

Attachment 1

Examples of policies encouraging housing diversity in Victorian Planning Schemes

State Planning Policy	Key objectives and strategies
<p>Clause 16.01-4 Housing diversity, http://planning-schemes.delwp.vic.gov.au/schemes/vpps/16_SPPF.pdf</p>	<p>Objective To provide for a range of housing types to meet increasingly diverse needs.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs. • Encourage the development of well-designed medium-density housing which: <ul style="list-style-type: none"> • Respects the neighbourhood character. • Improves housing choice. • Makes better use of existing infrastructure. • Improves energy efficiency of housing. • Support opportunities for a wide range of income groups to choose housing in well serviced locations. • Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.
Municipal Strategic Statement	Key objectives and strategies
<p>Boroondara Planning Scheme – Clause 21.05-2 Housing Diversity, http://planning-schemes.delwp.vic.gov.au/schemes/boroondara/ordinance/21_mss05_boro.pdf</p>	<p>Objective 2 To provide a diverse range of housing types while protecting preferred neighbourhood character and adjoining residential amenity.</p> <p>Strategies</p> <p>2.1 Require new development to respect and respond to the preferred neighbourhood</p>

State Planning Policy	Key objectives and strategies
	<p>character in the General Residential Zone and Neighbourhood Residential Zone.</p> <p>2.2 Facilitate development that provides a genuine mix of dwelling types and sizes including 1, 2 and 3+ bedroom dwellings.</p> <p>2.3 Require high quality design and internal amenity for residents.</p> <p>2.4 Facilitate the provision of accessible and adaptable housing in Boroondara.</p>
<p>Brimbank Planning Scheme – Clause 21.07-2 Housing Diversity, http://planning-schemes.delwp.vic.gov.au/schemes/brimbank/ordinance/21_mss07_brim.pdf</p>	<p>Objective 1 To ensure a range of housing types are available to meet the diverse needs of residents.</p> <p>Strategies 1.1 Encourage dwellings that are adaptable to changing housing needs. 1.2 Encourage new multi-unit residential developments to incorporate a diversity of housing types to meet the needs of different households. 1.3 Encourage the provision of affordable housing in new larger scale residential developments. 1.4 Encourage student accommodation to locate within walking distance of tertiary institutions at Victoria University campuses at Sunshine and St Albans.</p> <p>Objective 2 To encourage the development of older persons accommodation.</p> <p>Strategies 2.1 Encourage the provision of older persons accommodation to be located in areas well served by public transport, retail and community facilities and open space, preferably within walking distance of activity centres and public transport. 2.2 Ensure that older persons accommodation is secure, provides adequate open space and is designed to provide maximum amenity for residents. 2.3 Provide safe and convenient pedestrian and vehicle access within older persons accommodation developments. 2.4 Provide adequate on-site car parking to meet resident and visitor needs.</p>

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<p>Cardinia Planning Scheme – Clause 21.03-1 Housing, http://planning-schemes.delwp.vic.gov.au/schemes/cardinia/ordinance/21_mss03_card.pdf</p>	<p>Objective 1 To encourage a diversity in housing to meet the needs of existing and future residents.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Ensure that future housing growth is effectively managed to maintain and enhance the qualities of the municipality. • Encourage residential development that is consistent with Precinct Structure Plans. • Encourage a range of lot sizes and housing types in new developments that satisfy the needs and aspirations of the community. • Encourage an increase in densities provided it occurs in the context of an increase in the standard of urban design, timely provision of infrastructure and is consistent with the existing and/or preferred neighbourhood character. • Encourage medium density housing (average of 20 dwellings per hectare) to be located within or at the interface of activity centres and overlooking local and linear open space. • Ensure residential development and subdivisions are designed with attractive streetscapes and urban character. • Ensure that new development is located within a safe, attractive and well-planned environment that allows residents to maximise opportunities to undertake physical activity. <p>Objective 2 To encourage the provision of housing to cater for groups within the community with specific housing requirements.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Encourage the development of a diverse, flexible, adaptable range of housing types and tenures.

