21.07 HOUSING

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21.07-1 Residential development

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Overview and key issues

The predominant form of housing in Kingston is the single detached house. However, the housing mix in different parts of Kingston varies considerably. Some parts of the municipality provide a diverse mix of housing types, including high proportions of medium density housing while other areas consist substantially of single detached houses. Areas in Kingston with greater housing diversity tend to be those areas in proximity to the foreshore and railway lines.

The continued growth of Melbourne and the changing demographics of the Kingston community will create future demands for both greater diversity of housing types and additional dwellings. The ageing of population coupled with the metropolitan wide trend towards smaller household size is a primary driver behind the future demand for additional housing.

The accommodation of additional households can help maintain a diverse resident population which adds to the richness of community life in Kingston and assists in the retention of a wide range of community services and facilities.

Over recent years, the most significant new housing opportunities have occurred on significant former industrial land parcels, and in Activity Centres. This has been supported through the development of Activity Centre Structure Plans and area specific rezoning initiatives. This trend is expected to continue and provide the most significant proportion of new housing in Kingston over coming decades.

Key factors in continuing to manage the introduction of new housing will be:

- The achievement of high levels of amenity in new development.
- Ensuring new residential development responds to neighbourhood character.
- Providing clarity about where different levels of redevelopment will occur.
- The impact of future changes in household structure on the demand for greater diversity of housing stock.
- The impact of future population changes on the supply of and demand for community and social facilities.
- Management of the interfaces between residential areas and other sensitive/strategic land uses.
- Identification of households with specific housing needs within the Kingston community, including older people and people with disabilities.
- Off-site impacts of rooming houses, which are classified as residential buildings, on local residential amenity.
- Recognising that Kingston’s established residential areas will play a reduced role to that of recent decades in meeting future housing needs, in terms of the future supply of new dwellings.

Objective 1

To provide a range of housing types across the municipality taking account of the differential capacity of local areas to accommodate different types and rates of housing change.

Strategies

1.1 Support residential development within activity centres and on identified transitional sites at the periphery of activity centres.

1.2 Support mixed use developments within activity centres.

1.3 Support innovative residential development along identified transit corridors and on former commercial/industrial sites adjacent to established residential areas.

1.4 Promote the innovative redevelopment and renewal of older housing stock which is in poor physical condition, particularly in parts of Chelsea and Clayton South where older poor quality medium density housing development is highly concentrated.

1.5 Prevent any loss of existing residential land through unnecessary or inappropriate rezoning.

1.6 Recognise the differential potential of residential areas to accommodate housing change by supporting differential residential densities according to the following preferred housing outcomes for different areas identified in Table 1 below and identified in the Residential Land Use Framework Plan.

Table 1

Areas	Preferred housing outcome
Activity Centres	Increased role of activity centres in providing for housing at higher densities, particularly in the form of shop-top housing, apartments and mixed use developments.
Large Residential Opportunity Sites	In recent decades, housing growth in Kingston has primarily been a result of new housing construction on greenfield sites in Dingley, Aspendale Gardens, Chelsea Heights and the like. The remaining designated large development sites within Kingston such as the Waterways and The Heath will continue to supply significant numbers of new housing over the coming 3-5 years. In future, all large residential opportunity sites will provide an integrated mix of lot sizes and housing types, and medium density housing will become a more important housing element on these sites. It is anticipated that additional large strategic redevelopment sites will become available for redevelopment in coming years.
Mixed Use Areas	A number of mixed use areas within Kingston offer potential for innovative infill development. These areas are located on the periphery of existing activity centres, or on emerging or former commercial/industrial sites. As such, development on these sites will need to address existing site constraints and respond to the immediate context of the site.
Increased housing diversity areas	The intention in these areas is that new medium density housing comprising a variety of housing types and layouts will be promoted responding to the established but evolving urban character. Because these are already established as residential areas, the design of new medium density housing proposals will need to display sensitivity to the existing residential context and amenity standards in these areas.
Incremental housing change	The type of housing change anticipated in these areas will take the form of extensions to existing houses, new single dwellings or the equivalent of new

Areas	Preferred housing outcome
areas	two dwelling developments on average sized lots. The existing single dwelling character of these areas is to be retained.
Minimal housing change areas	Some areas within Kingston will not play a significantly expanded role in meeting future housing needs of the Kingston community. Future development in these areas is influenced by factors such as the Moorabbin Airport flight paths, single dwelling covenants and neighbourhood agreements
Residential renewal areas	Areas are also identified which currently contain significant levels of medium density housing. The objective in such instances is to promote the redevelopment of older medium density housing as appropriate.
Areas of Special Character	Developments in these areas will need to respond to the need to protect and complement the unique grouping of character elements.

Objective 2

To manage the interface between residential development and adjoining or nearby sensitive and strategic land uses.

Strategies

2.1 Design new residential development to sensitively respond to interfaces with environmentally sensitive areas, including:

- The foreshore and other sensitive waterway environments.
- Braeside Park, Edithvale-Seaford Wetlands and other public parks and reserves.
- Areas of identified significant vegetation and fauna habitat.

2.2 Avoid encroaching on strategic infrastructure or creating potential conflict arising from inappropriate siting and design of new residential development near established uses including:

- Industrial areas, extractive industries and rural land uses.
- The Moorabbin Airport environs which are subject to aircraft noise.
- The interface between urban and non-urban areas.

2.3 Consider any need for the inclusion of acoustic attenuation measures for new housing within the Activity Centre Zone, Commercial 1 Zone and Mixed Use Zone areas, taking into account the amenity impacts of existing and potential future non-residential uses.

