

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

Infill housing - Geelong G21

Strategy

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

16.01-1L-01 Integrated housing and housing diversity

29/06/2023
 6434ggee Proposed C433ggee

Strategies



Accommodate medium and high density housing in Key Development Areas as identified by the Key Development Area maps in this clause.

Locate retirement accommodation in urban areas, preferably close to existing or proposed activity centres and public transport facilities.

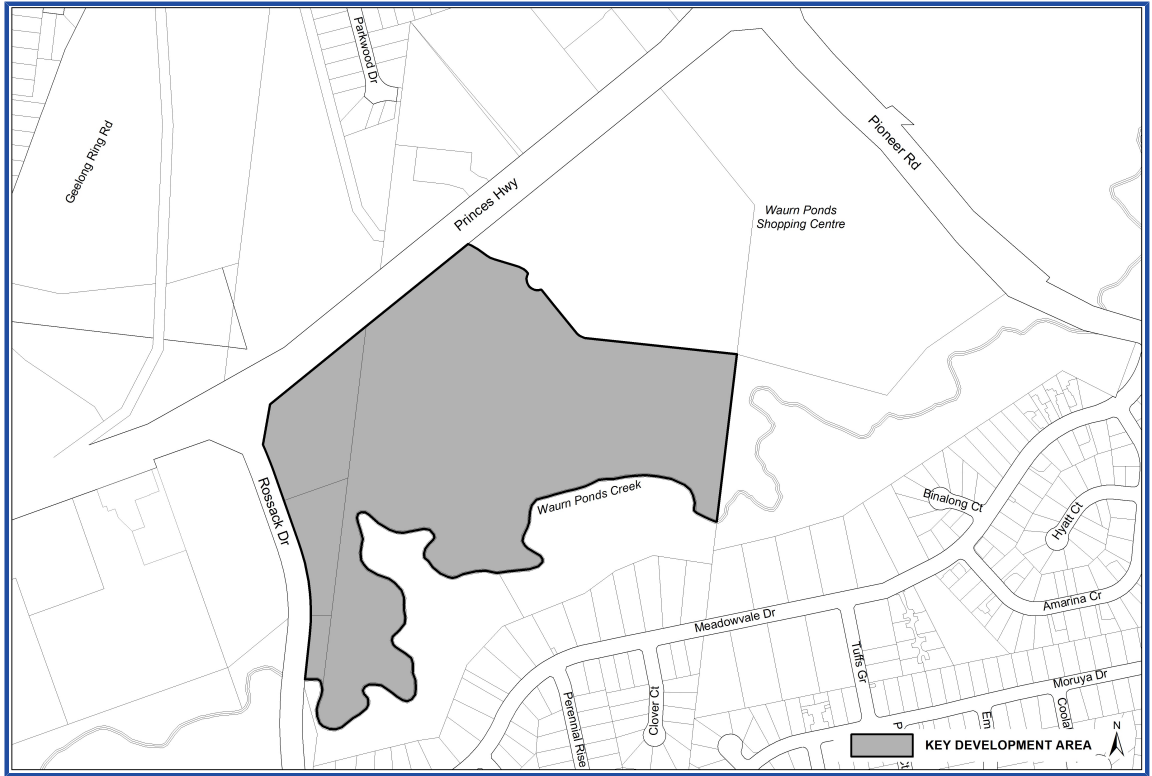
Support social housing in areas with good access to services and facilities.

Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including mixed use and high and medium density housing in strategically identified locations.

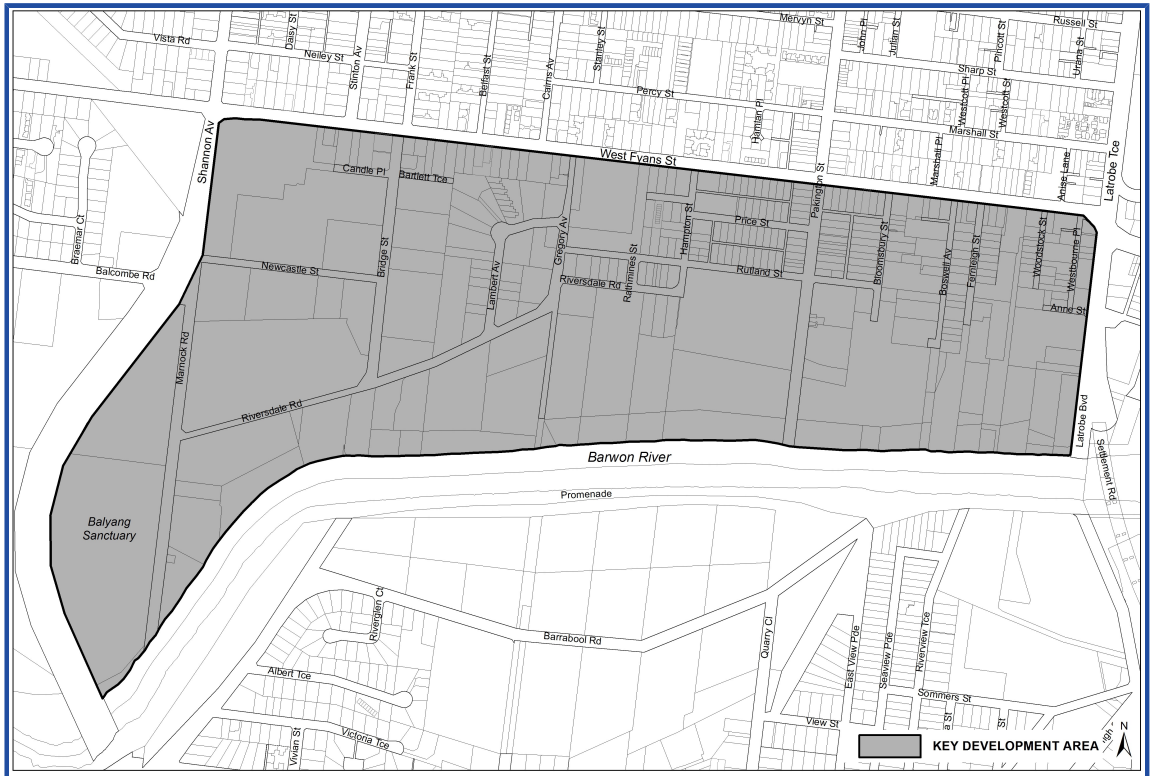
Central Geelong Key Development Area Map



