

16.01-1L-01 Housing diversity

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Proposed C203port

Strategies

Provide a mix of housing types that:

- ▣ Includes a mix of dwelling sizes [21.04-1 KI]
- ▣ Are accessible and adaptable for people of all abilities and for older persons (to enable ‘aging in place’). [21.04-1 KI]

Support flexible housing design and emerging housing models that enable adaptation as household needs change over time and support people to work from home. [21.04-1 S3.4, amended]

Encourage design that delivers a range of housing types suitable for households with children through: [21.04-1 S3.5, updated with 22.15-4.2 FB Best Practice Design Principles, including 5 strategies below]

- ▣ The development of mid-rise housing with access to private open space.
- ▣ Living room sizes that exceed minimum requirements.
- ▣ Access to outdoor communal green space including children’s play spaces on ground level, podium levels or roof tops and locating some dwellings to achieve direct visual access to those play spaces.
- ▣ Providing children’s communal active indoor play or recreation space as part of indoor communal spaces.
- ▣ Locating sufficient storage areas in areas with easy access to dwellings.

Policy guidelines

Consider as relevant:

- ▣ Providing a mix of one and two bedroom dwellings for singles, couples and small families and larger dwellings of three or more bedrooms for extended households and larger families.
[NEW: To provide for genuine mix of housing types, 21.04-1 S3.5]
- ▣ Designing adaptable housing that can respond to change in household size and life-cycle requirements through: [NEW, guidance on adaptable housing, including 2 strategies below]
 - Removable, non-load bearing walls or sliding walls to partition open areas or large rooms.
 - Additional smaller room or spaces.
- ▣ Designing accessible and visitable housing for older persons to enable them to age in place, including: [NEW: In line with Council's submission to ‘City of Port Phillip Australian Building Codes Board - Accessible Housing Options Paper September 2018’ based on Liveable Housing Design Guidelines, including 6 strategies below]
 - A safe, continuous, step-free pathway from the street entrance and/or parking area to a dwelling entrance that is level.
 - At least one level (step-free) entrance into the dwelling to enable home occupants to easily enter and exit the dwelling.
 - Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
 - A toilet at ground (or entry) level to support easy access for home occupants and visitors.
 - A bedroom at ground (or entry) level.
 - A bathroom designed for easy and independent access for all home occupants.

Policy document

Consider as relevant:

PORT PHILLIP PLANNING SCHEME

- *City of Port Phillip Housing Strategy 2007-2017* (City of Port Phillip, 2007)