State Planning Policy	Key objectives and strategies
	<ul style="list-style-type: none"> • Encourage the establishment of social and community housing within all townships and areas within the urban growth zone with good access to public transport and services. • Encourage the development of appropriately located and designed accommodation for the aged. • Encourage development that supports ageing in place including adaptable housing.
<p>Darebin Planning Scheme – Clause 21.03-3 Housing Diversity and Equity, http://planning-schemes.delwp.vic.gov.au/schemes/darebin/ordinance/21_mss03_dare.pdf</p>	<p>Objective 1 To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Encourage new residential apartment developments to include a mix of one, two and three bedroom dwellings in a variety of configurations to cater for a variety of household sizes and types. <p>Objective 2 To achieve higher density housing outcomes in identified locations to accommodate Darebin’s projected population growth.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Support a diversity of housing types, sizes, designs and configurations and support redevelopment at higher overall densities in Substantial Housing Change Areas and on Strategic Opportunity Sites, as identified in the Strategic Housing Framework Plan.
<p>Maribyrnong Planning Scheme – Clause 21.07-2 Housing Diversity and Affordability, http://planning-schemes.delwp.vic.gov.au/schemes/maribyrnong/ordinan</p>	<p>Objective 5 To encourage a mix of housing.</p> <p>Strategies</p>

State Planning Policy	Key objectives and strategies
ce/21_mss07_mari.pdf	<ul style="list-style-type: none"> • Support increased housing choice by providing a diversity of dwelling types, sizes and tenures. • Ensure new residential developments provide a mix of housing that caters for a range of households, lifestyles, age, incomes and life stages appropriate to the scale and nature of the project. • Encourage larger developments to provide a range of dwelling types and sizes, including affordable housing. • Encourage forms of housing suitable for the needs of an ageing population. • Encourage forms of housing suitable for home based businesses. • Protect areas that contribute to the range of housing choice especially for families and lifestyle choices. • Support the renovation and redevelopment of single houses as a means of providing accommodation for larger household types.
<p>Monash Planning Scheme – Clause 21.04-3 Residential Development, http://planning-schemes.delwp.vic.gov.au/schemes/monash/ordinance/21_mss04_mona.pdf</p>	<p>Objective</p> <ul style="list-style-type: none"> • To provide accommodation for a diverse population that caters for different family and lifestyle preferences and a variety of residential environments and urban experiences. • To recognise and provide for housing needs of an ageing population. • To ensure the accommodation needs of students are met.
<p>Moonee Valley Planning Scheme – Clause 21.05-2 Housing Diversity, http://planning-schemes.delwp.vic.gov.au/schemes/mooneevalley/ordinance/21_mss05_moon.pdf</p>	<p>Objective To encourage new housing to be designed which caters for changing needs over time.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Residential developments of 10 or more dwellings should provide a variety of dwelling sizes and bedroom numbers, across the development of the site, to cater for different demographic groups.

State Planning Policy	Key objectives and strategies
<p>Stonnington Planning Scheme – Clause 21.05-4 Housing diversity, http://planning-schemes.delwp.vic.gov.au/schemes/stonnington/ordinance/21_mss05_ston.pdf</p>	<p>Objective To maintain housing diversity and provide housing choice to meet the future needs of Stonnington’s population.</p> <p>Strategies 1.1 Encourage a variety of dwelling types to meet community needs, including for families, young people, the elderly and people with disabilities. 1.2 In substantial change areas, encourage a range of dwelling types (apartments, units, town houses and shop tops). 1.3 In established residential areas (incremental change and minimal change areas), encourage use, development and subdivision that provides for residential infill development consistent with maintaining a balance of dwelling types in the area. 1.4 Encourage flexible housing design, which enables adaptation as household needs change over time and to enable people to work from home. 1.5 Encourage the retention of existing larger houses that are suitable for households with children. 1.6 Encourage the internal conversion of existing separate dwellings into two or more self-contained dwellings.</p>
<p>Whittlesea Planning Scheme – Clause 21.09-2 Housing Diversity, http://planning-schemes.delwp.vic.gov.au/schemes/whittlesea/ordinance/21_mss09_wsea.pdf</p>	<p>Objective 1 To promote the establishment of increased diversity and quality in housing provision to meet the needs of existing and future residents of the City of Whittlesea in a manner which contributes positively to local character and sense of place.</p> <p>Strategies 1.1 Implement the City of Whittlesea Housing Diversity Strategy. 1.2 Encourage a greater diversity of housing and dwelling sizes to include both smaller and larger housing within the established suburbs of the municipality. 1.3 Encourage adaptable and accessible housing in the established suburbs of the municipality to enable the community to ‘age in place’.</p>