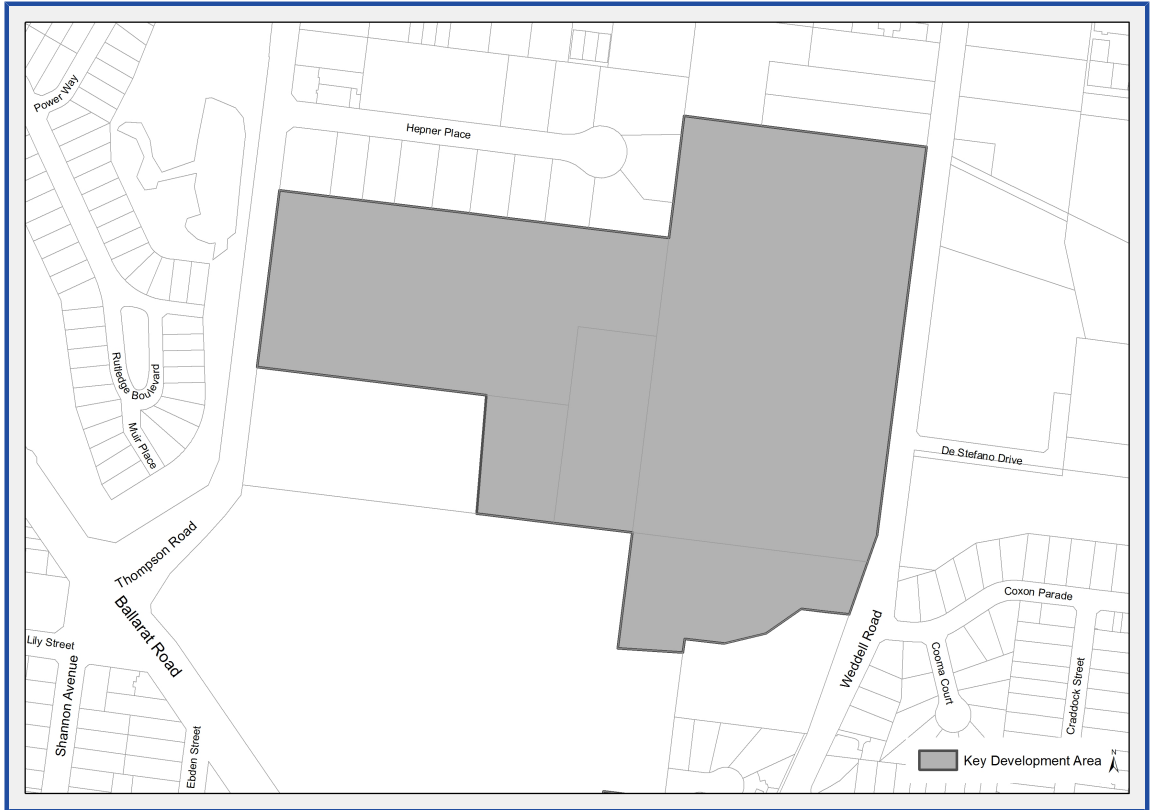
Waurm Ponds Key Development Area Map



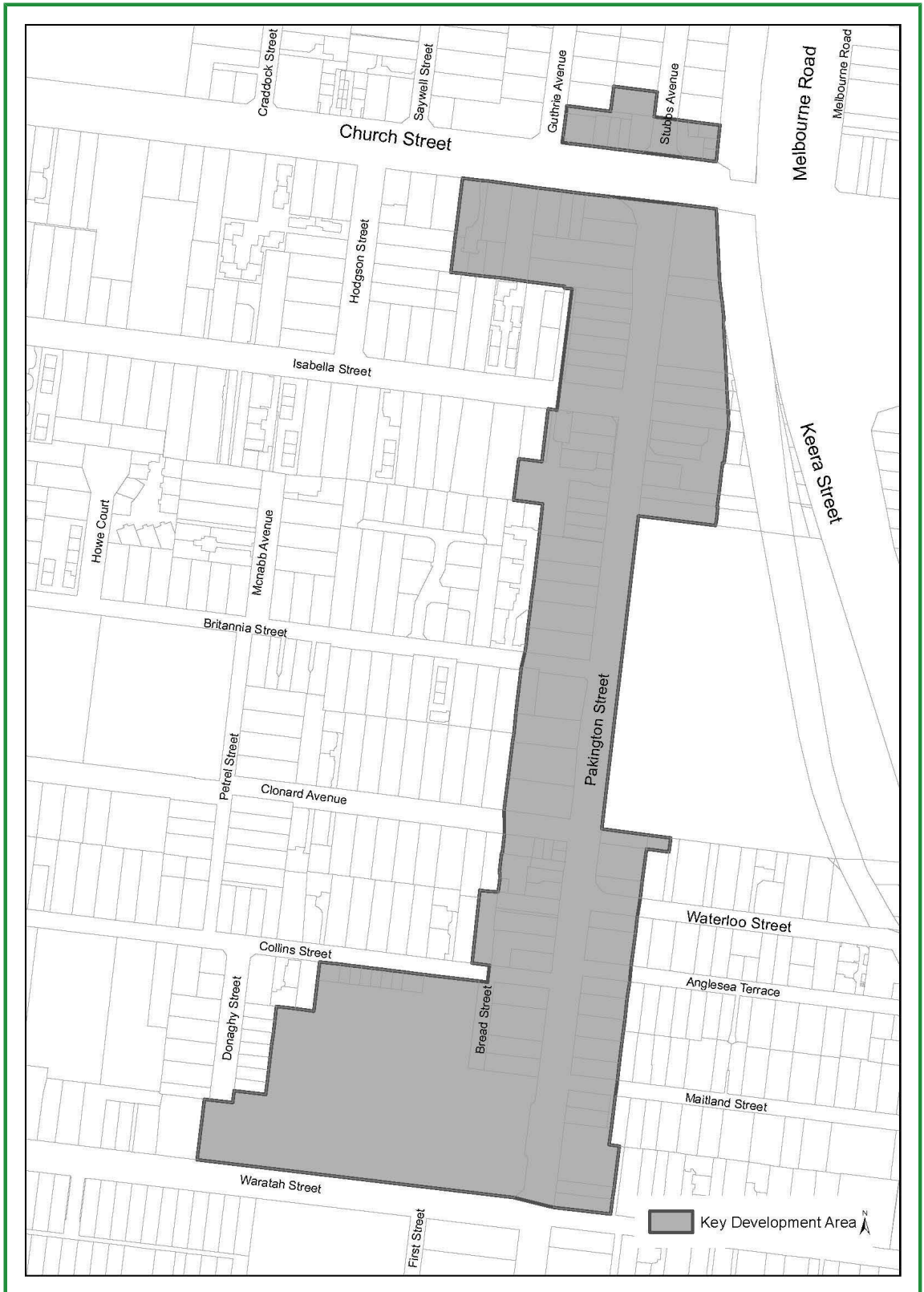
West Fyans Key Development Area Map



Geelong Saleyards Key Development Area Map



Pakington North Key Development Area Map



Gordon Avenue Key Development Area Map



- Encouraging development of up to three stories. Three storey development should be located on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encouraging the recessing of third storeys to reduce dominance of the building from adjoining properties and the streetscape.