2.4 Incorporate appropriate design measures, including acoustic attenuation into new housing adjacent to noise generating activities including industrial areas, main roads, rail lines and the Moorabbin Airport.

Decision guidelines

When deciding on applications for development of dwellings and residential buildings consider, as appropriate:

- Clause 22.04 Moorabbin Airport Environs Policy to protect the amenity of residential areas around the Moorabbin Airport which are subject to aircraft noise.
- Assessing applications for buildings and works (including radio masts, television antenna and flagpoles) against the approved Moorabbin Airport Aviation Obstacle Referral Height Plan.
- Requiring the consent of the relevant Commonwealth Department for buildings and works that exceed the maximum building height in the approved Moorabbin Airport Aviation Obstacle Referral Height Plan.

Objective 3

To recognise and respond to special housing needs within the community.

Strategies

3.1 Support opportunities for the innovative provision of housing specific to housing needs not well catered for in the mainstream housing market such as aged accommodation and housing for low income groups.

3.2 Integrate the provision of aged and low cost accommodation within residential neighbourhoods to ensure linkages with the general community and social networks and to avoid physically or socially isolating people.

3.3 Recognise and respond to the specific needs for supporting infrastructure and services for some parts of the community.

3.4 Support the provision of affordable housing, including low cost rental accommodation, particularly in areas designated for increased housing diversity.

Objective 4

To ensure new residential development respects neighbourhood character and is site responsive, and that medium density dwellings are of the highest design quality.

Strategies

4.1 Promote new residential development which is of a high standard, responds to the local context and positively contributes to the character and identity of the local neighbourhood.

4.2 Promote new residential development which provides a high standard of amenity and quality of life for future occupants.

4.3 Protect areas/elements in the built form and natural landscape which have an identified and valued character.

4.4 Recognise the five areas of ‘special character’ identified in Kingston’s Neighbourhood

Character Study 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.

4.5 Protect areas/buildings of recognised historical/cultural significance.

4.6 Promote the retention of existing buildings which can be recycled and which contribute to the character of the surrounding neighbourhood.

Objective 5

To promote more environmentally sustainable forms of residential development.

Strategies

5.1 Ensure that the planning, design, siting and construction of new residential development responds to best practice environmental design guidelines for energy efficiency, waste and recycling, and stormwater management.

5.2 Promote medium density housing development in close proximity to public transport facilities, particularly train stations.

Objective 6

To ensure residential development does not exceed known physical infrastructure capacities.

Strategies

6.1 Ensure that the siting and design of new residential development is consistent with Urban Stormwater Best Practice Environmental Management Guidelines.

6.2 Ensure that new residential development contributes to the maintenance and upgrading of local drainage infrastructure as required, where such new development will impact on the capacity of such infrastructure.

6.3 Manage development on land that is identified as being liable to flooding.

6.4 Require the provision of carparking to satisfy the anticipated demand having regard to average car ownership levels in the area, the environmental capacity of the local street network and the proximity of public transport and nearby on and off street car parking.

6.5 Ensure that all new medium density housing provides adequate private open space that is appropriately landscaped.

6.6 Ensure that large residential opportunity sites provide contributions towards the creation and/or enhancement of public open space within, or in reasonable proximity to, such sites.

Objective 7

To ensure all residential neighbourhoods in Kingston are provided with supporting social infrastructure adequate to the population's needs.

Strategies

7.1 In areas experiencing rapid growth, ensure appropriate social infrastructure is provided in accordance with the anticipated needs of future residents.

7.2 Ensure the development of large residential opportunity sites contributes to identified social infrastructure needs.

7.3 Promote opportunities to improve the physical access of large residential opportunity sites to public transport.

Further strategic work

- Develop local structure plans/urban design frameworks to further guide residential development in areas identified for 'increased diversity' including Parkdale, Aspendale, Edithvale, Chelsea, Bonbeach and Carrum.
- Update the Kingston Residential Strategy to incorporate changes reflective of the latest Census Data, modifications to the State Planning Policy Framework, new Council policies and the reformed residential zones.
- Finalise and implement the Chelsea and Bonbeach Residential Renewal Project and give effect to this project in the planning scheme by preparing local policy and by other means.
- Develop urban design guidelines to promote and manage the redevelopment of deteriorated housing stock in older parts of the municipality.
- Further investigate the special housing needs of some sections of the community, particularly people from different cultural and linguistic backgrounds, older people, people on low incomes and single parent families.
- Develop a local policy for caretakers' houses to protect industrially zoned land from encroachment by non industrial uses.
- Review the Clayton South Medium Density Development Guidelines.
- Monitor the impact of discretionary uses on the amenity and neighbourhood character of residential areas.
- Identify a range of mechanisms that Council could apply to achieve improved housing outcomes for high needs groups.

21.07-2 Background Documents

31/10/2019
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- Cheltenham Structure Plan, July 2010
- Clayton South Urban Design Framework Plan, June 2003
- Highett Structure Plan, May 2006
- Kingston Designing Contextual Housing Guidelines
- Kingston Neighbourhood Character Study
- Kingston Open Space Strategy, 2012
- Kingston Residential Strategy

- Mentone Structure Plan, July 2011
- Moorabbin Structure Plan, May 2011
- Mordialloc Pride of the Bay Structure Plan, 2004

21.07-3 Incorporated Documents

24/02/2022
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- Clayton South Medium Density Housing Development Guidelines, May 2003
- Kingston Neighbourhood Character Guidelines, August 2003

Residential Land Use Framework Plan

