



City of
KINGSTON



Kingston Housing Strategy & Neighbourhood Character Study

August 2021

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Glossary of Terms used in this Report

Table 1 – Glossary of Terms

Activity Centres	Retail, service and employment hubs that are usually well serviced by public transport. They range in size from local neighbourhood strip shops to major regional shopping malls and centres.
Affordable Housing	Definition from Section 3AA of the Planning and Environment Act 1987 Housing, including social housing, that is appropriate for the housing needs of any of the following— <ul style="list-style-type: none"> • Very low income households; • Low income households; • Moderate income households. An Order under Section 3AB may specify a range of household income as very low, low, or moderate by reference to statistical data published by the ABS.
Apartment Building	A single building containing two or more dwellings, and in which dwellings are located above the ceiling level or below the floor level of another dwelling. Does not include a semi-detached dwelling or townhouse.
Character area	Areas with a common preferred character.
Character type	Broad areas, generally common across metropolitan Melbourne, where the desired character is the same. In these areas, the existing neighbourhood character and era of residential development are usually similar
Detached Dwelling	A detached building comprising one dwelling on a site that is held exclusively with that dwelling and has a frontage to a public road (also includes townhouses).**
Dual Occupancy	Two dwellings on one original site, that may have separate titles.
Dwelling	A building or part of a building used as a self-contained residence, which must include: <ul style="list-style-type: none"> • a kitchen sink; • food preparation facilities; • a bath or shower; and • a closet pan and wash basin. It includes out-buildings and works normal to a dwelling.
Growth areas	Locations on the fringe of metropolitan Melbourne designated in planning schemes for large-scale transformation, over many years, from rural to urban use.
Increased Change Area	Areas that will provide for some housing growth at increasing densities around public transport and Activity Centres.
Incremental Change Area	Residential areas without any significant redevelopment constraints, generally located outside reasonable walking distance of key public transport routes and services.
Kingston Planning Scheme	A legal document that sets out policies and provisions for the use, development and protection of land use in the City of Kingston. It contains State and local planning policies, zones and overlays and other provisions that affect how land can be used and developed. It indicates if a planning permit is required to change the use of land, or to construct a building or make other changes to the land.
Limited Change Area	Residential areas that will experience minimal housing growth due to environmental and heritage characteristics, or other significant development constraints.
Local Planning Policy Framework (LPPF)	Sets the local and regional strategic policy context for a municipality. It consists of the Municipal Planning Strategy and specific local planning policies.
Low scale medium density housing	Medium density housing that is 2-3 storeys (9-11 metres) in height.
Neighbourhood character	The interplay between development, vegetation and topography in the public and private domains that distinguishes one residential area from another.

Net Developable Area	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units (i.e. NDHa).
Overlays	Planning scheme controls that apply to specific areas to address a particular issue such as environmental, landscape, heritage and flooding. These requirements operate in addition to those provided by the land's zoning.
Preferred character statement	Policy statement that articulates an area's desired future character.
Principal Public Transport Network (PPTN)	The primary network of train and bus (and tram) routes as determined by Public Transport Victoria.
Semi-detached Dwelling	A dwelling that shares a common wall with another dwelling.
Shop-top	Residential development built on top of retail or commercial uses at the ground level, usually in the form of apartments.
Social Housing	Non-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by housing associations and community housing.*
Special character area	Area that has an exemplary, rare or atypical existing character in the context of the surrounding residential neighbourhoods.
Large Residential Opportunity Sites	Sites suitable for redevelopment over 3,000sqm and located in a zone that permits residential development or is located near an Activity Centre or public transport.
Planning Policy Framework (PPF)	Comprises general principles for land use and development in Victoria contained in the planning scheme. It sets visions, objectives, strategies and decision guidelines that must be taken into consideration by local Councils when making a planning decision.
Substantial Change Area	Areas that will provide for housing growth with increased densities around larger Activity Centres and at strategic development sites.
Unit / Townhouse	A dwelling typically with its own private grounds, without a separate dwelling located above or below, on a site with other separately-titled dwellings.^
Urban Growth Boundary (UGB)	The current geographic limit for the future urban area of Melbourne.
Walkable Catchment	Walkable catchments are the areas within which it is considered feasible to walk to an activity centre or train station. These 'catchments' are used as one measure to determine the appropriate level of change that might be accommodated in the area. The distance that is used for a particular change area definition varies.
Zones	Relates to a particular use and is associated with a specific purpose such as residential, commercial or industrial. Each zone has policy guidelines that will describe whether a planning permit is required and set out application requirements and decision guidelines. These requirements must be considered when applying for a permit.

*Precinct Structure Planning Guidelines, Growth Areas Authority, 2013

**Understanding Residential Densities Handbook, DPLG, Government of South Australia, 2011

^Standard residential property dwelling types, State Government of Victoria, 2018

Table 2 – Glossary of Acronyms

ACZ	Activity Centre Zone
AEO	Airport Environs Overlay
BESS	Built Environment Sustainability Scorecard
CASBE	Council Alliance for a Sustainable Built Environment
DDO	Design and Development Overlay
DPO	Development Plan Overlay
EAO	Environmental Audit Overlay
ESD	Environmentally Sustainable Development
ESO	Environmental Significance Overlay
GRZ	General Residential Zone
HO	Heritage Overlay
LSIO	Land Subject to Inundation Overlay
MAC	Major Activity Centre
MUZ	Mixed Use Zone
NAC	Neighbourhood Activity Centre
NCO	Neighbourhood Character Overlay
NRZ	Neighbourhood Residential Zone
PAO	Public Acquisition Overlay
PPF	Planning Policy Framework
PPTN	Principal Public Transport Network
RGZ	Residential Growth Zone
RZSAC	Residential Zones Standing Advisory Committee
SBO	Special Building Overlay
SDAPP	Sustainable Design Assessment in the Planning Process
SECCCA	South East Councils Climate Change Alliance
SLO	Significant Landscape Overlay
VPO	Vegetation Protection Overlay





1.0

INTRODUCTION



1.1 Introduction

The City of Kingston is a large middle-ring municipality approximately 15km south-east of Melbourne CBD. It houses approximately 163,430 people in an area of 91 square kilometres, and the population is growing and changing. The Council needs a strategy to manage this growth and change.

Housing is a fundamental human right and one of the universal determinants of health and wellbeing. The availability of secure, well located affordable housing provides pathways to employment and education, supports choices, builds strong, connected and sustainable communities and provides opportunities to participate in community life.

This Project involves review and update of Council's previous strategic work, including the Kingston Neighbourhood Character Guidelines 2000 (amended in 2003 and 2007) and the Draft Kingston Residential Strategy Update 2014, to identify what types of housing should be provided to support the municipality's growing and changing population. It seeks to ensure that the dwellings we build today will meet the needs of future generations and that future housing is appropriately located throughout the City of Kingston.

The study area includes all residentially zoned land within Kingston, as well as commercial and activity centre zones, which incorporate Major and Neighbourhood Activity Centres (see Figure 1).

Background

Kingston sought to implement the reformed residential zones (introduced in 2014) using this previous housing and neighbourhood character work, via Amendment C140. However, the Residential Zones Standing Advisory Committee (RZSAC) recommended that Council comprehensively review the Residential Strategy and Neighbourhood Character Guidelines to identify areas for substantial, incremental and minimal change, to more efficiently apply the zones.

The reformed residential zones were incorporated into the Kingston Planning Scheme

in 2014 under Section 20(4) of the Planning and Environment Act 1987. This Amendment placed most of Kingston's residential land in the General Residential Zone (GRZ) pending the further work by Council.

Brief

The City of Kingston appointed consultants, Ethos Urban to prepare a Kingston Housing Strategy, which includes a Neighbourhood Character Study.

The Housing Strategy will provide a twenty-year plan to manage housing growth and change across all residential areas and Activity Centres in the municipality. This Strategy will also provide strategic justification for reviewing the application of the residential zones across Kingston.

The Neighbourhood Character Study is an input to the Housing Strategy with a detailed assessment of existing neighbourhood character. It provides 'preferred character statements' and design guidelines to inform the implementation of policy and zone schedules.

The Housing Strategy also seeks to:

- Understand existing housing stock, population trends, opportunities and constraints on future development;
- Facilitate diversity of housing to meet people's needs;
- Positively influence the form, location, amenity and type of new residential development;
- Examine tools to manage future change;
- Maximise and improve development potential around activity centres and transport corridors and nodes; and
- Prompt community discussion about housing issues.