Subdivision and consolidation strategies

Encourage the consolidation of lots to increase development potential.

Discourage the fragmentation of sites and underdevelopment of sites.

Car parking strategies

Locate car parking structures behind the line of the front façade and design them to form a visually unobtrusive part of the building to minimise their visual prominence.

Minimise the number of vehicle crossings and where possible, provide access from lower order roads and rear laneways.

Car parking policy guideline

Consider as relevant:

- Where more than one car space is provided, encouraging the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5 metres.

Heritage strategies

Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.

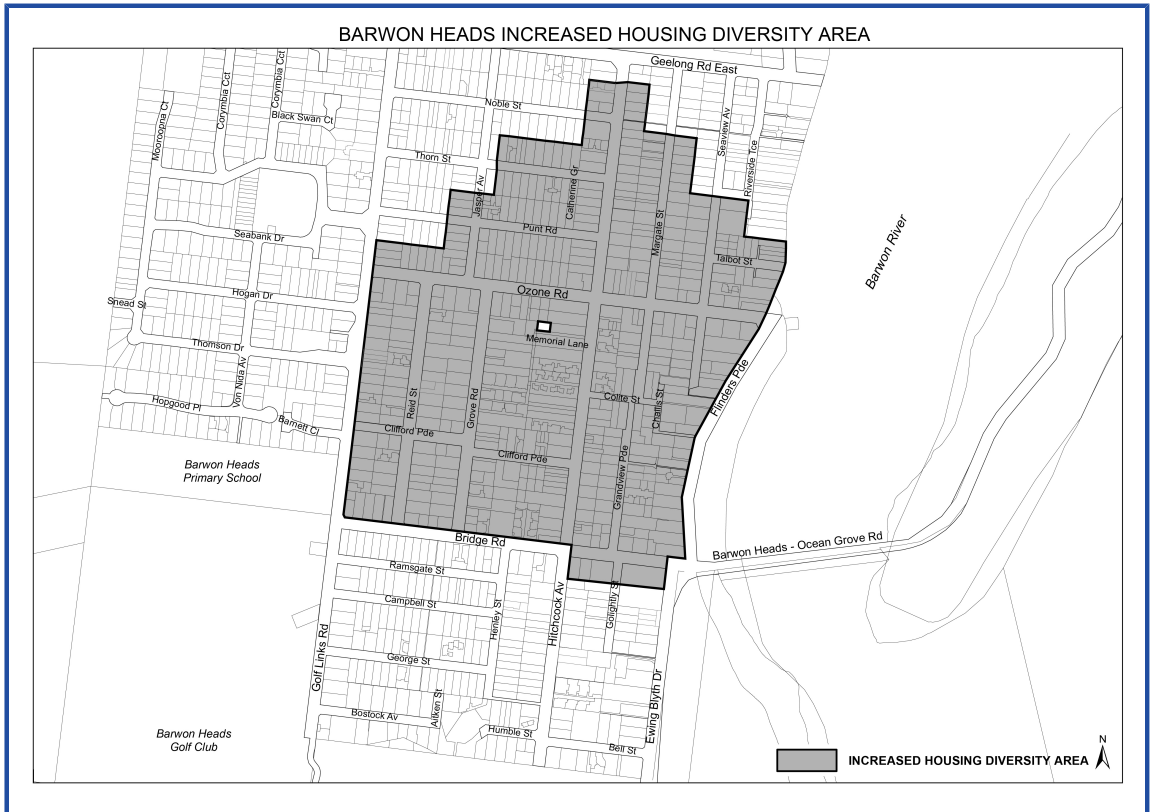
On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.

Policy document

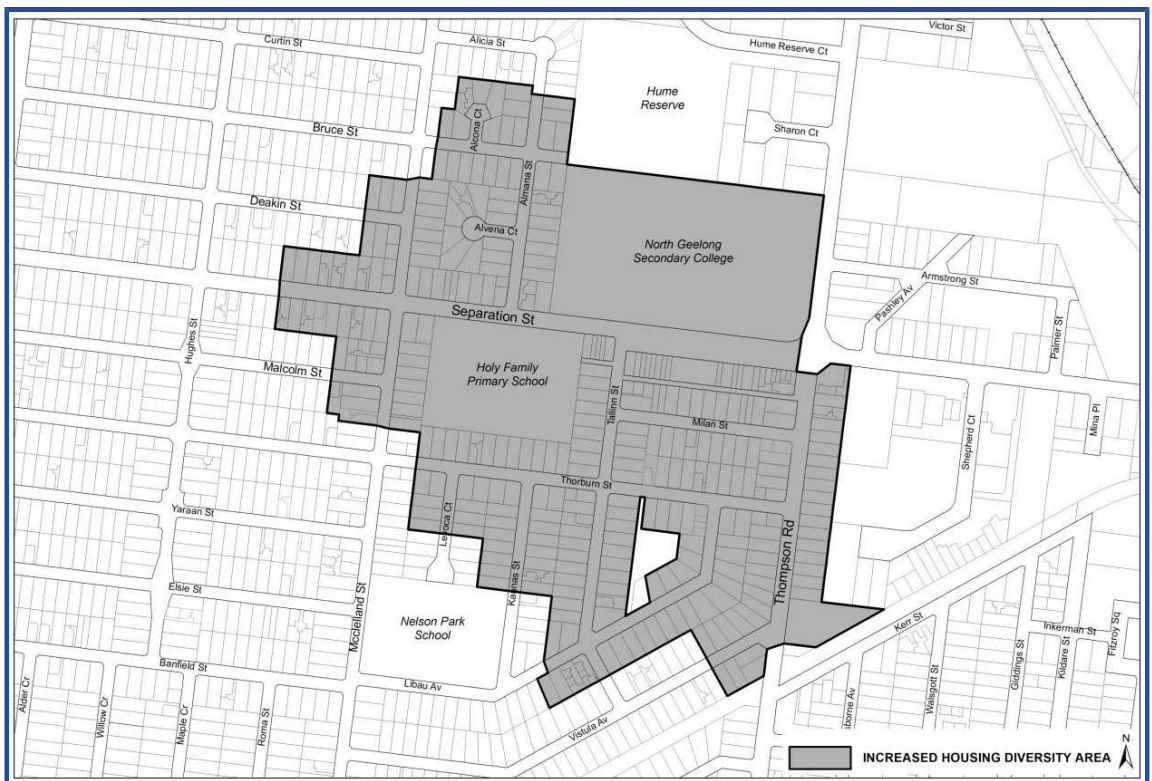
Consider as relevant:

- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

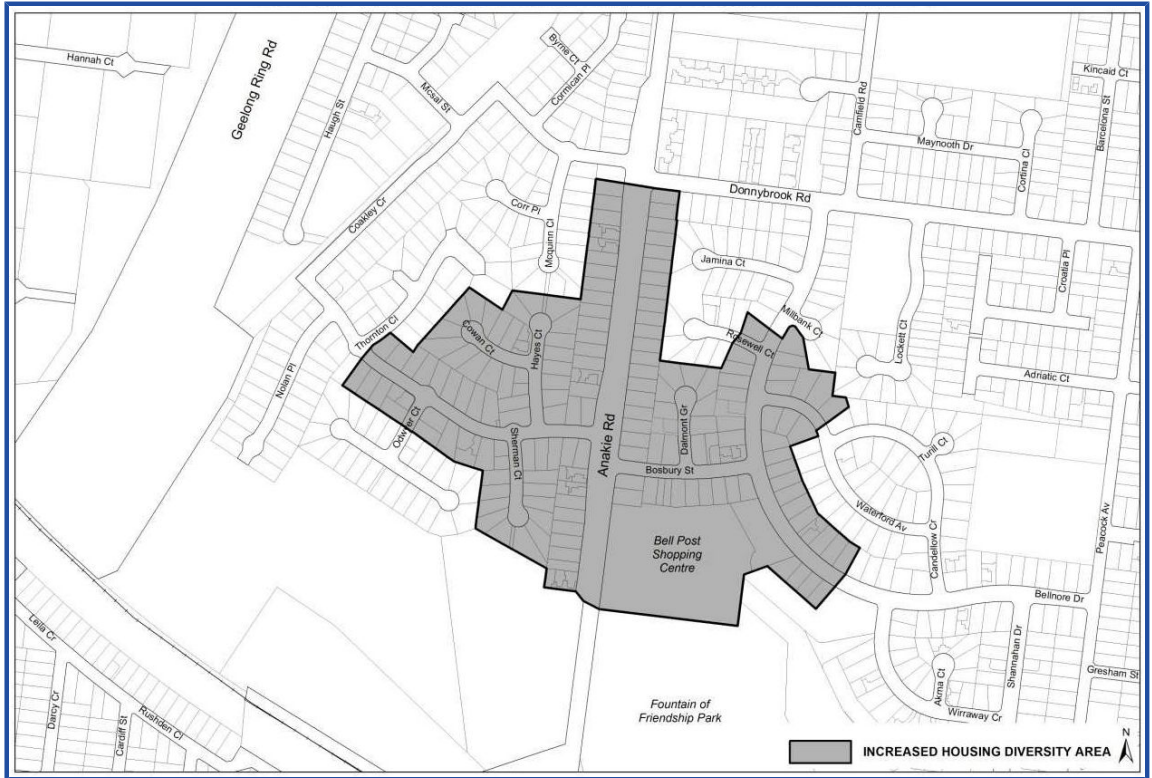
Barwon Heads Increased Housing Diversity Areas Map



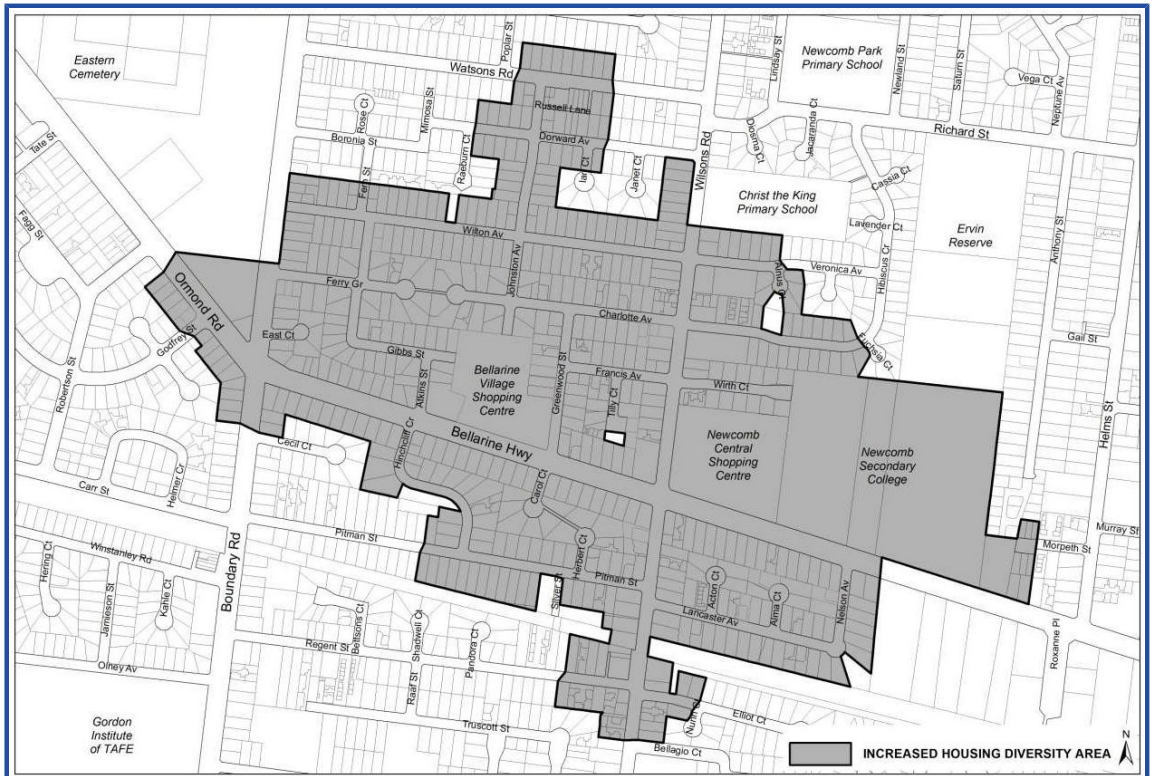
Bell Park - Separation Street Increased Housing Diversity Areas Map



