

16.01 RESIDENTIAL DEVELOPMENT

28/03/2018
VC145

16.01-1 Integrated housing

29/08/2017
VC139

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, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

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).
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

16.01-2 Location of residential development

31/03/2017
VC134

Objective

To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.

Strategies

Increase the proportion of new housing in designated locations within established urban areas 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 jobs, services and public transport.

Ensure an adequate supply of redevelopment opportunities within established urban areas 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.

16.01-3

Housing opportunity areas

31/03/2017
VC134

Objective

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

Strategies

Identify housing development opportunities that are:

- In and around the Central City.
- Urban-renewal precincts.
- Areas for residential growth.
- Areas for greyfield renewal.
- 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.

16.01-4

Housing diversity

30/05/2014
VC106

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.

16.01-5

Housing affordability

31/03/2017
VC134

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 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 and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.