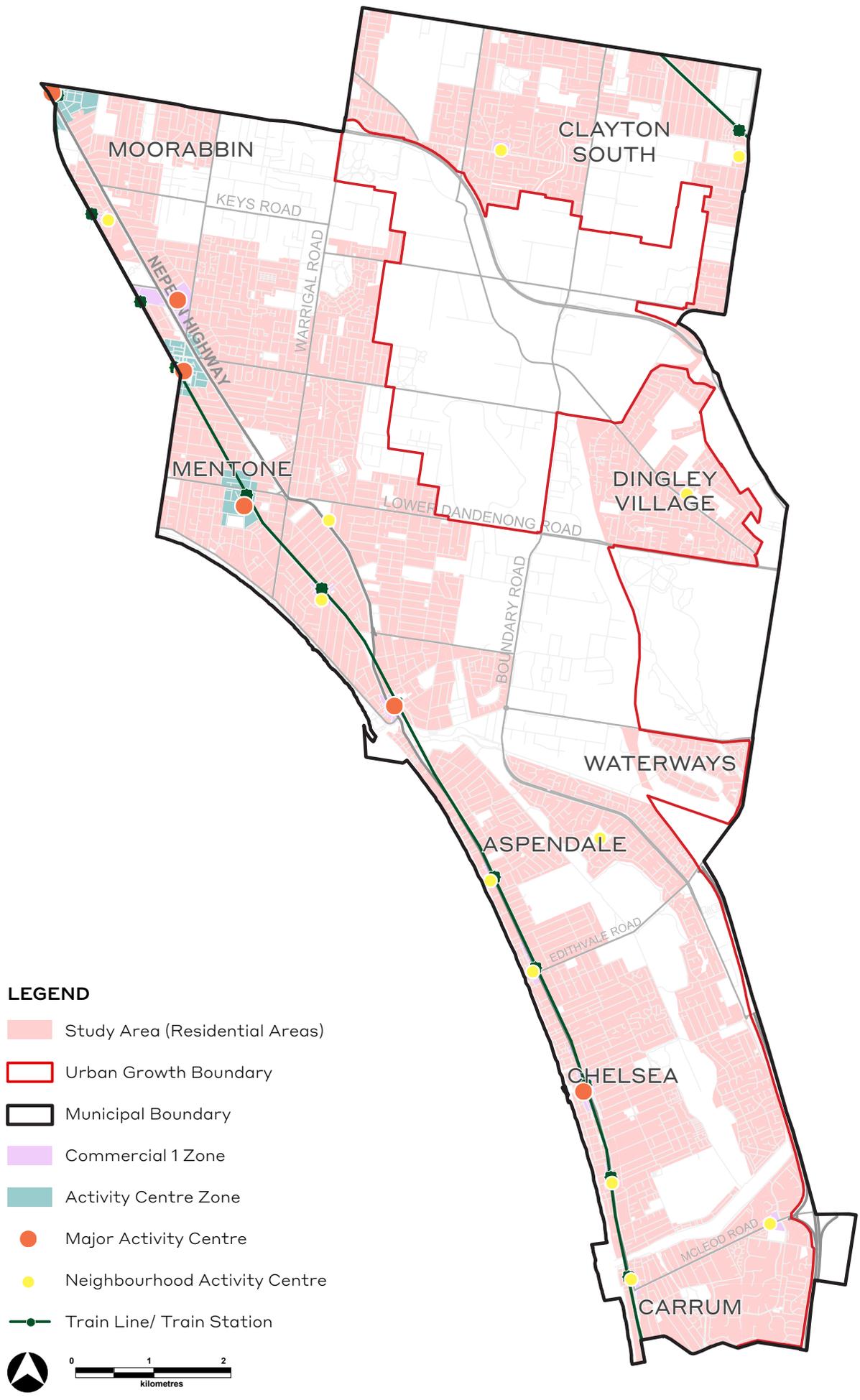


Figure 1. Map of Kingston

1.2 Approach

Stages

The project has been undertaken over six (6) stages, as illustrated below.



This Strategy

This Strategy provides a framework to guide the growth and change of residential areas in the City of Kingston. The key components of this Strategy are:

- **Vision** – Chapter 2 provides the overarching vision and strategic objectives to guide housing growth and change across Kingston's residential areas.
- **Housing Framework Plan** – Chapter 3 delineates and describes areas for substantial, increased, incremental and limited change. These areas will provide the basis for the application of the new residential zones, and other planning controls as appropriate.
- **Neighbourhood Character** – Chapter 4 provides a detailed assessment of the existing and preferred development within the City's residential areas. Each identified character type and precinct is provided with a preferred character statement to assist in guiding future development.
- **Diversity and Type** – Chapter 5 outlines objectives and actions relating to housing design, including: housing diversity, specialised housing types, design quality and universal housing.
- **Affordability** – Chapter 6 outlines objectives and actions relating to affordability and social housing, including development of relationships and partnerships for successful delivery.
- **Sustainability** – Chapter 7 outlines objectives and actions relating to the improvement of the environmental performance of new housing stock.
- **Implementation** – Chapter 8 provides a detailed implementation Plan with recommended Planning Scheme tools and actions, roles, responsibilities and timeframes to consider.

The Housing Strategy and the Neighbourhood Character Study are referred to as 'the Strategy' in this report.

1.3 Engagement

Engagement with residents, landowners, government agencies and other key stakeholders has provided important input to this Strategy.

Overview

The overarching objective of consultation for this project is:

To work progressively with Council, the Project Control Group, other Stakeholders and the Kingston community to develop the Kingston Housing Strategy and Neighbourhood Character Study and appropriately apply the reformed residential zones in the Kingston Planning Scheme and shape the future residential growth pattern of the City of Kingston.

The following project objectives for engagement have been used to inform the preparation of the Strategies:

- To inform stakeholders and the broader community of the purpose and commencement of the Housing Strategy and Neighbourhood Character Study;
- To provide stakeholders and the broader community with the opportunity to contribute towards a vision for housing in Kingston and to identify issues and opportunities for the Draft Housing Strategy and Neighbourhood Character Study to address; and
- To gather feedback on the Draft Housing Strategy and Neighbourhood Character Study and consider all submissions in its finalisation.

An overview of consultation activities and outcomes during preparation of the Strategy is provided on the following pages.

A more detailed summary of feedback and suggested changes resulting from consultation to date with the community and stakeholders is provided in the Kingston Housing Consultation Summary Report, 2019.

Community Consultation

The Housing Strategy and Neighbourhood Character Study have been developed through three stages of broad community consultation and through a targeted Community Panel.

Community views and feedback have been a key input in the development and refinement of this Strategy.

Ward Meetings

During the preliminary stages of this project, three (3) Ward Meetings were held in October - November 2017, one for each of the north, central and south wards. The Ward Meetings were a broad community engagement initiative undertaken by Council, with the purpose to introduce and raise awareness of three Council projects being prepared by Kingston City Council, including the Housing Strategy & Neighbourhood Character Study.

A more detailed summary of the Ward Meetings is provided in the Report from the City of Kingston's Councillor Ward Meetings (2018).

Stage 1: "My Neighbourhood"

The first stage of community consultation for the project, branded "My Neighbourhood" included:

- Hosting 'Listening Posts' in Mordialloc, Westall and Chelsea on 17, 18 and 21 April 2018 respectively;
- Bulletin and survey distributed via Council's website and the Listening Posts;
- Organised Walking Tours held in Clayton South, Cheltenham and Mentone on 27 May 2018 and in Parkdale, Edithvale and Patterson Lakes on 3 June 2018;
- Self-guided walking tours promoted on Council's website including an interactive map of Kingston to place location-based feedback.

Community Panel

An independent Community Panel has been established by Kingston City Council to provide a forum to discuss housing change in the municipality.

The Panel has been developed through an independent facilitator, with 49 randomly selected community members that are a representative sample of Kingston's residents.

The Community Panel has been asked:

How can Council manage change within the City of Kingston while protecting what we love about where we live?

The feedback and discussion from these forums has been incorporated into the Final Housing Strategy.

Stage 2: Draft Strategy Consultation

The second stage of community consultation was held to gather feedback on the Draft Housing Strategy and Neighbourhood Character Study prior to the preparation of the final report, this included:

- A mailout to all residential property owners and occupiers advising of the consultation activities.
- Communications and advertisements via Council's website and articles in the June/ July and August/September issues of 'Kingston Your City'.
- Online consultation platform for access to the Draft Strategy and a survey for 12 weeks from 6 May - 2 August 2019.
- Public displays to advise the community that the Draft Strategy is available for feedback and review, detailing the ways to get involved and make submissions.
- Six (6) ward based Drop-in Sessions (2 per ward), inviting the public to view and discuss the Draft Strategy and how it reflects the outcomes of earlier rounds of consultation.
- Two (2) Ward Meetings (Central and North wards).
- An interactive session with the representatives of Council's deliberative Community Panel to test key outcomes against the Panel's Community Principles.

- A tailored session with the Neighbourhood Character Advisory Group.

A total of 1,603 submissions were received and 611 surveys were undertaken. The key findings of this feedback is summarised below, with a more detailed report compiled separately.

Key Findings

A number of key themes have emerged from engagement activities, which are discussed below.

Landscaping

Respondents repeatedly raised the importance of private and public realm landscaping. Many participants valued mature street tree planting, acknowledging that there were varying options regarding appropriate species. Other respondents were critical of the design of new garden areas, particularly the lack of canopy trees. Maintenance of landscaped areas was also an issue that emerged.

Access to services/facilities/open space

Many residents indicated that access to services, facilities, open space and local shopping strips was a key aspect that they valued of their local area. Participants also cited that they disliked when such amenities are not located in proximity to their neighbourhood.

Sense of community

There is clearly significant pride taken in the character of each neighbourhood in Kingston. Residents love that they are friends with their neighbours and that many of them have been living in and around the south east of Melbourne for a majority of their lives. The sense of community and the “village atmosphere” of neighbourhoods and shopping centres was frequently mentioned as one of the many reasons that residents love where they live.

Housing design & diversity

There were mixed views regarding the design and diversity of housing in the municipality. Many participants were critical of newer, contemporary development where houses looked repetitious.

There was also concern among many respondents regarding medium and high density housing. Some felt that there was too much, while others expressed concern with the design of such housing types in terms of setbacks, building spacing and perceived over development of allotments.

