locating student accommodation in Limited Change Areas, as shown on the Housing Framework Plan at Clause 02.04.

Location policy guideline

Consider as relevant:

- Locating student accommodation on sites within 500 metres of a tertiary institution.

Design strategies

Design student accommodation developments that:

- Are adaptable for future use by other uses with low car parking demands.

- Provide an active interface to the street.
- Provide clear physical and visual links to entries from the street.
- Allow natural light and ventilation to circulation spaces.
- Include ecologically sustainable landscaping as an integral part of the design.

Support student accommodation that provides:

- Self-contained units with individual bathrooms, each accommodating one student.
- Shared rooms accommodating more than one student, or shared bathroom facilities, where a mix of accommodation choices are provided in the one development.
- A range of room types in each development, including bed-sitters, one-and two-bedroom units, and units to accommodate students with a disability.

Provide the following shared spaces in student accommodation to contribute to amenity and facilitate interaction between students:

- Kitchen facilities, with adequate provision of stovetops, ovens, microwaves, sinks, fridges, dishwashers and food preparation areas to support the number of student residents.
- Communal areas, such as indoor spaces, ground-level open space, balconies or terraces to the street, or useable rooftop areas.
- Foyers and mail collection areas.
- Storage lockers in a central location.
- Laundry, washing and drying facilities.

Design policy guidelines

Consider as relevant:

- Providing the following facilities within each student accommodation unit:
 - A bathroom with a shower, hand basin and toilet.
 - A sleeping area separated from the living room.
 - A study area that has a desk with seating provision for each student.
 - A robe or drawer unit for storage of clothing and personal items for each student.
 - An internet and TV connection and power points.
 - Openable windows to allow direct natural light and ventilation to the living room and bedroom(s).
 - Direct access to private open space, such as a small balcony or terrace, with a minimum area of 8 square metres and a minimum width of 2 metres for each unit.
- Providing at least one unit in a student accommodation development to accommodate students with a disability.

Car and bicycle parking strategies

Provide car and bicycle parking, including secure bicycle storage facilities, to meet the needs of students and visitors.

Locate visitor car and bicycle parking, along with bicycle storage facilities, in common property areas that are easily accessible.

Car and bicycle parking policy guidelines

Consider as relevant:

- For purpose-built student accommodation within the Box Hill Metropolitan Activity centre, providing car parking at a rate of at least 0.1 spaces per bed.
- For purpose-built student accommodation within a major activity centre, within 500 metres of a tertiary institution, or on a site abutting the Principal Public Transport Network, providing car parking at a rate of at least 0.25 spaces per bed.
- Providing at least one resident bicycle parking space per three beds.

Land use strategy

Ensure that a development containing student accommodation:

- Can only be used for the purpose of student accommodation.
- Is managed in a manner that supports its ongoing use for student accommodation.

Land use policy guidelines

Consider as relevant:

- Using an agreement under section 173 of the *Planning and Environment Act 1987*, or an alternative arrangement, to:
 - Restrict the use of the development to the purpose of student accommodation.
 - Ensure on-site car spaces are associated with the use of student accommodation and not subdivided, sold or used for any other purpose.
 - Limit the number of resident students who own cars to the number of on-site car spaces provided.
 - Require the student accommodation to be managed in accordance with an approved management plan.
- Using a management plan, prepared in association with individual owners and administered by an owners' corporation or other legal entity, to set out the operational requirements of the student accommodation facility that may include:
 - The contact details of a suitably responsible person who is available 24 hours per day, seven days per week, that are displayed in a manner that is visible to any person entering the site.
 - Arrangements for providing international, interstate or country students with access to welfare support.
 - The means by which car spaces are allocated to residents and a register that documents the allocation of these spaces.
 - Rules regarding the behaviour of residents and visitors.
 - A procedure for dealing with complaints from residents and from persons not residing on the site.
 - Protocols relating to rubbish bin storage and collection.
 - The re-use of furniture and other domestic items, and provisions for the collection of hard waste when tenants change.
 - The permanent display of the management plan in a common area that is accessible to residents.
 - The provision of information to residents regarding public transport and other non-car-based transport modes.

Policy documents

Consider as relevant:

- *City of Whitehorse Student Accommodation Strategy – Background Paper, August 2018.*
- *City of Whitehorse Student Accommodation Strategy, August 2018.*
- *Whitehorse Housing Strategy 2014.*

16.01-2S

09/10/2020
VC169

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 costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

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

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-3S

09/10/2020
VC169

Rural residential development

Objective

To identify land suitable for rural residential development.

Strategies

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

Encourage the consolidation of new housing 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 residential development 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.
- Maintaining an adequate buffer distance between rural residential development and animal production.

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

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for 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, water and good quality road access.

16.01-4S

04/11/2022
VC226

Community care accommodation

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S09/10/2020
VC169**Residential aged care facilities****Objective**

To facilitate the development of 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).

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

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

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.

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

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.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

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