

Proposed Policy - Social and affordable housing

New Clause 16.01-2L-01

Commented [COGG1]: Response to JG: rec 27

Delete existing Clause 16.01-2L-01 and Clause 16.01-2L-02

Note: Intention to combine local area social and affordable housing policies (i.e. South Geelong, Highton and Geelong West).

Note: Base Text otherwise unchanged from C433 exhibited version.

Clause 16.01-2L-01

Social and affordable housing

Policy Application

This policy applies to:

- Mixed Use Zone land in the South Geelong Key Development Areas as identified in the map at Clause 16.01-1L-01 Key Development Areas.
- A residential development within the Commercial 1 Zone land in the Highton Shopping Centre Increased Housing Diversity Area as identified in the map at Clause 16.01-1L-02 Increased housing diversity areas.
- ~~Land in the Pakington North and Gordon Avenue precinct identified on the Pakington Street Urban Design Framework Plan Map at Clause 11.03-6L-06.~~
- Land in the Pakington North Key Development Area and Gordon Avenue Key Development Area as identified in the maps at Clause 16.01-1L-02 Increased housing diversity areas.

Commented [COGG2]: Response to JG: rec. 26

Strategy

Encourage social and affordable housing contributions through agreements with landowners under Section 173 of the *Planning and Environment Act 1987* for mixed use and residential development.

Policy guidelines

Consider as relevant:

- Providing at least 5 percent of dwellings as an affordable housing contribution that meets the following requirements:
 - be delivered within the land to which the planning permit application applies.
 - be functionally and physically indistinguishable from other dwellings within the development.
 - be distributed across the development.
 - provide a mix of housing types, including social housing to respond to local housing needs.

- include access to all common facilities within the building at no extra fee for occupants of affordable housing dwellings; and
- allocate one or more bicycle parking space per dwelling for the life of the affordable housing.
- Encouraging the affordable housing contribution to be provided:
 - as a transfer of dwellings to a Registered Housing Association under the *Housing Act 1983* for zero consideration (Primary Obligation); or
 - a monetary contribution to a Registered Housing Association under the *Housing Act 1983* or as directed by the Responsible Authority, which is of equal value to the Primary Obligation; or
 - a combination of the above options; or
 - in any other way as agreed between the permit applicant and the Responsible Authority.

Policy guidelines

Consider as relevant:

- *South Geelong Urban Design Framework (City of Greater Geelong, 2025)*
- *Pakington Street North Urban Design Framework (City of Greater Geelong, May 2024)*
- *Pakington Street and Gordon Avenue Urban Design Framework (City of Greater Geelong, May 2024)*