

21.06
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BUILT ENVIRONMENT AND HERITAGE

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Urban Environment

Key issues

- The increased urbanisation of the municipality has resulted in noticeable changes to the built environment, particularly with the emergence of development in and around Kingston's activity centres.
- There is a growing emphasis on the need to ensure higher standards of urban design so as to ensure design forms the cornerstone of future development decision-making.
- New approaches to contemporary design provide opportunities to not only enhance community safety, create vibrant places and preserve areas of significant character, but also to fully integrate environmentally sustainable development into the planning process.
- The form of new development can also impact on the valued local characteristics of the green wedge environment.

Objective 1

To project a positive image of the City through a high standard of urban design.

Strategies

- 1.1 Enhance the public realm to support walkable communities including contemporary open spaces and the use of public art.
- 1.2 Encourage contemporary architectural expression throughout all facets of development.
- 1.3 Design new development on key sites, along main roads, and in retail, commercial and industrial areas to achieve best practice in design, including attention to interface with the public domain, materials, signage, landscaping and form.
- 1.4 Design all development to be responsive to its context incorporating design features that demonstrate attention to quality and sustainability.
- 1.5 Protect and enhance existing vistas, views and landmarks.
- 1.6 Where possible and appropriate, create new views, vistas and landmarks.
- 1.7 Integrate infrastructure with its surroundings so it is not visually dominant or unduly visually obtrusive.
- 1.8 Create new urban spaces that can support the intensification of development in activity centres.

Further strategic work

- Develop robust urban design frameworks to:

- respond to changes envisaged in the urban environment with a particular focus around Kingston's activity centres;
 - support localised opportunities to enhance the interface between the public and private realm; and
 - improve, expand and extend existing, or create new, public spaces, hubs, links, paths and streets to support the intensification of development in activity centres.
- Implement structure plans and urban design frameworks.

Objective 2

To improve pedestrian safety, circulation and access.

Strategies

- 2.1 Encourage buildings to interact with the street by providing entrances, windows and enhanced pedestrian environments that maximise movement and surveillance.
- 2.2 Provide a series of safe and highly amenable pedestrian and bicycle routes connecting key activity areas.
- 2.3 Reinforce east-west pedestrian connection between the foreshore areas, Main Street and established area east of Albert Street.
- 2.4 Overcome the barriers presented by the railway line and Nepean Highway through opportunities like improved signage, safety measures and major infrastructure works.
- 2.5 Improve community safety through passive surveillance to the public realm.

Objective 3

To achieve high standards of amenity both within new development, and with adjoining development.

Strategies

- 3.1 Design development to not unreasonably affect the amenity of adjoining residential properties through overlooking, overshadowing or traffic and parking associated with the development.
- 3.2 Design building height, setbacks and massing to achieve solar access to pathways, public open spaces and forecourt areas.
- 3.3 Require balconies and roof decks to integrate with the building and provide minimal visual impact when viewed from the street and surrounding area.

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Neighbourhood character

Key issues

- Kingston's residential areas contain a variety of housing styles and types, varying from post war

homes in Moorabbin and Clayton South, through to newer and larger dwellings in Patterson Lakes and Aspendale Gardens.

- The Kingston Neighbourhood Character Study is particularly relevant when considering new residential development in established residential areas where respecting the amenity and character of existing suburban areas is an important community objective.
- Respecting existing and future neighbourhood character will vary according to the rate of change intended by housing policy.

Objective 1

To ensure new residential development respects neighbourhood character and is site responsive.

Strategies

- 1.1 Promote new residential development which is of a high architectural standard, responds to the local context and positively contributes to the character and identity of the local neighbourhood.
- 1.2 Promote a high standard of visual and physical amenity and quality of life for future occupants of new residential development.
- 1.3 Protect areas/elements in the built form and natural landscape which have an identified and valued character and/or recognised cultural significance.
- 1.4 Recognise the five areas of 'special character' and ensure that development proposals respond to all identified major or critical elements in such a way that any new development does not detract from the special character of these areas.
- 1.5 Encourage the retention and adaptive reuse/recycling of existing buildings which contribute to the character of the surrounding neighbourhood.

Decision guidelines

When deciding on applications for development consider, as appropriate:

- Adopted structure plans for activity centres;
- The Kingston Neighbourhood Character Study;
- Clause 22 Neighbourhood Character Policy;

Further strategic work

- Review the areas identified in Kingston's Neighbourhood Character Guidelines as being of 'Special Character'.
- Explore the use of an appropriate overlay to protect areas identified within Kingston's Neighbourhood Character Guidelines as being of 'Special Character'.

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Sustainable development

Key issue

- Fully integrating environmentally sustainable design principles into all land use and development decision making is important to achieving Council’s broader goals for environmentally sustainable development.