Bell Post Shopping Centre Increased Housing Diversity Areas Map



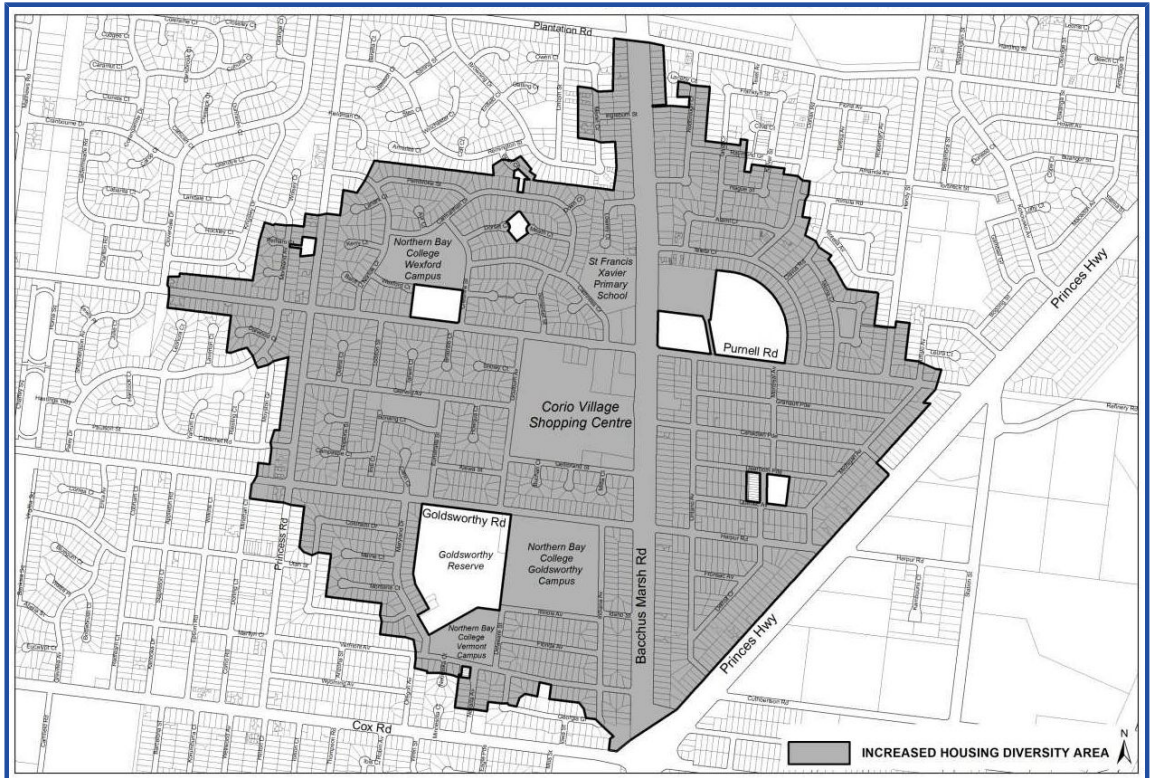
Bellarine Village and Newcomb Central Increased Housing Diversity Areas Map



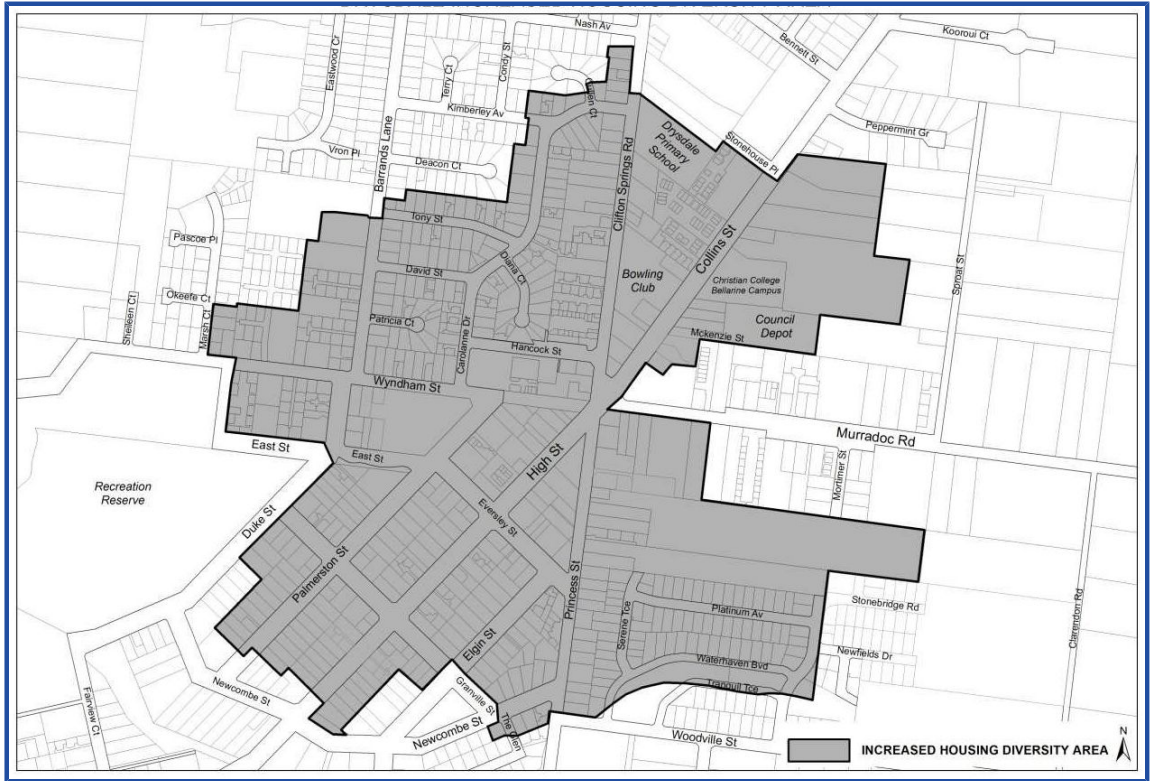
Belmont - High Street Increased Housing Diversity Areas Map



Corio Village Shopping Centre Increased Housing Diversity Areas Map



Drysdale Increased Housing Diversity Areas Map



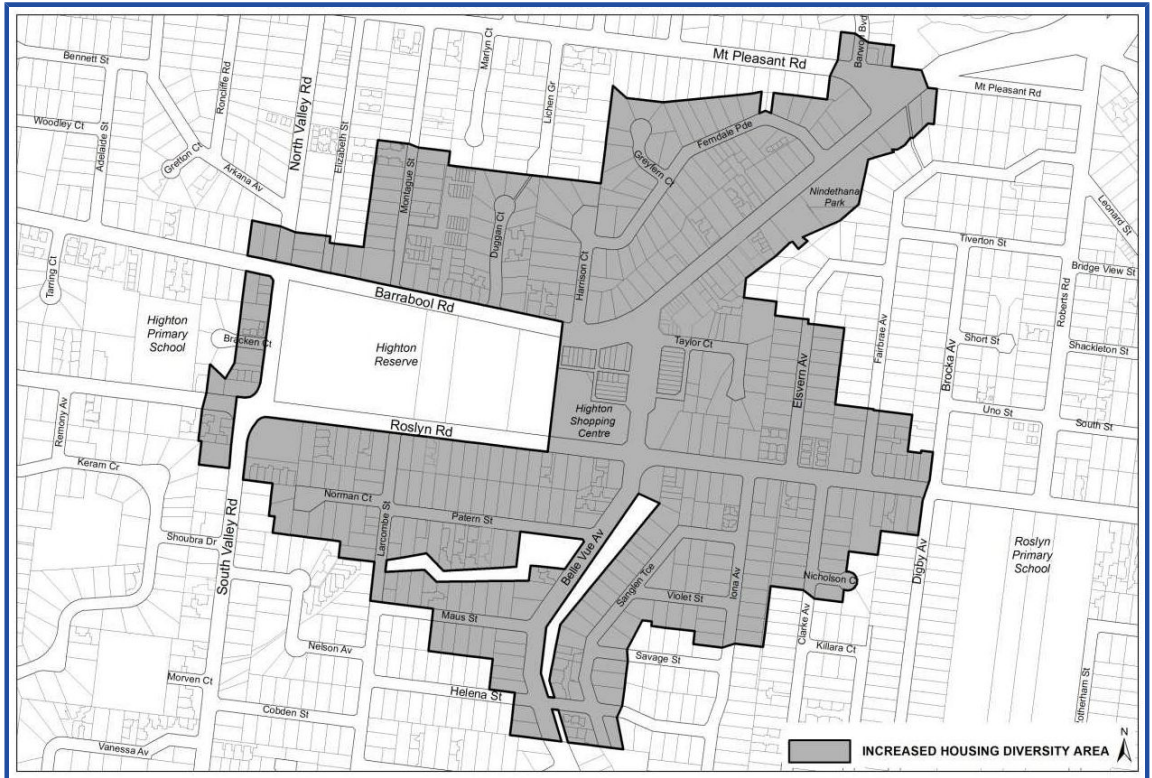
East Geelong - Ormond Road Increased Housing Diversity Areas Map