Height and density

Higher density housing was sometimes seen as undesirable due to the increased building heights and a perception of poor design which does not reflect the existing character. This was especially true in areas with long standing provisions that enforce a two storey built form, such as the GRZ3 and DDO1 which cover large areas of residential land.

Many residents expressed a desire to retain the GRZ3 controls, predominantly relating to 2 storey heights.

There was, however, some support for higher densities around public transport and activity centres, provided it is well-designed, respects the existing and preferred neighbourhood character, and uses good quality materials. Provision of more diverse housing stock to cater for the different needs of everyone in the community was also viewed in a positive light.

1.4 Drivers of Change

The City of Kingston’s official estimated residential population at 30 June 2018 was 163,431. The State Government Victoria in Future (ViF) population projection is forecasting Kingston to grow to 201,090 people by 2036.

The current and historic land use patterns, topography, landscape and a range of environmental constraints provide a variety of residential environments within the City of Kingston. These range from compact urban areas through to conventional Australian suburbs and development in coastal and other waterfront settings.

There is very little vacant residential land in the municipality, and the majority of future housing growth is likely to be provided through infill and higher density development in established neighbourhoods.

This section outlines key population and housing trends and projections for the City of Kingston which provide the strategic underpinning for this Housing Strategy.

ABS Census data (2016) demonstrates that Kingston is a popular location for smaller households in older age brackets, with above average representation of 40-85+ years age groups and a below average representation of 15-34 years age groups.

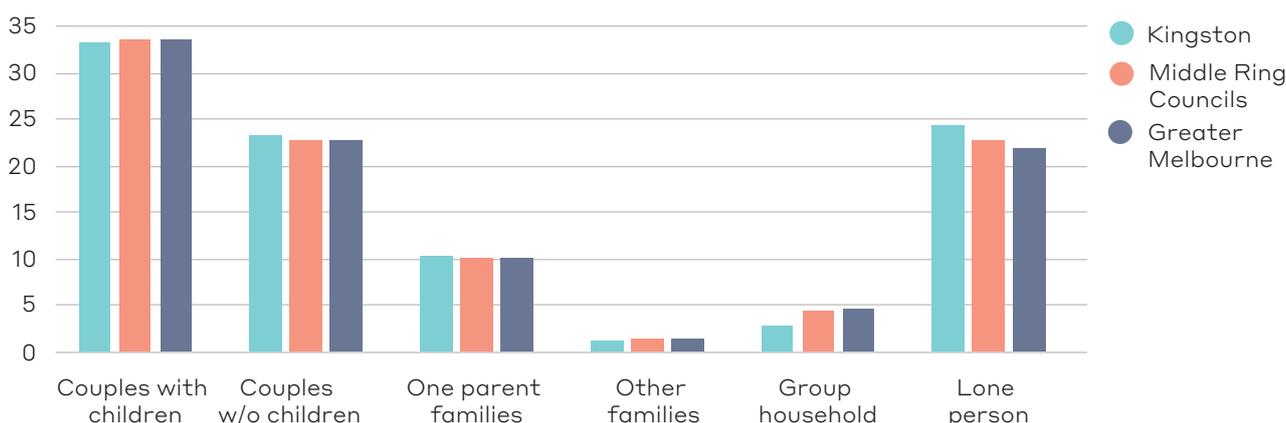
The largest household type is ‘couples with children’ and comprise 33.4% of households which can be attributed to ample access to schools, housing, transport, entertainment and other assets that the area possesses. Kingston contains a lower average household size of 2.5 persons per household compared to the Greater Melbourne statistical division average of 2.61 persons per household. ‘Lone person’ households are well represented at 24.4% and this household type has the biggest variation in Kingston from the Metropolitan Melbourne average of 22%.

Population Growth and Demographic Change

At the time of the 2016 Census, the City of Kingston had an estimated resident population of 158,941 persons which represented an average annual increase of 2,055 persons per year since the 2006 Census. This scale of population growth is in line with neighbouring middle-ring suburbs.

Future Changes

The Victorian State Government ViF 2019 document provides projections based on trends and assumptions for births, life expectancy, migration and living arrangements. The ViF 2019 reinforces that Victoria remains the fastest growing State in the country and has forecast statewide population of 8.7 million by 2036 (current estimated population of 6.5 million at 30 June 2018) and 6.9 million by 2036 in Greater Melbourne (current estimated population 4.96 at 30 June 2018).



The ViF 2019 is indicating that Kingston's total population has since been forecast to grow from 158,940 in 2016 to 201,090 by 2036 representing a 26.5% increase. While this growth is significant, it is lower than that anticipated across Metropolitan Melbourne level taking account of generally high levels of growth in inner city and growth area municipalities. Recognising that each of the surrounding municipalities have different land use contexts, the rates of forecast growth in surrounding municipalities are of a similar magnitude to rate forecast for Kingston.

The ViF 2019 identifies that population growth is anticipated to be uneven across the municipality. The Cheltenham and Highett areas are planned to grow by 45.5% between 2016 and 2036 with much of this development occurring in and adjacent to the activity centres and on the former Highett Gasworks site whilst the Aspendale Gardens Waterways area has the most limited projected growth at 4.7%. The Aspendale Gardens and Waterways area will also see the largest projected decline in household size from 3.1 persons per household in 2016 to 2.74 persons per household by 2036.

Kingston will experience absolute growth in population numbers across every age group, however the age profile will shift towards an older population, with the most common age band in the City by 2036 being 40-44, and 14.7% of the population being aged 70 or older.

Kingston will continue to have a diverse mix of household types with the number of

couple families with dependants declining proportionally and the most significant increase being in lone person households. Although by 2036 couple families with dependants will still represent 30.7% of the household types in Kingston, lone person households and couples without dependants will comprise 54.4% of the total household types.

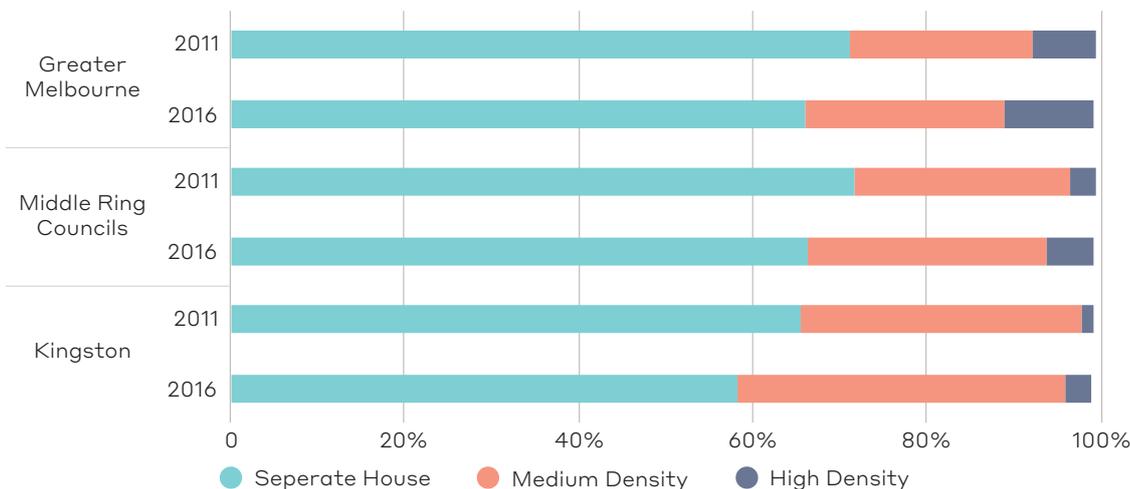
Diversifying the Housing Stock

In 2016 the majority of dwellings in Kingston were separate houses (58.2%), however this is notably less than the proportion of separate houses in the whole of Greater Melbourne (66.1%) and other middle ring Councils (65.5%).

Between 1996 and 2016 there was a significant decrease in the proportion of separate houses in Kingston by nearly 13%.

The types of dwellings in Kingston categorised by their number of bedrooms shows there are proportionately less 0 or 1 bedroom dwellings and more 2 and 3 bedroom dwellings than the Greater Melbourne average.

New forms of medium and high density residential development are becoming more commonplace in locations close to transport (such as Cheltenham, Clayton South, Highett and Moorabbin). The forms of development are also changing to include more apartment developments in targeted locations proximate to activity centres and new forms of retirement and aged care facilities being proposed.



These high level trends amplify the need for the City of Kingston to be proactive, as the data indicates that the municipality's residential role in the future will be a diverse, multi-faceted one, where a range of housing types will be needed.

Decreasing Housing Affordability

The cost of accommodation in Kingston is relatively higher than Metropolitan Melbourne. Despite these higher property prices, the median weekly household income in Kingston is slightly below the Metropolitan Melbourne equivalent.

Housing affordability is a growing issue within Kingston, as median weekly household incomes have increased by 3.8% per annum since 2011, while house and unit prices have grown by 11.1% and 5.6% respectively. The significant increases in property prices compared to income indicates that the opportunity to own property within Kingston is becoming increasingly unattainable.

Work undertaken for the Social and Affordable Housing Policy reveals that Kingston's role and function is not a first home buyer area, and Kingston's housing stock could only be considered affordable to first home buyers in the top quartile of all incomes. Kingston was referred to as an 'upgrader' area, only affordable to those with substantial equity from a previous home.

There has been an increase in rental property demand as housing affordability has decreased in Kingston and Metropolitan Melbourne.

