16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

16.01-1S Housing supply

20/12/2021
VC174

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 Housing supply - Metropolitan Melbourne

09/10/2020
VC169

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 - Monash

23/05/2024
C166mona

Objective

To direct residential growth to neighbourhood and activity centres, the Monash National Employment Cluster and the boulevards (Springvale Road and Princes Highway).

Strategies

Promote a variety of dwelling sizes and types to promote greater affordability of housing and choice in medium and large urban developments.

Encourage the provision of single storey and purpose built housing to cater for Monash's ageing population.

Direct more intensive, higher scale development to major and neighbourhood activity centres that are well serviced by public transport, commercial, recreational, community and educational facilities.

Support substantial residential growth within the housing growth areas of the Monash National Employment and Innovation Cluster to provide housing closer to where people work and study.

Allow residential growth along those parts of the boulevards (Springvale Road and Princes Highway) that can support higher scale development in terms of neighbourhood character and accessibility.

Increase the provision of social housing and housing that meets special needs including housing for older people, close to activity centres, public transport and retail and community facilities.

Policy documents

Consider as relevant:

- *Monash Housing Strategy,* (Planisphere, 2014)

16.01-1L-02 Student accommodation

23/05/2024
C166mona

Policy application

This policy applies to the use or development of a residential building or dwellings for student accommodation purposes.

Objectives

To maintain and enhance the garden city character of Monash by preserving existing vegetation and have new canopy trees planted.

To support student accommodation facilities that are:

- Located close to tertiary institutions and services.
- Used and developed in a manner that responds to the needs of the students, and does not adversely impact on surrounding properties.

Location and built form strategies

Locate student accommodation close to tertiary institutions with convenient access to public transport and a range of commercial, retail, entertainment and social facilities.

Site and design student accommodation so that the bulk, mass and height of the development does not visually overwhelm the scale of existing development.

Location and built form policy guidelines

Consider as relevant:

- Locating student accommodation within any of the following preferred locations:

- 1500 metres of a tertiary educational institution.
- 800 metres of a Railway Station.
- 800 metres of a Major or a larger Neighbourhood Activity Centre.
- 400 metres of a bus route that provides access to a tertiary educational institution.

Car parking and bicycle facilities strategies

Provide on site car parking and bicycle storage to meet the needs of students and visitors.

Site and design car spaces so they are:

- Undercover and well lit.
- Not located in the front setback area or appear to visually dominate the front façade of the building.

Discourage a reduction in car parking unless it can be fully justified.

Car parking and bicycle facilities policy guidelines

Consider as relevant:

- Providing on site car spaces at the rate of:
  - A minimum of 0.3 car spaces per bed for sites located within the preferred locations listed above.
  - A minimum of 0.4 car spaces per bed for sites located outside of the preferred locations listed above.
- Providing bicycle parking spaces at a rate of one bicycle space for every two students.

Amenity strategies

Provide a range of facilities that meets the needs of students into each.

Design layouts of individual and communal rooms to be functional for the needs of students.

Provide convenient and safe open space areas that are integrated into the design of the facility, proportioned so they are usable and meet the recreational needs of student residents, including:

- A communal open space area at ground level located to the side or rear of the building, with convenient access from the student amenities area.
- Where student accommodation is located above a non-residential use, any of the following:
  - An open communal space located above the non-residential use.
  - A balcony to each individual unit.
  - An indoor communal space.

Encourage the provision of individual or private open space areas at ground level in addition to the provision of communal open space.

Amenity policy guidelines

Consider as relevant:

- Providing the following in each unit, including:
  - A separate sleeping area.
  - A study area with desk and seating.
  - Independent heating and cooling.