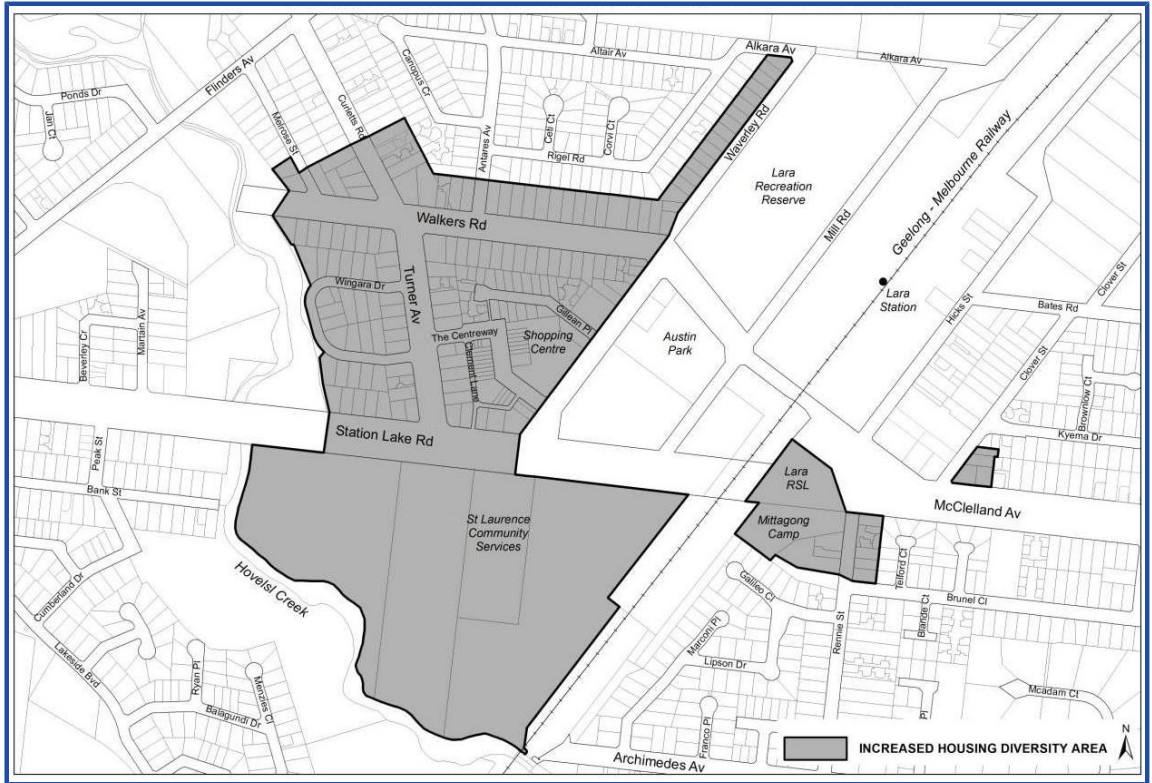
Hamlyn Heights - Vines Road Increased Housing Diversity Areas Map



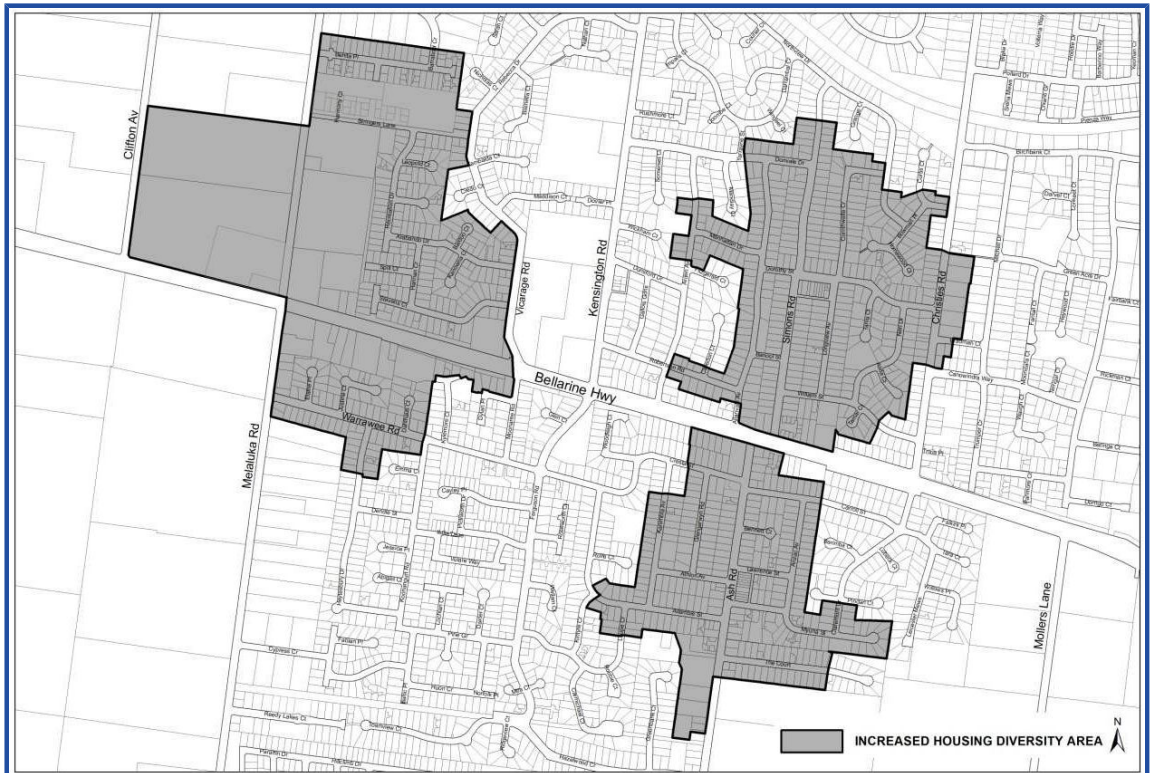
Highton Shopping Centre Increased Housing Diversity Areas Map