The price of renting has also increased, but at a much lower rate than housing prices. A widespread reduction in financial return from residential properties for investors has resulted in a reduction in the total amount of rental properties available across Metropolitan Melbourne.

One-parent families and lone-person households are especially impacted by the affordability of housing when compared to double-income households. These household types currently

account for a significant portion of Kingston's population, and household sizes are forecast to slowly decrease as lone-person households become more prevalent.

Preliminary research for Kingston City Council - Housing Affordability Report 2018 confirms that mortgage stress is less of an issue for Kingston than rental stress. For example:

- Young couples with children were experiencing slightly higher marginal mortgage stress, however, these are generally higher income households. It was indicated that low income mortgage stress was not prevalent in Kingston. Furthermore, of those households with mortgages, 92% had mortgage repayments less than 30% of household income.
- A little more than a quarter of all rental households in Kingston are in housing stress (26.9% in 2016), which is comparable to the metropolitan average (27.4% in 2016).
- Of those households experiencing rental stress, 41% are lone person households (which equates to approximately 2,124 households).
- The categories 'couple family', 'couple family with no children', 'one parent family', 'other family' and 'group household' make up smaller shares at 14%, 19%, 18%, 2% and 6% respectively.

Lone person households tend to be persons over the age of 65.

Kingston's Housing Market

While Kingston's housing market has been dominated by separate houses, there has been an increase since Kingston's inception in the amount of medium and high density housing provided. This is a trend that is occurring throughout middle-Melbourne.

The ViF 2019 indicates that 19,610 additional dwellings are projected between 2016 and 2036, which equates to 980 dwellings per annum.

Kingston's housing market has shown a trend for greater housing growth in Cheltenham, Clayton South, Highett, Mentone, Mordialloc and Moorabbin.

Inland suburbs have generally experienced less housing growth than coastal suburbs which are under significant pressure for change, with the emergence of modern and contemporary style units and large-scale dwellings in these areas, seeking to maximise bay views.

Throughout a range of one-off 'greenfield developments' that are now largely completed, there has been both a prolonged and a high level of demand for low density (detached) dwellings in Kingston. However, with the scarcity of land, the demand for medium density housing is set to increase as affordability challenges grow and households seek cheaper alternatives to separate houses.

As ownership of separate houses in Kingston becomes less affordable and increasingly unattainable due to the increasing amount of smaller households, more people will seek medium and high density alternatives. Kingston has recently seen an increase in the provision of these types of housing, and this trend is forecast to continue. Providing a diverse range of residential accommodation is key to creating sustainable communities wherein people at all stages of life are able to remain part of their community.

Summary

In summary, the key drivers of housing change in Kingston are:

- The lack of available greenfield land means that the majority of population growth needs to occur in established residential suburbs;
- Existing dwelling stock is not very diverse, with most houses 3-4 bedrooms;
- The supply of small housing/apartment styles (less than 2 bedrooms) is lower than the Metropolitan average;
- A decrease in the average household size due to an increase in lone-person households and an ageing population means that demand for medium and high density dwellings will increase;
- Steadily decreasing housing affordability makes property ownership increasingly unattainable, particularly for smaller households;
- Rental cost increases places further pressure on households experiencing rental stress; and
- Larger detached houses continue to be in high demand.

1.5 Summary of Constraints

Overview of Development Constraints

Development constraints refer to existing local planning policy and physical attributes or land uses, that may restrict the built form and subsequent potential for consolidated or higher density residential development. This can include:

- Built form constraints, which may impose height or setback restrictions on existing residential land;
- Environmental constraints, such as those which are significant and require protection, or present a hazard to residential land uses;
- Kingston's coastlines, which stretch down much of the municipality's western boundary, and present a unique combination of built form and environmental constraints;
- Constraints from other land uses, such as those which may require a buffer, including landfill sites and certain industrial land uses;
- Development restrictions, such as strata titles and covenants which may impose certain siting, design and built form requirements over existing residential areas; and
- Recent development, which may not be viable for redevelopment during the life of the 20 year Housing Strategy.

Kingston faces a unique combination of constraints with the presence of a long coastline, airport and land in the Green Wedge Zone, all of which constrain the potential for residential development and need to be considered in the context of this Housing Strategy.

Land with built form constraints within Kingston include those subject to certain Design and Development Overlays (DDO):

- DDO1 (Urban Coastal Height Control Area):
 - Some recent, contemporary development has taken advantage of the provision for basements to extend up to 1.2 metres above ground level, and the generally sloping topography in some coastal areas, which has resulted in some structures having a bulky appearance.

- DDO2 (Patterson Lakes Residential Waterways Area);
- DDO4 & 5 (Aviation Obstacle Referral Height Area No 1 & 2);
- DDO6 (Kingston Lodge Site); and
- DDO7 (Urban Coastal Foreshore Setback Control Area)

Other overlays that impose built form constraints for development include:

- Airport Environs Overlay (AEO);
- Existing and Potential Neighbourhood Character Overlays (NCO);
- Heritage Overlay (HO); and
- Public Acquisition Overlay (PAO).

Potential development that may be limited by environmental constraints include land subject to the following overlays:

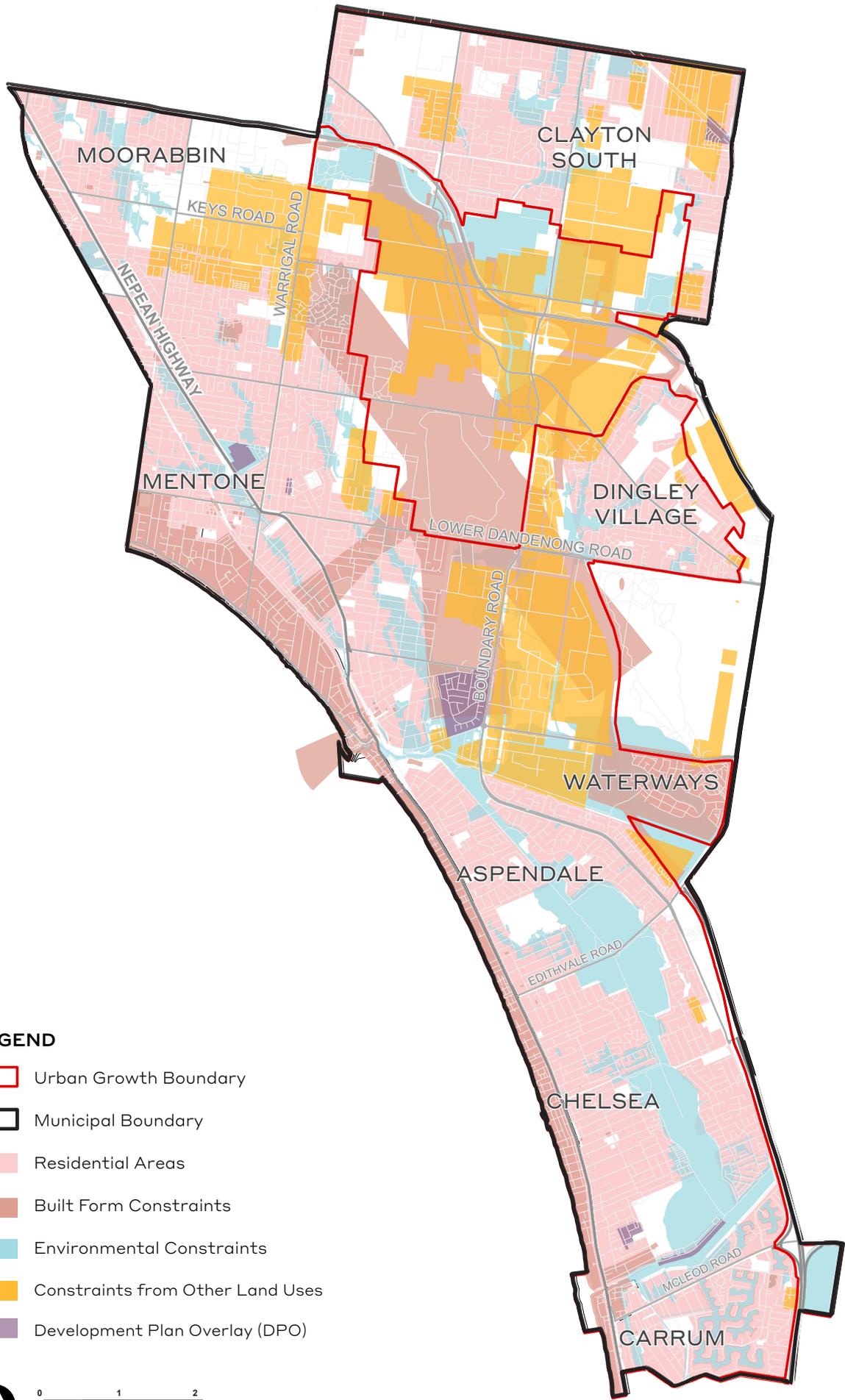
- Environmental Significance Overlay (ESO);
- Vegetation Protection Overlay (VPO);
- Land Subject to Inundation Overlay (LSIO);
- Special Building Overlay (SBO); and
- Environmental Audit Overlay (EAO).

Other land uses that may impose constraints or require a buffer for residential development in its vicinity include land that falls under:

- Waste Management (landfill sites);
- Other Industrial Uses; and
- Agricultural Uses.

Certain restrictions and special controls may have implications for the Housing Strategy and may warrant further investigation if they are located in an area identified to be of incremental or substantial change. These restrictions apply for residential land subject to the following:

- Strata Tiles;
- Restrictive Covenants;
- Recent Development, or land subject to a Development Plan Overlay (DPO).



