

16.02 HOUSING FORM

28/03/2018
VC145

16.02-1 Rural residential development

05/09/2013
VC103

Objective

To identify land suitable for rural living and 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 living 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.
- Discouraging development of isolated small lots in rural zones from use for rural living or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.
- Maintaining an adequate buffer distance between rural residential development and intensive animal husbandry.

Ensure land is not zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Ensure land is only zoned for rural living or 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 and water and good quality road access.

16.02-2 Crisis accommodation and community care units

20/09/2010
VC71

Objective

To encourage the establishment of crisis accommodation and community care units in residential areas and to ensure that their location is kept confidential.

Strategies

Planning schemes must not:

- Require a planning permit for or prohibit the use of a dwelling of up to 10 habitable rooms in a residential area as shared housing or crisis accommodation.
- Identify the site of a community care unit or a dwelling used for crisis accommodation as having that use.
- Require a permit for or prohibit the use of buildings for community care units (with accommodation for no more than 20 clients plus supervisory staff) in areas used mainly for housing.

16.02-3

20/09/2010
VC71

Residential aged care facilities

Objective

To facilitate the timely development of residential aged care facilities to meet existing and future needs.

Strategies

Ensure local housing strategies, precinct structure plans, and activity centre structure plans provide for residential aged care facilities.

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.

Policy guidelines

Planning must consider as relevant:

- Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.02-4

31/03/2017
VC134

Design and location of residential aged care facilities

Objective

To encourage 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).

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

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.
- Residential aged care facilities are designed to respond to the site and its context.

- Residential aged care facilities aspire to high urban design and architectural standards.