Lara and Lara Station Increased Housing Diversity Areas Map



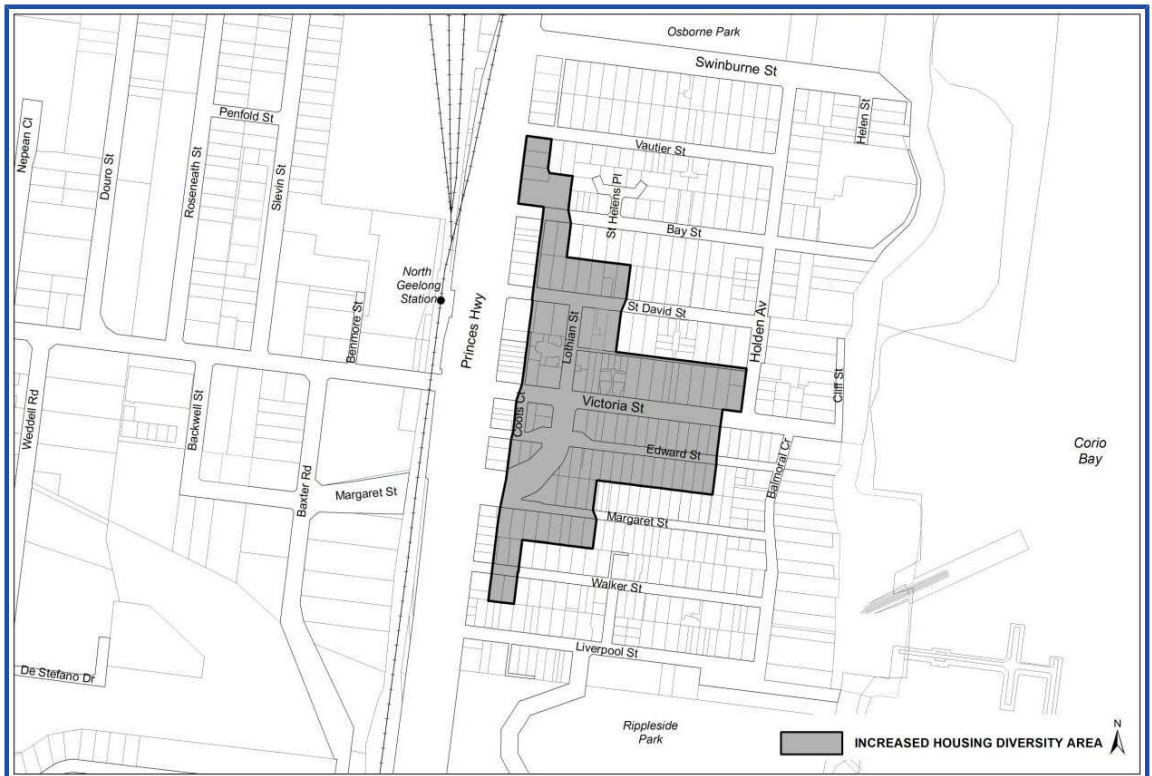
Leopold Increased Housing Diversity Areas Map



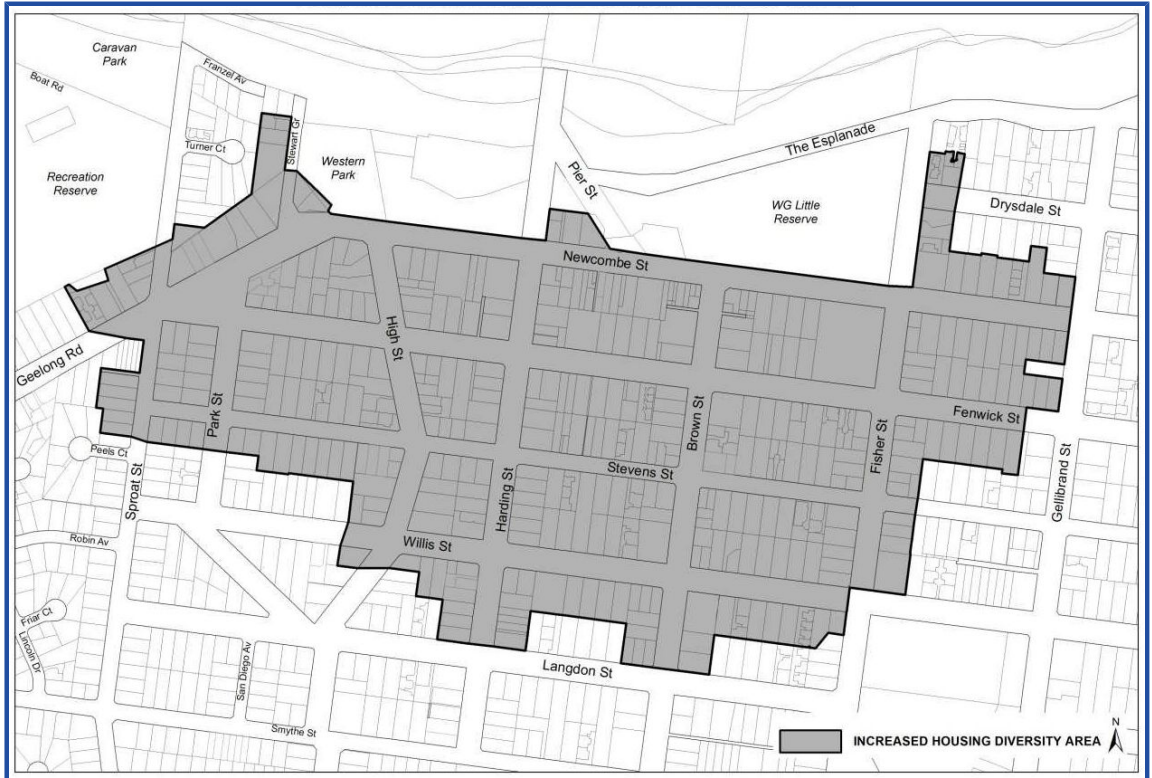
Marshall Station Increased Housing Diversity Areas Map