LEGEND

-  Urban Growth Boundary
-  Municipal Boundary
-  Residential Areas
-  Built Form Constraints
-  Environmental Constraints
-  Constraints from Other Land Uses
-  Development Plan Overlay (DPO)



1.6 Summary of Opportunities

Overview of Housing Opportunities

Housing opportunities refer to existing local planning policy and physical attributes or land uses, that encourage housing growth or provide desirable circumstances for housing change. This can include:

This can include:

- The concept of 20-minute walkable neighbourhoods, where development is encouraged around Activity Centres and train stations.
- Zone provisions and some overlays, that provide for increased housing development (including heights and site coverage), e.g. Activity Centre Zone.
- Good accessibility throughout Kingston in the form of train stations and SMART bus routes.
- Residential zoned land that enables some growth and change within the existing developed areas.
- Opportunity sites, where large parcels of land are identified for development or have the potential for development in the future (subject to further work).

Kingston is ideally located within close distance of Melbourne CBD and with very good accessibility, from both a road network and Principal Public Transport Network (PPTN) perspective. Therefore, the municipality offers a lot of opportunity for housing growth and change. However, this level of change needs to be carefully managed with the previously mentioned constraints and neighbourhood character values.

Sites identified in Schedules to the Design and Development Overlay (DDO) contain provisions for residential buildings and building height. These sites are at various stages of development and present a range of locally-tailored opportunities for growth:

- DDO8 (Station Street, Chelsea);
- DDO9 (2 and 4 Bear Street, 2 Park Street, and 76 Albert Street, Mordialloc);
- DDO10 (Mordialloc Activity Centre);
- DDO12 (Highett Activity Centre);

- DDO21 (1231-1237, part 1239 Nepean Highway, 60-64 Matthieson Street, Highett);
- DDO22 (Mentone Junction Precinct); and
- DDO24 (Clayton South Industrial Precinct).

A number of opportunity sites have been identified by Council as areas for growth and change, at varying stages of investigation and development. These include:

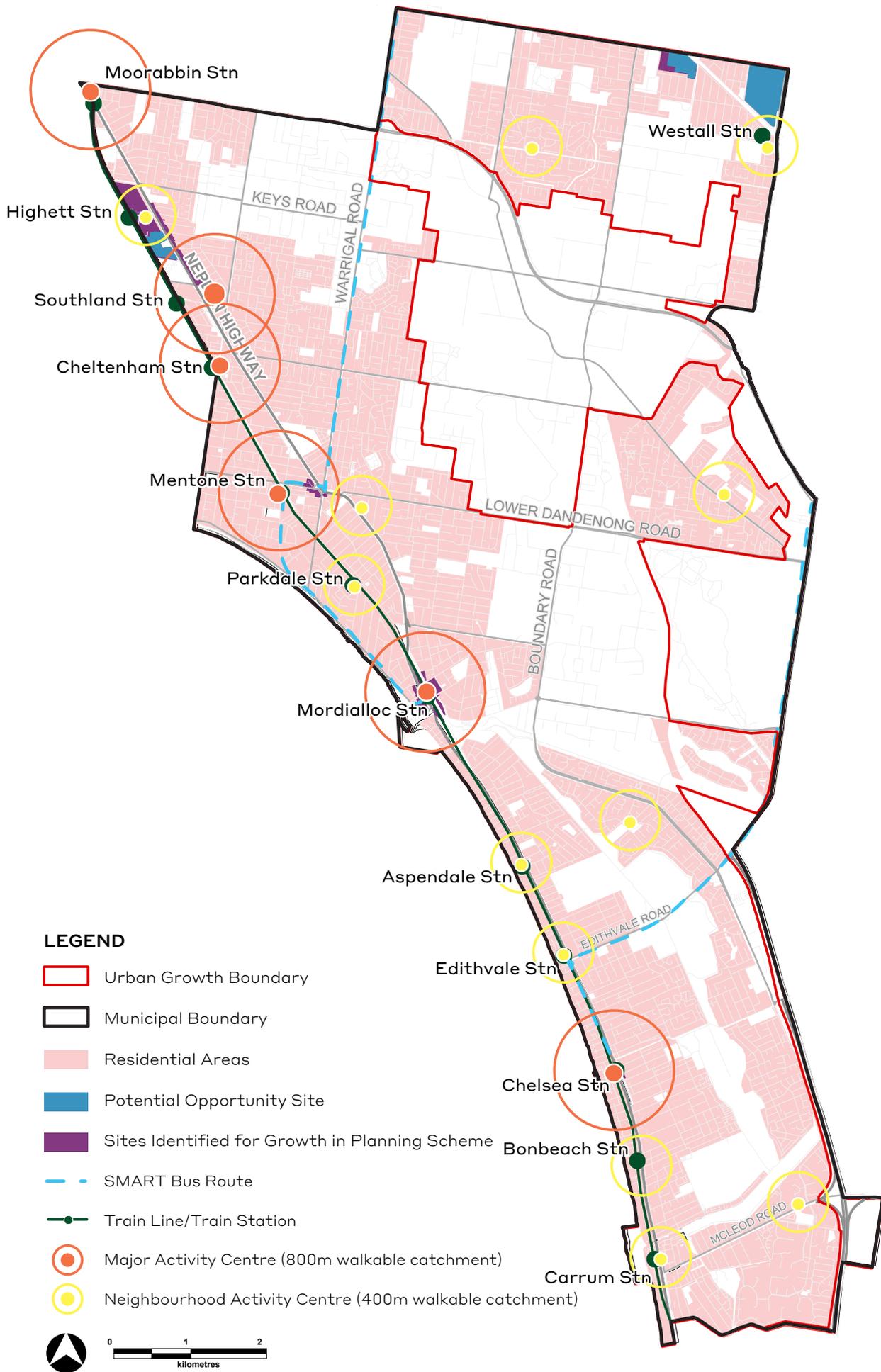
- The Gas and Fuel Site in Highett;
- Clayton Business Park;
- Sigma Site (Jackson Green), Clayton South; and
- A number of other smaller sites.

Activity Centres provide a broad range of goods and services, focusing on mixed-use development. There are several Major Activity Centres (MAC) in Southland, Moorabbin, Cheltenham, Mentone, Mordialloc, and Chelsea. Neighbourhood Activity Centres (NAC) identified in Kingston include:

- Highett;
- Clarinda;
- Westall;
- Thrift Park;
- Dingley Village;
- Parkdale;
- Aspendale;
- Aspendale Gardens;
- Edithvale;
- Carrum; and
- Patterson Lakes.

Within Kingston, train stations are often associated with activity centres, resulting in transit-oriented development. This is seen in areas within MACs and some NACs including:

- Highett;
- Parkdale;
- Aspendale;
- Edithvale; and
- Westall.





2.0 VISION





The Vision

The City of Kingston will contain a variety of dwelling types, designs and lot sizes which meet the needs of current and future residents. Housing will be affordable, environmentally sustainable and responsive to its surrounding context.

Medium and high density housing will be located in walkable catchments around public transport networks and activity centres. Lower scale housing will be retained and protected in the City's suburbs adjacent to the coast and green wedge.

Residential streets will be leafy and green, with substantial landscaping within the public and private realm. New housing will be well designed and contribute to the area's preferred neighbourhood character. New housing will enhance Kingston's great community spirit and strong sense of identity.

2.1 Vision

The vision for Kingston was developed from the values identified in community consultation feedback and Council's existing policy direction for the future of the municipality.

This vision has incorporated the following component objectives:

- To ensure that housing in the City of Kingston meets the needs of current and future residents.
- To ensure a housing stock that is diverse in its types, designs, sizes and tenure and that is flexible and adaptable to be able to accommodate changing needs within the community.
- To promote housing growth and diversity, including medium and high density housing, in locations within walking distance of public transport, local services, parks and education.
- To ensure housing in substantial change areas is designed to achieve and enhance sense of place and identity, and facilitate neighbourhood participation.
- To advocate for increased affordable and special housing needs stock, including for elderly people and people with disabilities.
- To ensure the provision of substantial landscaping within the public and private realm with a focus on canopy trees.
- To ensure housing design and urban form addresses issues of environmental sustainability.
- To encourage development that contributes to the preferred neighbourhood character of its surrounds and urban design aspirations for the City.
- To ensure development along Kingston's coastlines is respectful of this unique environment.
- To retain and enhance Kingston's valued community spirit and strong sense of identity.

Community Panel

The Community Panel developed a set of Community Principles to guide Council's development of the Housing Strategy and Neighbourhood Character Study. The Community Principles are summarised below (for the full set of principles, refer to the Process and Evaluation Report):

- Continuously improve the quality, sustainability and longevity of housing design and materials.
- Council to require a minimum garden space and ensure privacy, overshadowing, existing character and access to parks are considered.
- Encourage mixed-use design and increased diversity in larger developments.
- Preserve the general character of suburbs / precincts.
- Accompany new development with appropriate infrastructure and public transport.
- Ensure housing caters for all people who may wish to live in Kingston.
- Provide a range of affordable housing with high amenity.
- Increase provision of sustainable and effective transport options.
- Council to hold developers accountable to compliance requirements.
- Council to inclusively communicate new development to the broader community.
- Community to have greater insight and say in design.
- Enhance safety through activation and lighting of underused or unsafe public areas.
- Plant consistent and suitable street trees.
- Residential streets to have a green, safe and walkable character.



