

Small Lot Housing Code – Stage 2 - Standards Review

Design Guidance Note

The Small Lot Housing Code 2 project introduces changes to the Small Lot Housing Code (the Code) by making updates to Type A and B and introducing a new Type C standard. Type C is designed to respond to the specific design, amenity, and liveability conditions of houses on lots between 150 and 60 square metres. The VPA have heard that in addition to these changes, the VPA should also provide guidance on when and where to nominate Small Lot Housing Code lots.

What is purpose of a Guidance Note?

Through early consultation on the Code key stakeholders including industry, and State and Local government representatives expressed a desire for stronger guidance on the implementation and delivery of housing through the Code.

The Guidance Note will sit as a companion piece to the Code and the Practice Note.

It will aid in the early master planning of developments that intend to include Small lot housing by providing guidance for precinct wide urban design considerations that are outside the scope of the Code.

The Guidance Note is intended as a tool to assist practitioners and government to deliver great outcomes through the Code.

The VPA encourages planners practitioners to view the guidance material in parallel with the Practice Note and the Code.

Does the Guidance Note form part of this planning scheme amendment?

The Guidance Note will be supporting documentation to assist councils, developers, builders and practitioners on where and how to locate SLHC products to ensure consideration is given to streetscape outcomes, urban design and amenity.

When will the Guidance Note be available?

The VPA want to hear from developers, industry and council on how the guidance note can assist them best and what it should and should not contain.

The VPA will work with stakeholders to ensure the content and guidance supports the delivery and implementation of the Code and delivery of new communities.

What will be included in the Guidance Note document?

Type C homes will be provide opportunity for increased diversity and density of housing in new communities. An increase in density will rely on 'borrowed' amenity such as daylight, access to adjoining public open space and landscaping from the public realm etc.

To ensure the Code continues to deliver high quality built form and streetscape outcomes , consideration is required early in the planning process to ensure aspects of developments are planned and designed accordingly, such as:

- where types A, B and C lots should be nominated,
- the location and orientation of lots,
- desired streetscape outcomes and,
- other design considerations.

PSP Guidelines and ongoing reform agenda?

The PSP Guidelines envisage higher density communities which will be supported and leverage off the amenity of master planned communities including networks of open space, activity centres, improved streetscapes, street canopy cover and public realm improvements.

The VPA is continuing to develop its Practitioners Toolbox that provides guidance and assistance in the specific elements of preparing and implementing PSPs.

The SLHC Design Guidance Note will form part of the PSP Guideline Toolbox.