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<p>Wyndham Planning Scheme – Clause 21.07-2 Housing diversity, http://planning-schemes.delwp.vic.gov.au/schemes/wyndham/ordinance/21_mss07_wynd.pdf</p>	<p>Key issues Declining household size and ageing population are creating a demand for a greater diversity of housing throughout the City. Increasing the supply of one to three bedroom dwellings.</p> <p>Objective 2 To provide a diversity of choice in housing styles and designs.</p> <p>Strategies 2.1 Encourage housing that meets a diversity of community needs incorporating a ‘universal’ dwelling design. 2.2 Support housing and accommodation for the ageing population. 2.3 Encourage the provision of an adequate supply of social housing. 2.4 Ensure that smaller household units are developed particularly near rail stations, activity centres or employment areas.</p>
<p>Frankston Planning Scheme – Clause 21.07-2 Housing, http://planning-schemes.delwp.vic.gov.au/schemes/frankston/ordinance/21_mss07_fran.pdf</p>	<p>Objective 1 Managing the provision of residential dwellings that address the needs of all Frankston residents.</p> <p>Strategies Ensure residential development incorporates a variety of housing types, sizes and costs.</p> <p>Objective 3 Encourage the development of purpose built student housing within close proximity to Monash University and Chisholm TAFE.</p> <p>Objective 4 Recognise the needs of particular groups within the community including social housing, accommodation for special needs, employee accommodation and aged</p>

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<p>Hobsons Bay Planning Scheme – Clause 21.07 Housing, http://planning-schemes.delwp.vic.gov.au/schemes/hobsonsbay/ordinance/21_mss07_hbay.pdf</p>	<p>Objective 1 To encourage and facilitate the provision of a range of dwelling types to suit the varying needs of the community in a high quality living environment.</p> <p>Strategies Provide a mix of housing types that better reflects the cross section of household sizes and the provision of housing for people with particular needs.</p>
<p>Hume Planning Scheme – Clause 21.03-2 Housing, http://planning-schemes.delwp.vic.gov.au/schemes/hume/ordinance/21_mss03_hume.pdf</p>	<p>Key issue Accommodating a projected population of approximately 345,500 by 2041. Limited provision of one and two bedroom dwellings.</p> <p>Objective 4 To increase the diversity of housing in Hume.</p> <p>Strategies 4.2 Encourage the development of one and two bedroom dwellings. 4.3 Encourage housing that is able to be adapted for different life stages or is suitable for the needs of an ageing household.</p>
<p>Knox Planning Scheme – Clause 21.06-2 Diversity of housing choice, http://planning-schemes.delwp.vic.gov.au/schemes/knox/ordinance/21_mss06_knox.pdf</p>	<p>Objective 2 To support a diversity of housing choices (styles, types, forms and sizes) to cater for the Knox community’s current and future needs, in appropriate locations.</p> <p>Strategies 2.2 Support developments of three or more dwellings in Activity Areas and Local Living areas that include a mix of sizes (including 1 and 2 bedroom dwellings).</p>
<p>Manningham Planning Scheme – Clause 21.05-2</p>	<p>Objective</p>

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Housing, http://planning-schemes.delwp.vic.gov.au/schemes/manningham/ordinance/21_mss05_mann.pdf	To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.
Ballarat Planning Scheme – Clause 21.02-7 Housing diversity, http://planning-schemes.delwp.vic.gov.au/schemes/ballarat/ordinance/21_mss02_ball.pdf	<p>Objective 7 To provide a range of choices in housing design, location and density.</p> <p>Strategies 7.1 Support a range of housing types and options to meet diverse housing needs. 7.3 Support the provision of well-designed and managed social housing, crisis accommodation, rooming houses and aged care facilities.</p>
Local Planning Policy	Key objectives and strategies
Darebin Planning Scheme – Clause 22.06 Multi-residential and mixed use development, http://planning-schemes.delwp.vic.gov.au/schemes/darebin/ordinance/22_lpp06_dare.pdf Policy document - Guidelines for Higher Density Residential Development (DSE 2004) (Element 5-6), https://www.planning.vic.gov.au/data/assets/pdf_file/0/014/5450/Guidelines_for_Higher_Density_Residential_Development_3.pdf	<p>Objective To provide a range of dwelling sizes and types, including 3 bedroom units.</p> <p>Design Guidelines Development is to provide residential apartments with a range of living and bedroom configurations to promote housing affordability and choice.</p> <p>Guidelines for Higher Density Residential Development (DSE 2004) (Element 5-6)</p> <p>Dwelling diversity Why this is important Higher density residential development is expected to cater for a diverse range of household types in the future, particularly smaller households.</p> <p>Objective 5.1: To provide a range of dwelling sizes and types in higher density residential developments.</p>

