

16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

16.01-1S

20/12/2021
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)

16.01-1R

09/10/2020
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-01 Housing supply

20/04/2023 - / - / - -
G220glen Proposed C237glen

Strategies***Location of residential development***

Provide for a transition of building height and scale across the municipality consistent with the scale of housing change identified on the Housing Change Area map to this clause.

Direct substantial housing growth into Substantial Change Areas identified on the Housing Change Area map to this clause.

Support incremental housing growth outside of activity centres in Incremental Change Areas identified on the Housing Change Area map to this clause.

Support minimal housing growth outside of activity centres in Minimal Change Areas identified on the Housing Change Area map to this clause.

Housing diversity

Provide for diverse housing when rezoning land for residential purposes.

Support the redevelopment of large development sites to contribute to housing diversity.

Encourage a mix of dwelling types and layouts within developments.

In commercial and mixed use areas in activity centres, support dwellings above commercial and retail uses in mixed-use buildings.

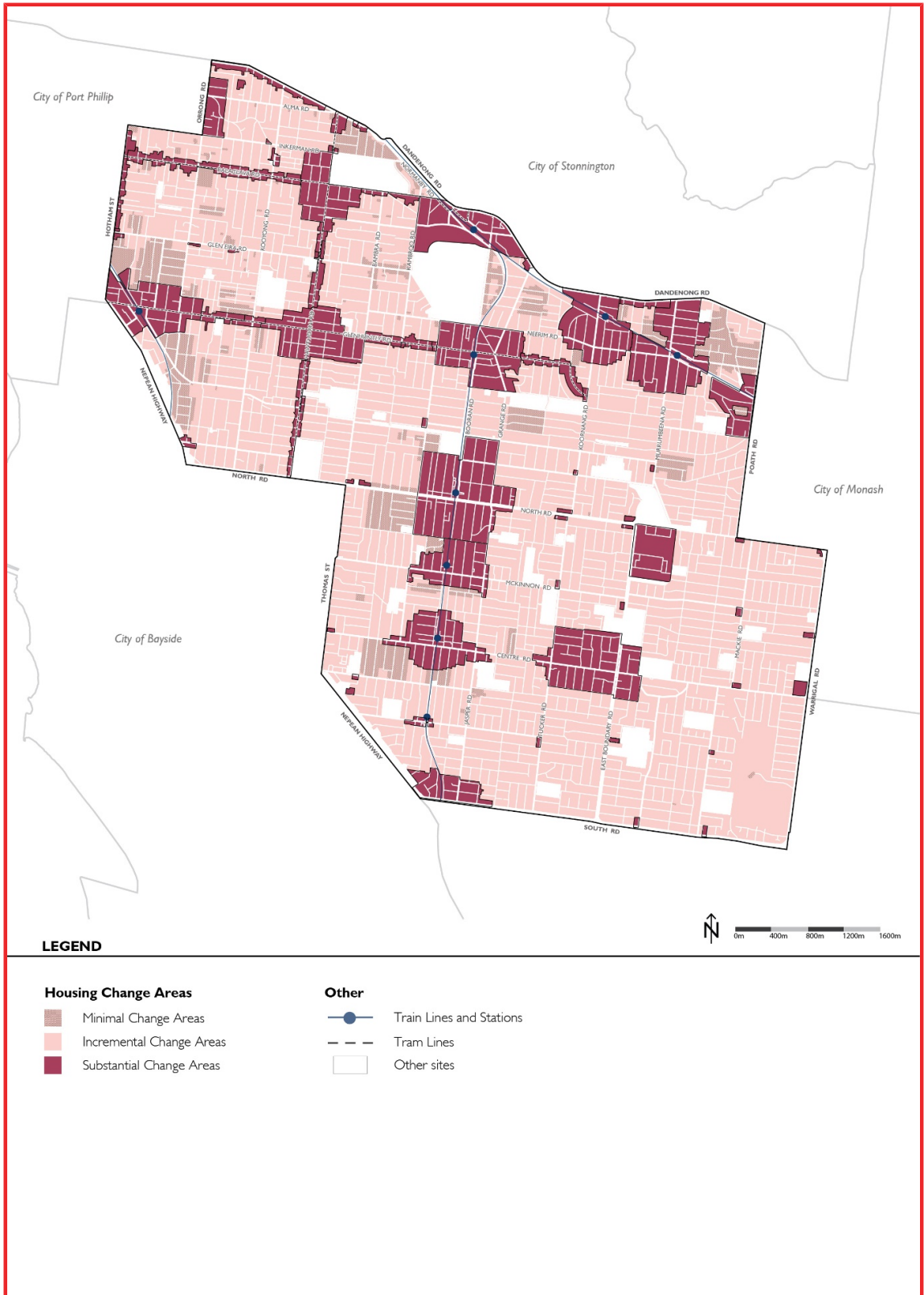
Support a diversity of apartment sizes to cater for a range of different household types.