3.0

FRAMEWORK PLAN



3.1 Overview

The location of housing affects residents' amenity, transport choices, and housing affordability as well as access to employment, retail, community services and open spaces. It also has implications for the cost and provision of infrastructure.

The following factors must be considered and balanced in determining the location of future housing in Kingston:

- Kingston's role in providing additional housing to accommodate expected population growth in metropolitan Melbourne
- The predicted future demographic characteristics and housing needs within Kingston
- Maximising access to public transport and activity centres
- Protection of coastal, heritage and neighbourhood character values
- Protection of significant environmental and ecological values and landscapes
- Improving housing choice and affordability
- Diversifying the mix of housing types and sizes across the City
- Retaining a mix of residential lot sizes across the City.

The Housing Framework Plan provided at Figure 2 delineates four categories of housing change to guide the future growth and development of Kingston's residential areas:

Limited Change - allows only minimal housing change due to physical and legislative constraints, such as environmental, heritage or special neighbourhood character, as well as any other significant development constraints identified in overlays. Any future housing in these areas will predominantly comprise single dwellings at lower densities with some dual occupancy development. Larger sites in limited change areas may be developed with two or more dwellings, provided this is consistent with surrounding patterns of development and neighbourhood character.

The definition of Limited Change areas will replace 'Minimal housing change areas' as described in the Kingston Planning Scheme at Clause 21.07 (Housing) as "areas affected by constrained land, including precincts with heritage or neighbourhood character constraints, and environmental constraints."

Incremental Change - allows for modest levels of change in areas where built form constraints from historical planning controls have resulted in a predominantly 1-2 storey built form, and where access to services and public transport is limited within the residential hinterland.

Increased Change - allows for moderate housing growth and a variety of medium density housing types which respect the preferred future neighbourhood character, or will make a significant contribution to a new, more desirable preferred future neighbourhood character. Increased housing seeks to encourage diversity and medium-density development.

Increased change areas incorporate land located within close walking distance of existing Neighbourhood Activity Centres (NACs) with good service provision, and within reasonable walking distance of Major Activity Centres (MACs) to provide a 'transition' between Substantial and Incremental change areas.

Substantial Change - encourages housing growth and diversity at increased densities. It includes land located within close walking distance of major activity centres, as well as residential land within designated structure plan boundaries previously prepared by the Council, and Large Residential Opportunity Sites.

Land within 'Activity Centres' or the Activity Centre Zone (ACZ) represents an opportunity for housing diversity and higher densities. Substantial Change areas have extended beyond the boundaries of the ACZ to include the walkable catchments from the core retail areas of the centres.

'Large Residential Opportunity Sites' are recognised as important sources for housing diversity and medium to high density development. Many of these sites are already within the walkable catchment of Activity Centres or the Principal Public Transport Network (PPTN) and are appropriate for substantial change, such as the Gas and Fuel site in Highett.

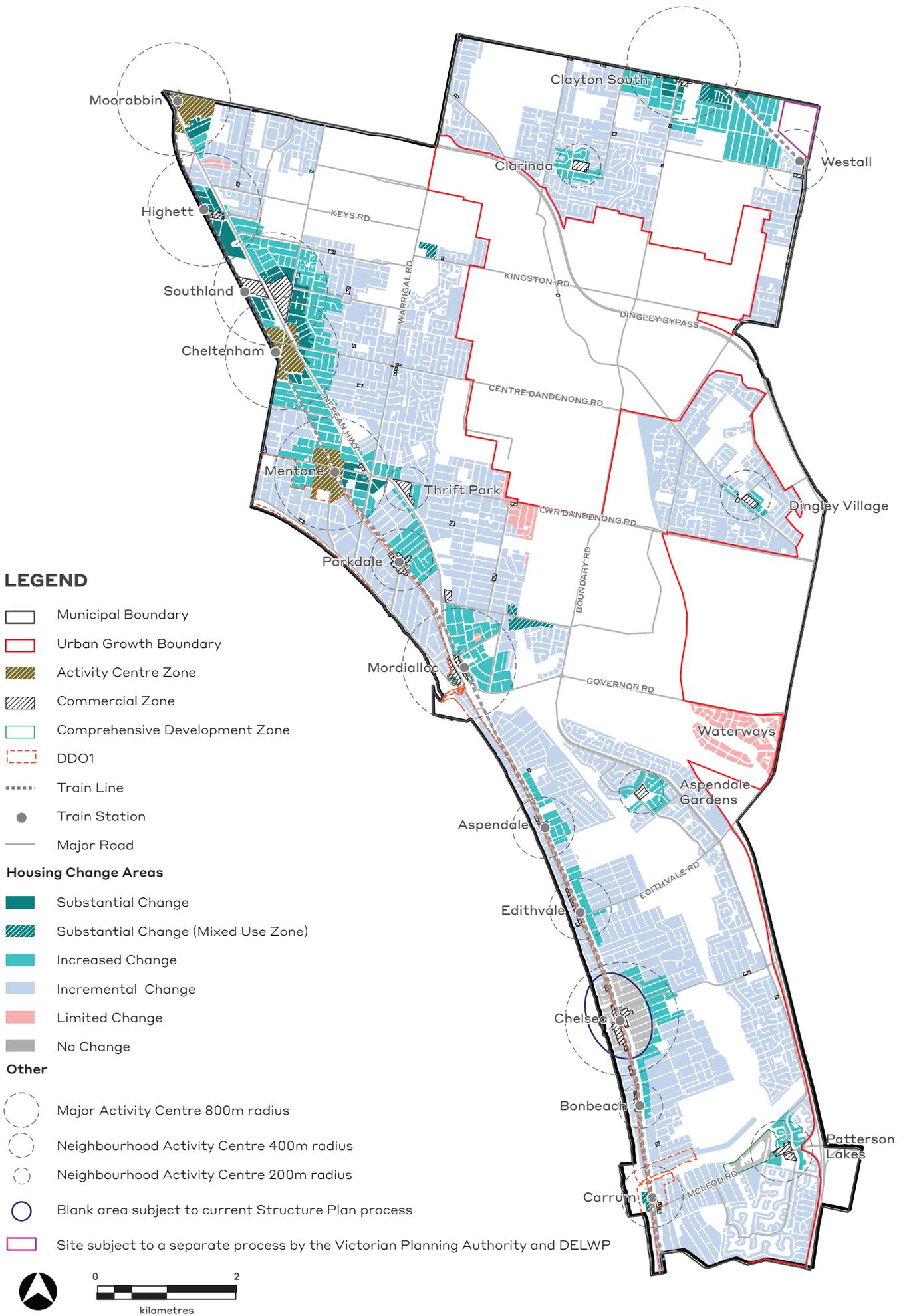


Figure 2. Map of Change Areas

Activity Centre Hierarchy

Major Activity Centres (MAC) include:

- Cheltenham-Southland
- Moorabbin
- Cheltenham
- Mentone
- Mordialloc
- Chelsea

Neighbourhood Activity Centres (NAC) include:

- Aspendale
- Aspendale Gardens
- Bonbeach
- Carrum
- Clarinda
- Dingley Village
- Edithvale
- Highett*
- Parkdale
- Patterson Lakes
- Thrift Park
- Westall

It is noted that some NACs have better service provision than others and therefore a greater capacity to accommodate some modest growth. Section 3.4 Increased Change (page 38) identifies NACs with a good level of service provision and where a 400-metre walkable catchment for increased change has been applied. Below is a list of NACs where a 200-metre walkable catchment is more appropriate due to these centres having a reduced level of service provision, including:

- Aspendale Gardens
- Bonbeach
- Clarinda
- Dingley Village
- Thrift Park

*Note that Highett has a higher level of service provision than other NACs and has already experienced medium density development

and growth. As such Highett has been treated differently. Section 3.4 Increased Change (page 38) details how change around this centre has been applied.

Walkable Catchment Methodology

Walkable catchments measure the actual walking distance along roads to an activity centre from the surrounding streets, in order to determine which areas are considered to be readily walkable from these destinations. In Kingston, these measurements have been taken from the edges of retail precincts within the Cheltenham, Mentone and Moorabbin Structure Plans, and from edges of the Commercial Zone of all other activity centres.

In determining this distance, a GIS mapping tool is used which includes the following criteria:

- Walkable catchment lines follow the centreline of a road to 800m, 400m or 200m as relevant to the size of the centre (the criteria for this is discussed on page 38).
- Where a walkable catchment line meets a barrier, such as a train-line, culs-de-sac or other dead-end, the line ceases.
- The tool assumes pedestrian crossings are available at cross-roads and major intersections. Otherwise, a main road with median strip is considered an endpoint.

The walkable catchment is a tool that is used as a starting point to assess the appropriateness of applying different change areas and is considered in conjunction with the local context of each neighbourhood. The walkable catchment tool has not allowed for the inclusion of whole streets or precincts within one change area, manual boundary adjustments have been made to ensure the logical and consistent planning of residential zones is applied. Boundary justifications are discussed on page 28. This also means that some Increased Change areas are either extended further out from the walkable catchment or brought further in, closer to the activity centre. These variations are discussed further at Section 3.4 Increased Change.

Housing Capacity

The majority of housing growth will occur within Kingston's substantial change areas, with Increased and Incremental change areas able to cater for some dwelling growth to 2036. Limited change areas will experience a much more modest level of housing growth.