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	Design suggestion 5.1.1: design for a mix of dwelling types, particularly in larger residential developments (e.g. to suit single people, family groups of varying sizes, students, the elderly, people of limited mobility, and people on low to moderate incomes).
Maroondah Planning Scheme – Clause 22.02 Residential Neighborhood Character, http://planning-schemes.delwp.vic.gov.au/schemes/maroondah/ordinance/22_lpp02_maro.pdf	The preferred future character will be achieved by: <ul style="list-style-type: none"> • Ensuring the form of dwellings add diversity to the dwelling types that predominate in surrounding areas and provide a range of dwelling types.
Melton Planning Scheme – Clause 22.12 Housing Diversity Policy, http://planning-schemes.delwp.vic.gov.au/schemes/melton/ordinance/22_lpp12_melt.pdf	<p>Objectives To facilitate a diverse range of housing to meet the needs of a diverse population and provide genuine choice in housing products.</p> <p>Policy Encourage the development of a range of housing options throughout the municipality.</p>
Greater Geelong Planning Scheme – Clause 22.63 Increase Housing Diversity Areas, http://planning-schemes.delwp.vic.gov.au/schemes/greatergeelong/ordinance/22_lpp63_ggee.pdf	<p>Objectives To promote a diversity of housing types to cater to a variety of lifestyle needs.</p>
Glen Eira Planning Scheme – Clause 22.07 Housing Diversity Area Policy, http://planning-schemes.delwp.vic.gov.au/schemes/gleneira/ordinance/22_lpp07_glen.pdf	<p>Objective To promote a diversity of dwelling layouts and sizes.</p> <p>Strategies</p> <ul style="list-style-type: none"> • Includes strategies such as the following under the heading Residential areas and Tram routes and selected main roads:

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	<ul style="list-style-type: none"> Encourage a mix of dwelling types and layouts.
<p>Knox Planning Scheme – Clause 22.07 Development in Residential Areas and Neighbourhood Character, http://planning-schemes.delwp.vic.gov.au/schemes/knox/ordinance/22_1pp07_knox.pdf</p>	<p>Objectives</p> <ul style="list-style-type: none"> To support high quality, innovative architectural design and a diversity of housing stock. To support a diversity of housing stock, with an increase in smaller dwellings (one and two bedrooms).
<p>Manningham Planning Scheme – Clause 22.15 Dwellings in the General Residential Zone, Schedule 1, http://planning-schemes.delwp.vic.gov.au/schemes/manningham/ordinance/22_lpp15_mann.pdf</p>	<p>Objectives</p> <ul style="list-style-type: none"> To encourage a lesser intensity of development which provides a range of single and double storey dwellings and provides for a diversity of housing types for the community.
<p>City of Casey Housing Diversity Strategy - https://www.google.com.au/url?sa=t&rct=j&q=&esrc=s&source=web&cd=8&ved=0ahUKEwj7IqYsIfaAhUDgbwKHc-ARIQFghzMAc&url=http%3A%2F%2Fwww.casey.vic.gov.au%2Ffiles%2Fab2d3aa8-9e23-4991-9d86-a20600cc6e2d%2FHousing-Diversity-Statement-Version-21.pdf&usg=AOvVaw0ko2YqVfFYyDANwEP0yn</p>	<p>The City of Casey Housing Diversity Strategy sets out a range of short and long term objectives.</p> <p>Short Term Objectives</p> <ul style="list-style-type: none"> To advocate to the development industry to provide a proportion (notionally 20%) of Studio, 1 and/or 2 bedroom dwellings within all new multi-lot residential developments, where appropriate. <p>Medium Term Objectives</p> <ul style="list-style-type: none"> To advocate to the development industry to provide greater flexibility in available housing products to meet the changing needs of a household over time. To advocate for innovative tenure models for housing to meet the needs of the community.