Policy documents

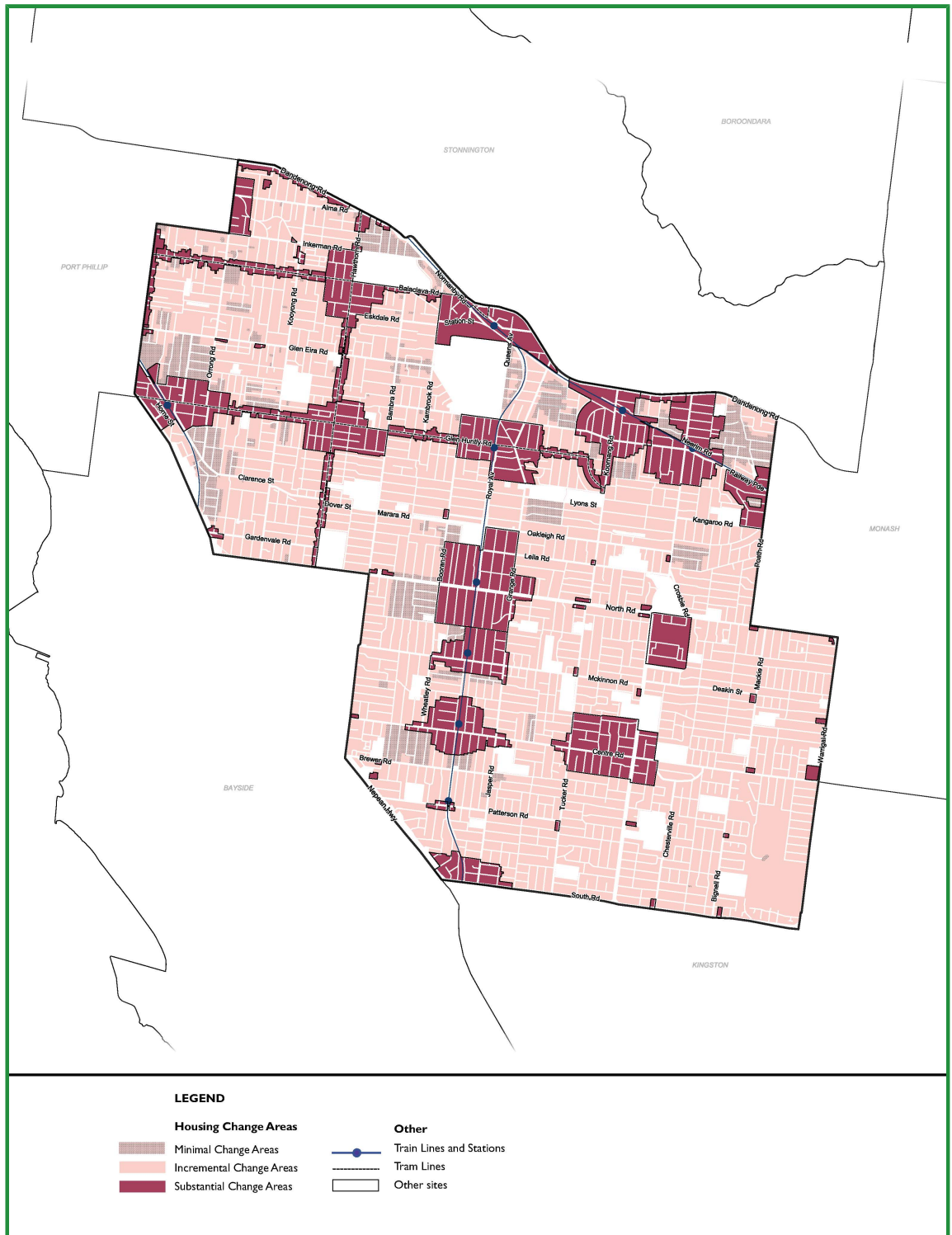
Consider as relevant:

- *Glen Eira City Plan: Activity Centre, Housing and Local Economy Strategy* (Glen Eira City Council, 2020)

Housing change area map



GLEN EIRA PLANNING SCHEME



16.01-1L-02 Student accommodation

20/04/2023
C220glen

Policy application

This policy applies to applications for the use or development of accommodation for tertiary students.

Objective

To support well located student accommodation that delivers quality living environments.

Strategies

Direct student accommodation into the following locations:

- The following activity centres, as identified on the Strategic Framework plan and Activity Centre Hierarchy plan at Clause 02.04:
 - Bentleigh activity centre
 - Carnegie activity centre
 - Caulfield Park activity centre
 - Caulfield Station activity centre
 - Glen Huntly activity centre
 - Hughesdale activity centre
 - Moorabbin activity centre
 - Murrumbeena activity centre
 - Ormond activity centre
- Along tram routes where the Parking Overlay applies.