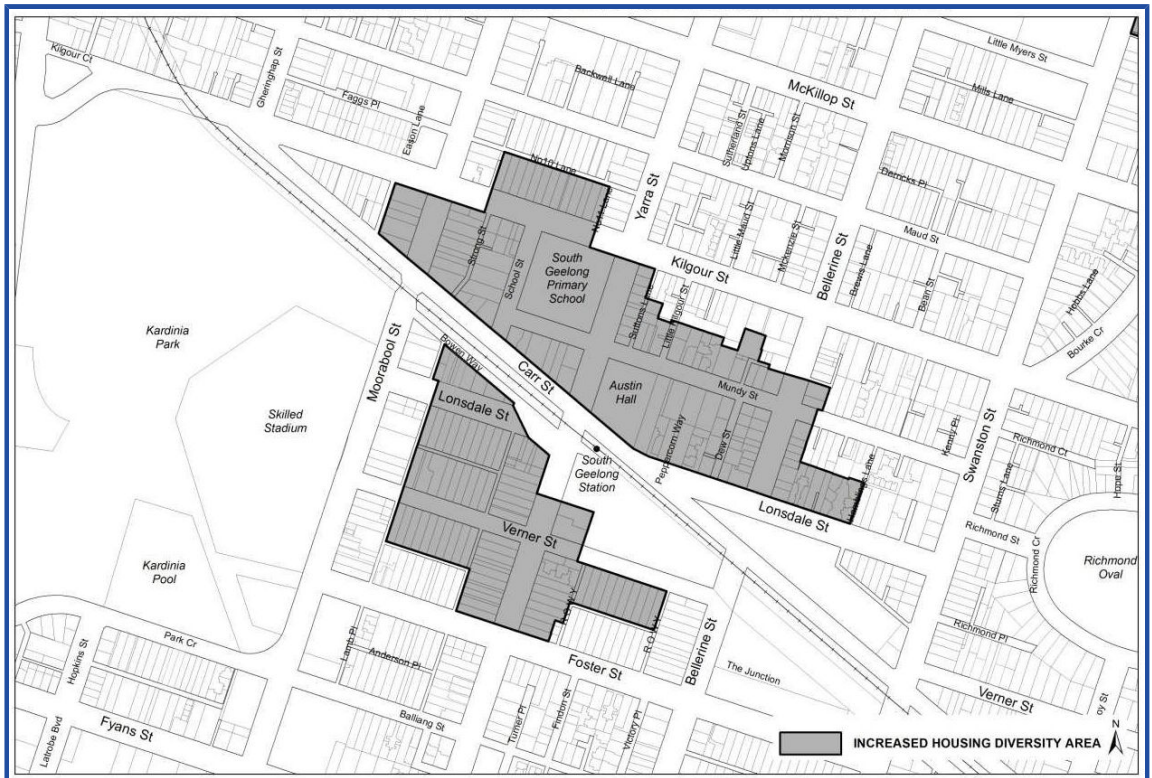
North Geelong Station Increased Housing Diversity Areas Map



Portarlington Increased Housing Diversity Areas Map



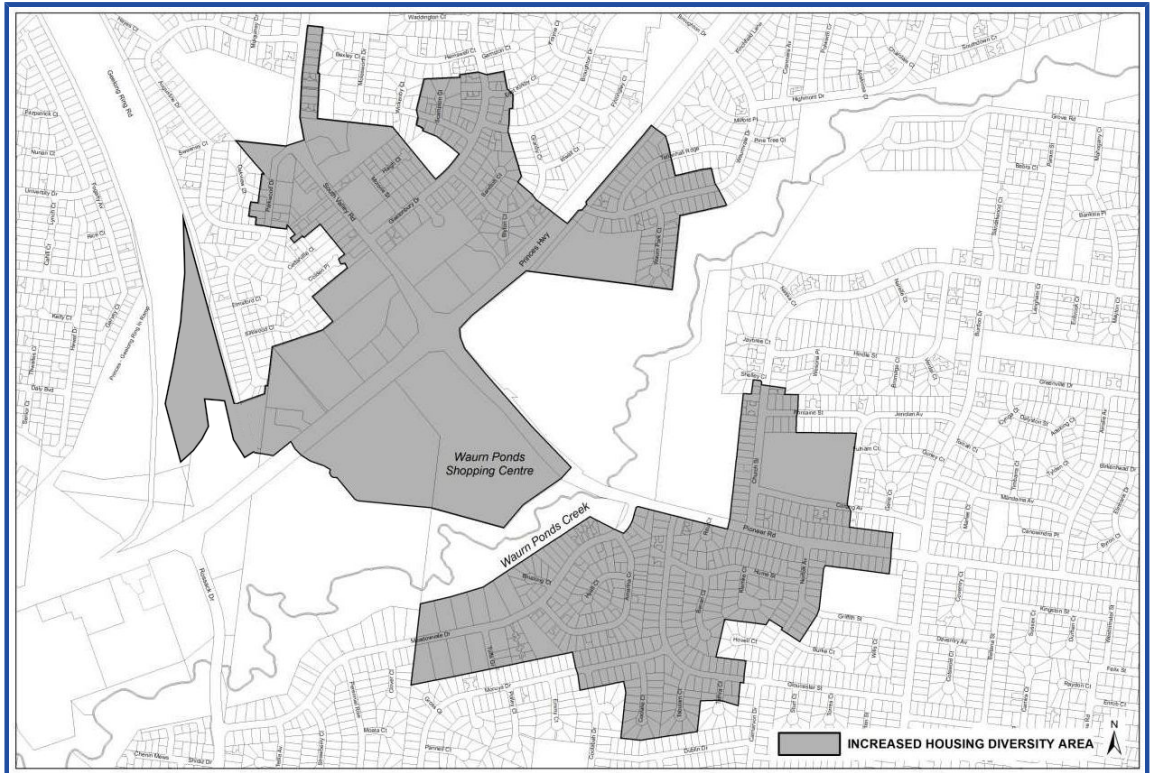
South Geelong Station Increased Housing Diversity Areas Map



St Leonards Increased Housing Diversity Areas Map



Waurm Ponds Increased Housing Diversity Areas Map



16.01-1L-03 Increased housing diversity in coastal areas

07/07/2022
C417ggee

Policy application

This policy applies to residential land located in Barwon Heads, Ocean Grove, Ocean Grove Market Place, Portarlington and St Leonards Increased Housing Diversity Areas as identified in the maps at Clause 16.01-1L-02 Increased housing diversity areas.

Strategies

Encourage innovative architecture that respects the coastal setting by incorporating:

- A variety of lightweight materials.
- Building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading).
- Simple detailing.
- Higher building elements to capture views.

Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.

Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

Policy document

Consider as relevant:

- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

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

Proposed C433ggee

Social and affordable housing**Policy application**

This policy applies to land in the Pakington North and Gordon Avenue precincts identified on the Pakington Street Urban Design Framework Plan Map at Clause 11.03-6L-06.

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 developments.

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 documents

Consider as relevant:

- *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)

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:

- 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.

16.01-3L

07/07/2022
C417ggee

Rural residential development

Strategies

Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.

Maintain the existing character of areas in the Rural Living and Low Density Residential Zones.

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.

16.01-5S09/10/2020
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*.