

22.12 HOUSING DIVERSITY POLICY

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C157

This policy applies to all residential development requiring a planning permit in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone and Low Density Residential Zone.

Policy Basis

This policy builds on the following Municipal Strategic Statement objectives:

- Clause 21.03-2 to create sustainable and livable communities that are attractive and desirable places in which to live.
- Clause 21.04 to recognise the important role of housing diversity.

The policy is derived from the *Melton Housing Diversity Strategy May 2014*. The aim of this strategy is to provide a comprehensive plan guiding housing growth within the established residential areas across the municipality. It will also ensure future housing development provides an appropriate range of housing choice and diversity to meet the needs of a growing and changing community.

This strategy has also informed the application of the new residential zones, being the General Residential Zone, Neighbourhood Residential Zone and Residential Growth Zone.

Objectives

To encourage the provision of affordable housing options for households of all income levels.

To protect and enhance the neighbourhood character of residential areas where appropriate.

To facilitate a diverse range of housing to meet the needs of a diverse population and provide genuine choice in housing products.

To support increased residential densities in locations with high levels of access to infrastructure, services and transport.

To encourage innovative housing design and development that is adaptable, site responsive and environmentally sustainable.

Policy

It is policy to:

- Encourage the development of a range of housing options throughout the municipality.
- Ensure that new development does not impact adversely on areas of recognised neighbourhood character.
- Encourage higher density development to locate in areas with high levels of accessibility to infrastructure and services.
- Encourage the redevelopment of well located infill sites.
- Encourage housing development that features innovative design and responds to the principles of sustainability.

Application Requirements

An application for residential development in the General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone and Low Density Residential

Zone must be accompanied by a report that demonstrates how the proposal addresses this policy with particular regard to the following key themes, as appropriate:

- Affordability.
- Neighbourhood character.
- Housing diversity.
- Infrastructure, services and transport.
- Housing design innovation.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines applicable to the relevant zone, the responsible authority should consider whether the proposal is consistent with the objectives of the *Melton Housing Diversity Strategy May 2014*.

Reference Documents

Melton Housing Diversity Strategy Background Report Analysis and Issues Assessment August 2013

Melton Housing Diversity Strategy May 2014