Avoid student accommodation in residential areas where a Parking Overlay does not apply.

Design student accommodation to:

- Provide high standards of internal amenity.
- Enable each student to enjoy a private personal space to sleep and study.
- Provide shared facilities so that kitchen, laundry and social activities can be carried out on the site in a communal setting.
- Provide safe and accessible areas to be set aside for bicycle parking.
- Integrate commercial and publicly accessible facilities in larger developments where possible.

Policy guidelines

Consider as relevant:

- Providing an area of communal open space:
 - At a ratio of 2.5 square metres per bed.
 - In a maximum of two parcels, each parcel with a minimum dimension of 3 metres.
 - At ground floor, if possible.
 - Located on the north side of the building, if possible.
 - With the southern boundary of the communal open space set back from any wall to the north of the space at least 2 metres plus 90 per cent of the height of the wall.
- Designing student accommodation to ensure:
 - Habitable rooms are not overlooked by another room in the same building or by adjoining properties.
 - Habitable rooms have direct access to natural light and ventilation.
 - Habitable rooms are large enough for a desk, computer, bed, book shelves, wardrobe and other storage space.
 - The provision of laundry and drying facilities.
 - The provision of shared student facilities, such as shared kitchen, dining area, sitting room, common or recreation room and exercise room.

- Noise attenuation measures, where the facility is impacted by external noise.
- Larger developments provide a range of facilities and services to serve the needs of the occupants and where possible, integrate commercial and publicly accessible facilities.
- Support the provision of parking areas and charging facilities for electric bicycles and scooters.
- The provision of bicycle parking at the following rates:
 - One space for every three beds.
- The use of a Section 173 agreement under the Act or an alternative arrangement to:
 - Set out ongoing operational requirements for the facility in a management plan that ensures the student accommodation is being used for its intended purpose.
 - Limit occupants to tertiary students (full-time, part-time or short-term) and the building manager or caretaker.
 - Prevent the subdivision or sale of car spaces associated with the use.

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)

16.01-2L

20/04/2023
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Housing affordability

Strategies

Encourage affordable housing in areas with convenient access to jobs, services and public transport.

Encourage affordable housing when land is rezoned to enable residential uses.

Support opportunities to increase the supply of social and affordable housing through:

- The rezoning of land that allows for residential or mixed uses.
- The redevelopment of major sites, including government-owned land, opportunity sites and urban renewal precincts.
- Negotiated affordable housing agreements with landowners, including Section 173 agreements under the Act, as appropriate.
- Partnerships with public or private sector agencies or other alternative housing providers.

Policy documents

Consider as relevant:

- *Glen Eira Social and Affordable Housing Strategy 2019-2023* (Glen Eira City Council, 2019)

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:

GLEN EIRA PLANNING SCHEME

- 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.

16.01-5S

09/10/2020
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*.

16.01-5L

20/04/2023
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Residential aged care and community care accommodation

Policy application

This policy applies where a planning permit is required for the use or development of:

- A Residential aged care facility.
- Community care accommodation where the requirements of Clause 52.22-2 or 52.22-3 are not met.

Objective

To ensure housing for older people and people requiring community care accommodation is located close to services, retail and social facilities, has convenient access to public transport, delivers quality living environments for occupants and minimises off-site amenity impacts.

Strategies

Direct accommodation for older people and community care accommodation to the following locations:

- Areas identified for substantial housing change at Clause 16.01-1L-01.
- Residential areas with convenient access to public transport.

Provide secluded private open space, in addition to communal open space for accommodation where residents have a high degree of independence and minimal support from staff.

Ensure communal open space is provided for accommodation providing moderate or maximum levels of support from staff.

Ensure adequate on-site facilities and amenity and privacy levels for residents are provided to reflect the level of care to be provided.

Ensure any support services provided for people who are not residents are ancillary to the primary use of the site.

Site and design development to minimise off-site amenity impacts associated with car parking, lighting, plant and equipment, noise, deliveries and other facility operations.

Provide landscape buffers and other screening measures as necessary, to screen car parking areas, accessways and service areas from adjoining residential boundaries and the street.

Provide efficient onsite carparking and access provision for residents, visitors, staff and delivery vehicles.

Policy guidelines

Consider as relevant:

- The use of an operational management plan or an alternative arrangement to:
 - Manage facilities including car parking, on-site deliveries and waste management.
 - Manage services provided to residents on-site and any support services provided to people who are not residents

Design car parking and accessways to:

- Provide clearly marked car parking areas for use by residents, visitors, staff or those who require accessible spaces.
- Ensure parking is provided on site to residents, visitors and staff at all times.
- Allow for access and egress of larger vehicles, such as minibuses, ambulances, private recycling and garbage collection vehicles to occur in a forward direction.
- Provide weather-protected drop-off and pick-up areas.
- Provide for grading of pedestrian and vehicular accessways having regard to the access and mobility needs of residents.