An initial market assessment comparing historic development trends with future take up has shown that the City of Kingston can comfortably meet expected housing targets and required supply beyond 2036. VIF 2019 data identifies that a potential additional 19,610 dwellings will be required between 2016 and 2036. The Strategy seeks to locate the majority of this housing within:

- Activity Centre Zones in Cheltenham, Mentone and Moorabbin
- Structure Plan areas in Cheltenham, Highett, Mentone, Mordialloc and Moorabbin
- Parts of the walkable catchment of the Clayton Major Activity Centre (City of Monash) that fall within Kingston (Clayton South)
- Other major development sites, such as the Gas and Fuel site and Hallmarc site, in Highett

In addition to these areas, the Housing Framework Map identifies other housing growth opportunities. A Structure Plan for Chelsea is also currently being prepared and may provide additional opportunities for housing capacity. Combined, it is confirmed that the proposed Housing Framework Plan presented within this chapter is likely to achieve the objectives and housing targets for the municipality beyond 2036.

Change Areas

The Housing Framework Plan identifies Change Areas within the existing residential zones and activity centres. The Framework Plan does not identify any new residential areas for greenfield growth as Kingston is an established residential area. Growth will be in the form of infill development and rezoning of land from other urban uses where this is deemed appropriate. No change to the Urban Growth Boundary is considered within this Strategy.

The directions contained in this Strategy will be used to guide Council's response to housing change and growth, including the type, size and form of dwelling stock, in addition to locational characteristics.

The sequencing and rate of future residential development will consider natural limitations to the location/extent of development due to servicing constraints and cost. Performance-based development staging requirements should be considered for large subdivision developments.

Boundary Justifications

Change area boundaries have been closely scrutinised to ensure a logical inclusion of allotments and streets, such that wherever possible they are included in one change area in their entirety.

This also includes:

- Ensuring culs-de-sac are included in one change area, wherever possible.
- Ensuring wherever possible that lots fronting a street are included in one change area up to a logical point in the street, e.g. corner with a new street or a natural landmark such as a river or the coastal foreshore.
- Identifying whole blocks or 'precincts' of housing to be allocated to one change area.
- Reviewing the appropriateness of a change area for its location within sensitive character areas and the level of service provision within an activity centre.
- Providing a gradual transition in most areas from Substantial to Limited Change, with the Incremental or Increased Change area.
- Ensuring that boundaries are drawn along streets and not along back fences, wherever possible, to minimise interface issues along property boundaries.

Further detail regarding boundary justifications and manual manipulation of change areas is described in section 3.4 Increased Change.

Chelsea Structure Plan

Kingston Council has commenced a project to develop a Structure Plan for the Chelsea Activity Centre.

The Chelsea Structure Plan project will:

- Identify the activity centre boundary
- Provide a vision for the activity centre for the next 20 years
- Determine the appropriate height, scale and form of development for the activity centre
- Provide direction for strategic sites – including Council owned land
- Provide direction on traffic, car parking, pedestrian and cycling links
- Identify and prioritise open space, public realm and streetscape improvements
- Identify opportunities posed by the removal of three level rail crossings in Chelsea

Properties that are located within the investigation area identified on the Framework Plan will be subject to a separate process of consultation through the Chelsea Structure Plan project. The work undertaken by the Chelsea Structure Plan project will help inform the application of the new residential zones in the area immediately surrounding the Chelsea Activity Centre.



3.2 Limited Change Area

Limited Change Areas comprise those locations with physical or legislative constraints, such as special neighbourhood character, heritage and environmental values, or significant development constraints.

Limited Change Areas comprise areas which, due to their physical, natural and historic attributes, have limited capacity to accommodate future residential development and growth.

These areas represent the lowest degree of intended residential growth and change in Kingston. Future housing will predominantly comprise detached houses and dual occupancies, of one (6 metres) to two storeys (9 metres). Larger lots may be developed with more than two dwellings.

Precincts with special heritage or neighbourhood character significance are also identified as Limited Change areas. This includes the special character areas of the existing Neighbourhood Character Overlay (NCO) on Hillston Road, Moorabbin.

As part of a previously conducted, targeted study of neighbourhood character in Mordialloc, a section of Ormond Street was identified for the high level of consistency in the built form and layout exhibited by the Edwardian and Victorian style dwellings. As discussed in Section 4.2 of this report, this area is recommended for inclusion in the NCO.

Figure 3 illustrates the extent of the proposed Limited Change Area, based on the application of the following criteria:

- Land which is constrained by environmental or physical conditions, as identified in the planning scheme or other Council data, including covenants and significant infrastructure constraints and overlays (e.g. AEO, NCO, HO precincts).
- Locations with specific neighbourhood character or heritage significance, included in Heritage Overlay precincts or existing or proposed Neighbourhood Character Overlays.



Objectives

The objectives for the proposed **Limited Change Areas** include:

- Encourage a mix of housing types, such as dual occupancies and detached housing, in constrained areas while acknowledging that some areas are unlikely to experience growth.
- Ensure new development contributes to the preferred neighbourhood character of the place.
- Encourage retention of existing housing that positively contributes to the preferred neighbourhood character of the precinct.
- Retain opportunities for household types and sizes that may require larger dwellings, garden spaces and/or adaptable spaces.

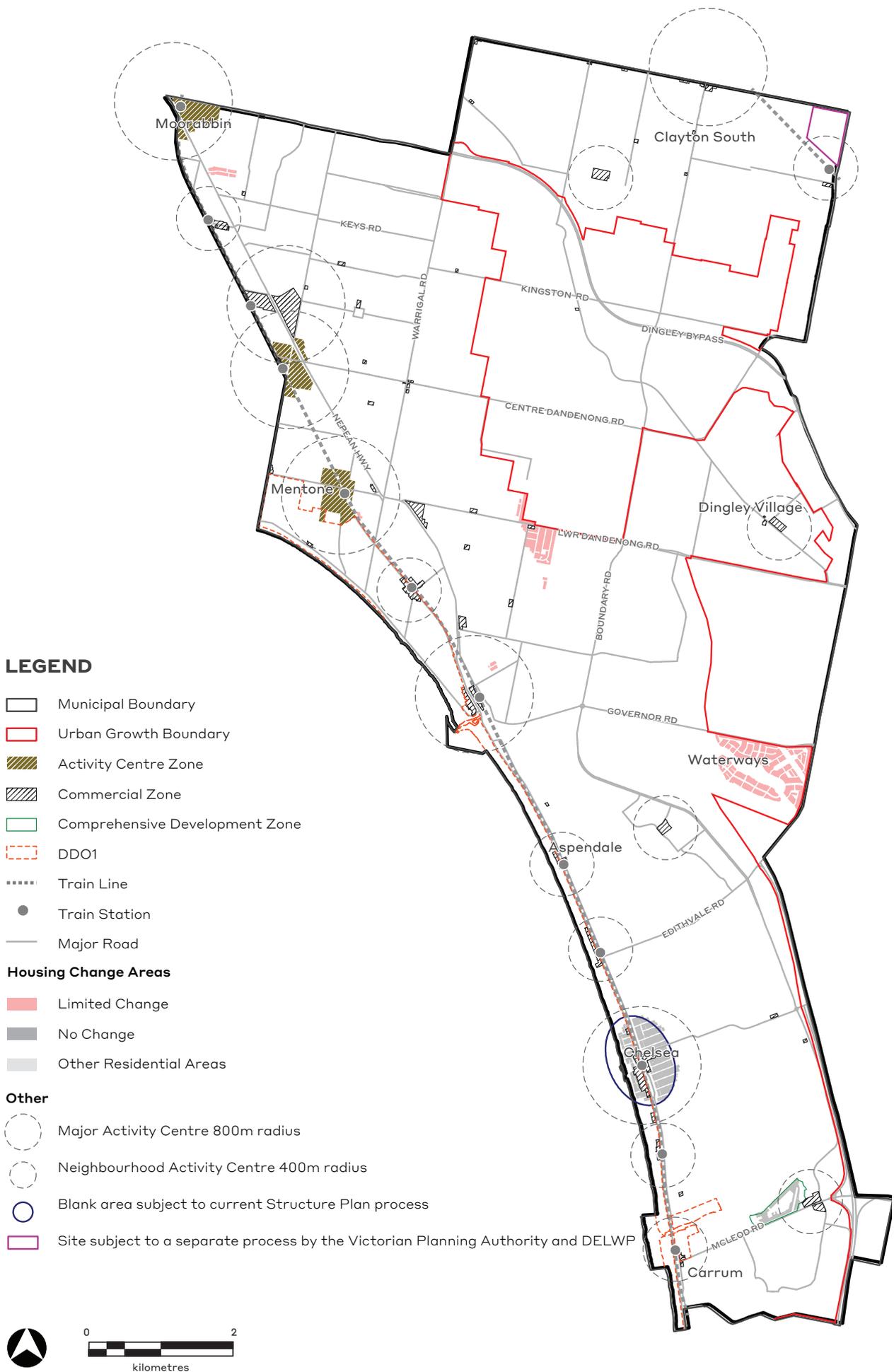


Figure 3. Map of Limited Change Areas

Implementation

The areas identified for Limited Change which are constrained are recommended to be zoned 'Neighbourhood Residential' in the Kingston Planning Scheme.

The NRZ restricts development to two-storeys (9 metres) in height.

