

22.1609/05/2019
C200**HOUSING DIVERSITY AND DESIGN****Housing Diversity and Design**

This policy applies to development of two or more dwellings in the established areas of the municipality on land zoned Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone. Established area suburbs include Bundoora, Lalor, Mill Park, Thomastown and parts of Epping and South Morang.

This policy does not apply to land that is subject to an approved Development Plan, which includes areas of South Morang and Epping North.

22.16-109/05/2019
C200**Policy basis**

The City of Whittlesea is experiencing significant housing growth and change and there is increasing pressure to manage residential development within the established urban areas of the municipality.

Council has identified the need to guide the highest level of housing change to the right locations, to make the most efficient use of existing resources and infrastructure, maintain or enhance the amenity of the established suburbs of the City of Whittlesea, and ensure new development meets the needs of our diverse community.

This policy seeks to achieve the Municipal Strategic Statement objectives to promote increased diversity and quality in housing which contributes positively to local character and sense of place. The policy also builds on Municipal Strategic Statement objectives that seek to ensure the design and typology of housing is aligned with areas identified as “Housing Change Areas”.

22.16-209/05/2019
C200**Objectives**

- To support the highest level of housing change in proximity to City of Whittlesea’s Principal Public Transport Network and Metropolitan Activity and Neighbourhood Activity Centres, to reduce car dependency.
- To support the development of accessible and adaptable housing to accommodate residents with different abilities, including non-ambulant residents. For the purpose of this policy, accessible housing is defined as a dwelling containing a kitchen, bedroom, shower, toilet and wash basin at ground level that is usable by everyone regardless of their age and abilities. This definition will expire if it is superseded by an equivalent definition or policy in the Victoria Planning Provisions.
- To achieve preferred character and design objectives by encouraging generous landscaping and high quality design of multi-dwelling development.
- To encourage residential development that maintains and enhances internal and external amenity for existing and future residents.
- To encourage the consolidation of lots to provide more efficient development layouts.

22.16-309/05/2019
C200**Policy**

It is policy to:

Site Capacity and Housing Location

- Support the highest level of housing change in areas that meet the following capacity criteria:
 - Walkable catchments for tram and rail stops, and Metropolitan Activity and Neighbourhood Centres, are determined by measuring the length of the access route on foot via the road and open space network. The walkable catchments are:
 - Neighbourhood Renewal Change Area: 400 metres or less.
 - Neighbourhood Interface Change Area: 800 metres or less.

- The road network provides a permeable grid layout.

Housing Diversity

- Achieve the provision of:
 - accessible and adaptable housing at a rate of 1 for every 10 dwellings in a development of 10 dwellings or more.
 - variation in the number of bedrooms in a development of 10 dwellings or more.
- Encourage accessible and adaptable housing in areas close to rail and tram services, and commercial and community services.

Housing Design

- Achieve the provision of canopy trees that:
 - support the delivery of preferred character in the established areas and soften the building form; and
 - are proportionate in size to the scale of the development.
- Encourage development that:
 - Achieves generous setbacks where a sense of space and separation between dwellings is part of the preferred neighbourhood character.
 - Provides an articulated building form to avoid visual bulk.
 - Provides shade to windows to increase energy efficiency.
 - Minimises vehicle crossovers, to maximise landscaping opportunities in the front setback and to maintain on-street parking provision.
 - Provides landscaping along driveways that is not impacted by vehicle manoeuvres.
 - Achieves Secluded Private Open Space that demonstrates useability and achieves positive amenity by providing adequate circulation space for recreational use and outlook.
 - Integrates overlooking screening (where required) with the building design to reduce visual bulk and to maximise access to daylight, natural ventilation and outlook for habitable rooms.
 - Provides shared bin storage that is screened and located away from dwelling entry points and windows.
- Support 'reverse living' arrangements in townhouses (where living areas are at the upper level and secluded private open space is on a balcony or deck) when all of the following circumstances exist:
 - No other options are available; and
 - Enhanced outlook opportunities exist, such as adjacent public open space, or attractively landscaped communal open space within the site; and
 - The balcony is designed or located to minimise the need for overlooking screening.

22.16-4

09/05/2019
C200

Policy Guidelines

Planning decisions should consider:

- The extent to which the proposed development meets the objectives and policy statements of this policy.
- The extent to which the proposed development achieves the preferred character and design objectives for the Housing Change Area.

- The location of the development site, having regard to proximity to City of Whittlesea's Principal Public Transport Network, and Metropolitan Activity and Neighbourhood Activity Centres.

22.16-5

09/05/2019
C200

Policy References

Housing Diversity Strategy 2013-2033

Disability Action Plan 2017-2021