Objective 1

To promote environmentally sustainable development.

Strategies

- 1.1 Plan, site, design and construct all development to respond to best practice environmental design guidelines for energy efficiency, waste and recycling and stormwater management.

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Heritage

Key issues

- The City of Kingston is committed to the conservation and enhancement of its places of heritage significance.
- Kingston’s historic building stock, although limited, also tells a strong story of the City’s tourist, market gardening and industrial heritage. Kingston’s wide ranging heritage assets include residential, commercial, industrial, community and environmental buildings and areas. These places comprehensively demonstrate the important eras in the growth of Kingston and survive in a reasonably intact state.
- There are a number of significant residential, commercial, industrial, and community buildings and areas in the municipality of local, state and national significance, some protected by Heritage Overlays and others potentially suitable for heritage protection.
- While some of the old industries and uses have declined and buildings of past architectural styles and development patterns have disappeared, remnants of the City’s historical features remain a testament to the area’s heritage.
- To effectively conserve the municipality’s heritage assets and to facilitate the community’s continued interaction with it constantly, Council will work with owners of heritage places to achieve positive outcomes that contribute to the values of the site, and continually seek to enhance the community’s understanding and involvement in the conservation and enhancement of the municipality’s heritage assets.

Objective 1

To identify, conserve and enhance places of built and cultural heritage, including significant buildings, places, trees, monuments and landscapes.

Strategies

- 1.1 Require new development adjacent to heritage buildings or within heritage precincts to consider the surrounding heritage context.
- 1.2 Conserve places, trees, monuments and landscapes identified as having scientific, aesthetic, architectural, or historical interest or other special cultural values.
- 1.3 Strongly discourage the demolition of identified heritage places.

- 1.4 Support the sympathetic conservation, restoration and renovation of heritage buildings that enhances the heritage value of the place.

Objective 2

To ensure new development contributes positively to identified heritage values.

Strategies

- 2.1 Integrate new development so as to be visually recessive to the original character of the streetscape or heritage place.
- 2.2 Ensure new development does not adversely affect the setting or context of the significant heritage place.
- 2.3 Ensure new buildings and works complement and are sympathetic to the heritage place in terms of views, vistas, existing vegetation, landmarks, building form, setbacks, frontage width, height, finish and fenestrations without replicating historical detailing.
- 2.4 Only support urban consolidation in Heritage Overlay areas where it can be achieved without adversely affecting the identified significance of the heritage place.
- 2.5 Design public spaces to contribute to the identified heritage characteristics within identified heritage places.
- 2.6 Provide landscaping that is compatible with the architectural, social and/or historical significance of the heritage place or precinct.
- 2.7 Design and site advertising signs on or abutting land within the Heritage Overlay to complement the heritage values of the site or precinct.

Decision guidelines

When deciding on applications for development within a Heritage Overlay consider, as appropriate:

- The need for a heritage impact statement and/or management plan.
- The relevant provisions of the Heritage Policy and the Heritage Overlay Guidelines for Assessing Planning Permit Applications Public Draft February 2007, Heritage Victoria Council.
- The development's response to the recognised heritage place and precinct citations of the Kingston Heritage Study 2004.
- Whether the replacement building/alteration has been designed to reflect and complement the heritage significance of the place or area.
- Whether allowing non-conforming uses can guarantee continued viable use of a heritage building, while not compromising the significance of the place or amenity of the neighbourhood.
- The objectives and strategies outlined in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013.

Further strategic work

- Conduct new studies to further investigate places of heritage significance throughout parts of the City of Kingston.
- Assess the incremental impact of development proposals on the integrity of heritage assets.
- Develop management plans for publicly owned sites containing heritage assets.
- Encourage on going further studies and research into aspects of the municipality's heritage.
- Investigate funding opportunities available through Commonwealth and State governments for conservation and enhancement of places of heritage significance.
- Provide information and design advice to owners and occupiers in relation to improvements to places of heritage value, new development in heritage areas and infill development.

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Background Documents

- Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance, 2013.
- Cheltenham Structure Plan, July 2010.
- City of Kingston Register of Significant Trees, May 2007
- Designing Contextual Housing, 2003.
- Highett Structure Plan, May 2006.
- Kingston Green Wedge Plan, 2012.
- Kingston Heritage Study, Stage One, Living Histories, 2000.
- Kingston Heritage Study, Stage Two, 2004.
- Kingston Neighbourhood Character Study, 2003.
- Mentone Structure Plan, July 2011
- Moorabbin Structure Plan, May 2011.
- Mordialloc Creek Cultural Heritage, 2007.
- Mordialloc Pride of the Bay Structure Plan, 2004.