  - Inbuilt cupboards for storage of personal items.
  - Internet access.
  - Individual kitchen facilities for self-contained units.
- Providing communal facilities with:
  - Individual mailboxes.
  - A dedicated waste storage area.
  - Laundry, kitchen and meals area facilities, unless these are provided to individual units.
- Providing communal open space areas at ground level which provide:
  - A minimum area of 75 square metres or 4 square metres per student, whichever is greater, including a minimum dimension of 3 metres; and
  - Part of which includes a minimum area of 35 square metres, with a minimum dimension of 5 metres, located to the side or rear of the building.
- Where student accommodation is located above a non-residential use, providing recreational open space in the form of any of the following:
  - An open communal space located above the non-residential use measuring a minimum 75 square metres or 4 square metres per student, whichever is the greater, with a minimum dimension of 3 metres, including one area of a minimum of 35 square metres with a minimum dimension of 5 metres.
  - A balcony to each unit with a minimum area of 8 square metres and a minimum width of 1.6 metres for development up to two storeys above a non-residential use.
  - An indoor communal space with a minimum area of 16 square metres or 4 square metres for each unit not provided with a balcony, whichever is the greater.
- For development of three or more storeys:
  - Allowing variations to the total area of communal open space requirements above, if the recreational needs for the students are satisfied by other means.
  - Discouraging balconies to units above three storeys.
- Providing rooms with the following minimum sizes:
  - A minimum of 24 square metres floor area per unit for self-contained accommodation.
  - A minimum of 16 square metres floor area per unit for non-self-contained accommodation.

Landscaping strategies

Encourage the retention of existing trees that add to the character of an area and the planting of new canopy trees.

Incorporate planting into landscaped areas that respects the type of planting in any abutting existing or proposed public open space in terms of species, form and texture.

Landscaping policy guidelines

Consider as relevant:

- Providing at least one new canopy tree with spreading crowns in every on site major open space area.

Management strategies

Ensure that the development can only be used for the purposes of student accommodation.

Ensure any management measures implemented for the student accommodation are permanently displayed in a common area that is accessible to all residents of the facility.

Management policy guidelines

Consider as relevant:

- Implementing management measures, that include:
  - Displaying the contact details of the nominated responsible contact person in a manner and location that it is visible to any person entering the site.
  - Setting out the details of the terms of accommodation and the maximum number of persons to be accommodated onsite.
  - Managing and documenting the allocation of car parking spaces through a register and in a manner so that they are only permitted to be used by the occupants and their visitors and must not be subdivided, on-sold or leased to any other person.
  - Maintaining buildings and grounds, including all landscaped areas.
  - Managing the method of refuse and recycled materials collection, including times and frequency and designating sufficient bin storage areas.
  - Providing information to students on local public transport and amenities in the area.

Policy documents

Consider as relevant:

- *City of Monash Student Car Parking Study* (O'Brien Traffic, 2009)

16.01-2S Housing affordability

09/10/2020
VC169

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 Housing Affordability

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Proposed C174mona

Policy Application

This policy applies to all land in the City of Monash

Objective

- To facilitate the provision of affordable and social housing in Monash.

Strategies

- Support and encourage development that includes affordable housing.
- Support increasing the supply of affordable housing through the use of affordable housing contributions.
- Facilitate and promote development that contributes to the diversity of affordable housing in the private market.
- Encourage the provision of well-designed affordable housing that is integrated with the remainder of the development.

Policy guidelines

Consider as relevant:

- Provision of a minimum of six per cent affordable housing, when rezoning to facilitate residential use. The affordable housing contribution should be in the form of land, completed dwellings or equivalent and be transferred to a community housing provider in perpetuity.
- Provision of a minimum of six per cent affordable housing for a residential development of 20 or more dwellings. The affordable housing contribution should be in the form of land, completed dwellings or equivalent and be transferred to a community housing provider in perpetuity.

Policy document

Consider as relevant:

- *Monash Affordable Housing Strategy* (City of Monash, September 2023)

16.01-3S Rural residential development

09/10/2020
VC169

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 Community care accommodation

04/11/2022
VC226

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 Residential aged care facilities

09/10/2020
VC169

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*.