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	<ul style="list-style-type: none"> • To advocate to the development industry to provide opportunities for affordable and larger or adaptable homes to suit the needs of multi-generational family units within areas where these families are located. <p>Long Term Objectives</p> <ul style="list-style-type: none"> • To investigate policy mechanisms within the Casey Planning Scheme that can facilitate housing diversity requirements. <p>Appendix 3 – Preferred Housing Diversity within and around Activity Centres sets out targets for dwelling bedroom numbers within certain distances from Activity centres.</p>
<p>Whitehorse housing Strategy (Chapter 6 diversity policy)</p> <p>–</p> <p>http://www.whitehorse.vic.gov.au/IgnitionSuite/uploads/docs/7.%20Final%20Draft%20Housing%20Strategy%202014%20Chapter%206.pdf</p>	<p>Diversity objective 1</p> <ul style="list-style-type: none"> • Diversify the variety of housing types in the city of Whitehorse. <p>Diversity objective 2</p> <ul style="list-style-type: none"> • Provide housing that meets the specialised requirements of particular residents. <p>Diversity objective 3</p> <ul style="list-style-type: none"> • Monitor housing development trends and engage with relevant stakeholders.
<p>Whittlesea Housing Diversity Strategy 2013-2033 –</p> <p>https://www.whittlesea.vic.gov.au/media/1831/housing-diversity-strategy.pdf</p>	<p>Identifies the need for housing diversity in Whittlesea detailing 5 different dwelling types/areas to achieve this each with a different density. (page 57)</p>
Student housing policy	Key objectives and strategies
<p>Melbourne Planning Scheme – Clause 22.24 Student Housing Policy,</p> <p>http://planning-</p>	<p>Objective</p> <p>To ensure that the internal layout of rooms and communal facilities provide sufficient space and amenity for the reasonable requirements of an active social,</p>

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schemes.delwp.vic.gov.au/schemes/melbourne/ordinance/22_lpp24_melb.pdf	<p>work, and private life of the student while promoting social interaction. Includes policy on the layout and design of student rooms, shared spaces and communal spaces.</p>
<p>Monash Planning Scheme – Clause 22.10 Student Accommodation Policy, http://planning-schemes.delwp.vic.gov.au/schemes/monash/ordinance/22_lpp10_mona.pdf</p>	<p>Objectives To identify acceptable standards of habitation for individual and communal rooms.</p> <p>Decision Guidelines Whether the internal design of the student accommodation building provides adequate space and amenities to deliver an acceptable standard of habitation for students.</p>
<p>Moreland Planning Scheme – Clause 22.11 Student Accommodation Policy, http://planning-schemes.delwp.vic.gov.au/schemes/moreland/ordinance/22_lpp11_more.pdf</p>	<p>Objectives To identify acceptable standards of habitation for individual and communal rooms.</p> <p>Decision Guidelines Whether the internal design of the student accommodation building provides adequate space and amenities to deliver an acceptable standard of habitation for students.</p>
<p>Stonington Planning Scheme – Clause 22.08 Student Housing Policy, http://planning-schemes.delwp.vic.gov.au/schemes/stonnington/ordinance/22_lpp08_ston.pdf</p>	<p>Objectives To ensure that the layout, standards, and facilities for student housing provides a positive living experience for students.</p>
<p>Whitehorse Planning Scheme – Clause 22.14 Student Accommodation Policy, http://planning-schemes.delwp.vic.gov.au/schemes/whitehorse/ordinance/22_lpp14_whse.pdf</p>	<p>Objectives To ensure that the design of the new student accommodation demonstrates flexibility for future adaptation to alternative uses. To develop practical and efficient unit designs that meet the living requirements of tertiary students.</p>

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	<p>It is policy to: Encourage, where appropriate and practicable, buildings that are adaptable in their future for use by other uses with low car parking demands.</p>
<p>Glen Eira Planning Scheme – Clause 22.09 Student Housing Policy, http://planning-schemes.delwp.vic.gov.au/schemes/gleneira/ordinance/22_lpp09_glen.pdf</p>	<p>Objective To meet the housing needs of the future student population within the City of Glen Eira.</p> <p>Internal amenity Policy Ensure that the internal design and layout of student housing (in particular the design of bathroom and toilet facilities) takes into account any social, cultural and religious requirements that student residents may have.</p>
Aged Care Housing	Key objectives and strategies
<p>Glen Eira Planning Scheme – Clause 22.10 Aged Persons Housing Policy, http://planning-schemes.delwp.vic.gov.au/schemes/gleneira/ordinance/22_lpp10_glen.pdf</p>	<p>Objectives To ensure that aged persons housing is sited a designed to maximise the amenity of its residents.</p>
<p>Hume Planning Scheme – Clause 22.07 Aged Accommodation and Services Local Policy, http://planning-schemes.delwp.vic.gov.au/schemes/hume/ordinance/22_1_pp07_hume.pdf</p>	<p>Objectives To support the provision of affordable housing for older persons.</p> <p>Retirement Villages The dwellings should be provided with a minimum of 2 bedrooms to provide flexibility for residents and room for family visitors.</p>