The following variations are available in the Schedules to the Zone:

- Minimum subdivision area
- Setbacks (front, rear, side)
- Site coverage
- Permeable surfaces
- Landscaping
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines

3.3 Incremental Change Area

Incremental Change Areas encompass residential areas with established neighbourhood character values that are not affected by significant development constraints.

Incremental Change Areas will comprise of mixed future housing in the form of detached houses, dual occupancies, townhouses and apartments. New housing will generally be up to two storeys, consistent with the preferred neighbourhood character of the area.

Incremental Change Areas encompass a large portion of Kingston's established residential hinterland areas, allowing for minimal housing growth, with a variety of housing types, consistent with the preferred neighbourhood character of the area.

In Kingston, much of the residential hinterland area has zoning restrictions (GRZ3) to ensure development does not exceed a maximum of 9 metres, with 50% site coverage and minimum private open space requirements. In order to retain this strategic direction for the city and enhance neighbourhood character values associated with these controls, unconstrained GRZ3 land that is not within close walking distance to activity centres (as identified in section 3.4 Increased Change) is identified for Incremental change.

Much of the residential zoned land along the coastline is protected by a Design and Development Overlay (DDO1), to ensure residential buildings are no more than 2 storeys in height. Considering the sensitive character qualities of these neighbourhoods, the DDO1 will continue to protect the coastline neighbourhoods that are identified within Incremental Change, from overdevelopment and inappropriate change, while allowing for modest growth and infill opportunities.

Incremental change areas generally fall within one of the following criteria:

- Unconstrained land in the residential hinterland areas.
- Historic planning controls to guide preferred neighbourhood character outcomes (GRZ and DDO1).

- Outside walkable catchments to Activity Centres (as outlined in section 3.4).

Areas with a larger built form reflecting the GRZ provisions, that have been recently developed and are unlikely to experience significant growth in the life of this Strategy cannot be appropriately translated to the NRZ. Therefore, a number of these areas that will experience Incremental change have been included in the GRZ. Some residential land within Kingston falls outside of the key guiding criteria for either Limited, Increased or Substantial Change areas and has been identified as Incremental Change. This means housing change will continue to occur at a similar rate to existing, established residential areas within Kingston.



Objectives

The objectives for the proposed **Incremental Change Areas** include:

- Allow for modest housing growth and diversification in the form of townhouses and apartments.
- Ensure new development contributes to the preferred neighbourhood character of the precinct.
- Encourage retention of existing housing types and characteristics that positively contribute to the preferred neighbourhood character of the precinct.

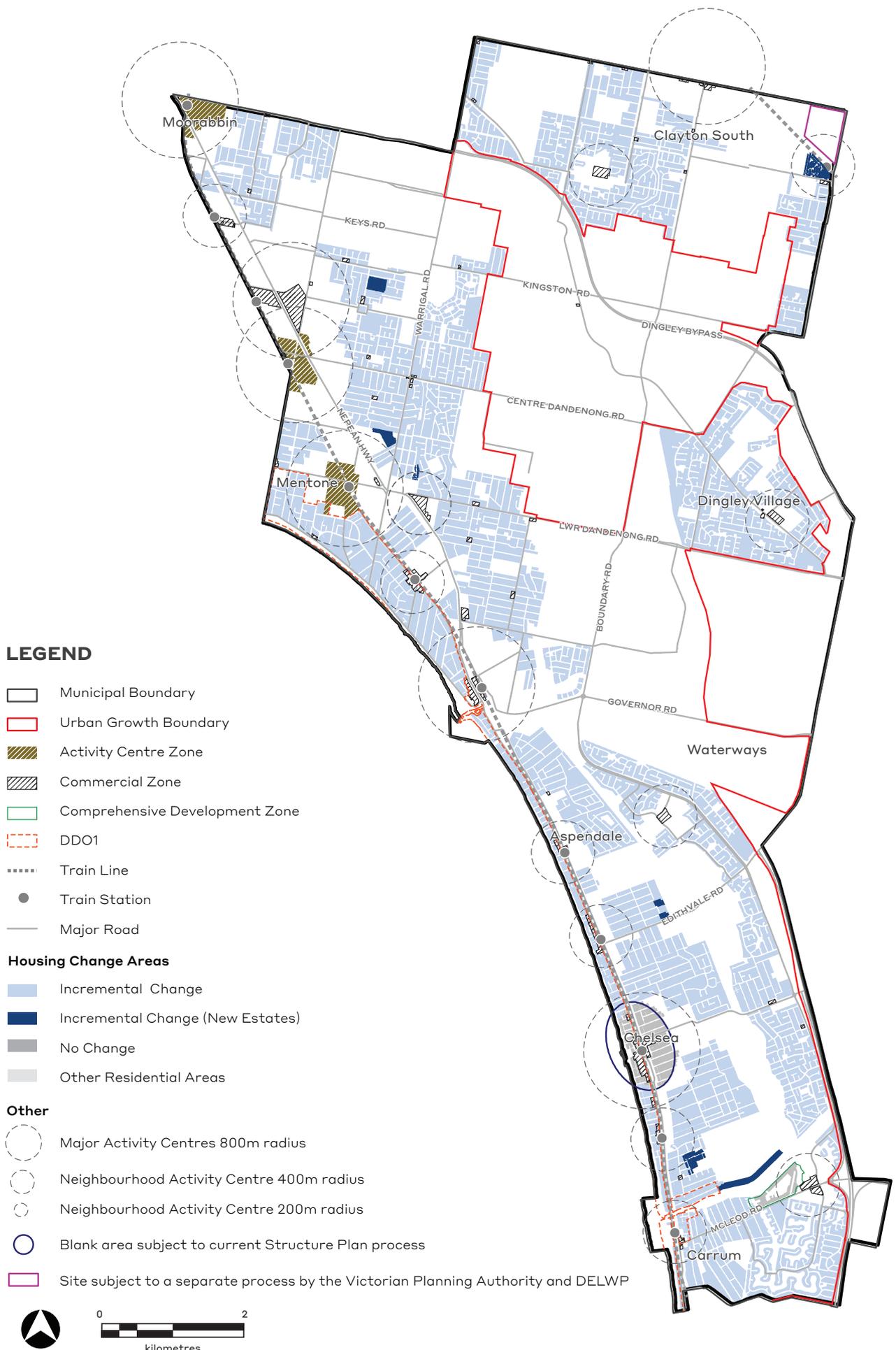


Figure 4. Map of Incremental Change Areas

Implementation

The areas included in the Incremental Change area are recommended to be zoned 'Neighbourhood Residential Zone' in the Kingston Planning Scheme, while recently developed areas (new estates) with a more intensive built form, which are unlikely to experience growth during the lifetime of this strategy, will be zoned 'General Residential Zone'.

The following ResCode variations are available in the Schedule to the Neighbourhood Residential Zone and will be considered in the implementation of the various NRZ Schedules:

- Minimum subdivision area
- Site coverage
- Permeability
- Landscaping
- Setbacks (front, side and rear)
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines

For recently developed areas labelled 'new estates', the following ResCode variations are available in the Schedule to the General Residential Zone:

- Maximum building height for dwelling or residential building if more than 3 storeys (11+ metres)
- Minimum garden area requirement
- Site coverage
- Permeability
- Landscaping
- Setbacks (front, side and rear)
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines.

Implementation of zone schedules will be considered in conjunction with the Preferred Character Statements and Design Guidelines for each precinct, as identified in this Strategy.

Some historical controls that have previously been applied to the majority of Incremental Change Areas, will be considered within the context of certain character types. These are likely to include site coverage and private open space controls, along with decision guidelines to appropriately guide the design and siting of any new houses.

3.4 Increased Change Area

Increased Change areas encompass residential areas without any significant redevelopment constraints and generally located within reasonable walking distance of activity centres.

Increased Change areas will encounter moderate housing growth in the form of townhouse and apartment development as well as detached houses. New housing will be up to three storeys (11 metres).

These areas are better served by public transport, activity centres and open space amenity and are not affected by significant physical development constraints or restrictive planning controls (such as the Neighbourhood Character Overlay or Airport Environs Overlay).

These areas will be encouraged to cater for a diverse mix of housing types and sizes that will continue to be consistent with the stated preferred neighbourhood character of the area.

Increased change areas generally fall within one of the following criteria:

- 800m walkable catchments from the core retail precincts identified by the structure plans where an Activity Centre Zones applies - Cheltenham, Mentone and Moorabbin.
- 800m walkable catchments from the edge of the Commercial 1 Zones for Chelsea, Highett, Mordialloc, Southland and Clayton South (measured from the commercial zone in the Clayton Major Activity Centre in the City of Monash).
- 400m walkable catchments from the edge of the Commercial 1 Zones of Neighbourhood Activity Centres with good service provision, including: Aspendale, Carrum, Edithvale, Parkdale, Patterson Lakes and Westall.
- 200m walkable catchments around the edge of the Commercial 1 Zones of Neighbourhood Activity Centres with limited service provision and public transport, this applies to; Aspendale Gardens, Bonbeach, Clarinda, Dingley Village and Thrift Park.
- Lots fronting the Nepean Highway that have existing 11-metre height controls (within GRZ2). This includes land in Aspendale,

Edithvale and some areas of land between MACs (Parkdale, Mentone and Cheltenham). This ensures land along the Nepean Highway where the walkable catchments of MACs are close, presents a consistent approach to character and built form, while also reflecting the highly accessible and mixed-use nature of this major route in these locations.

Clayton South and Westall

Additional land between the Clayton South MAC walkable catchment and the Westall NAC walkable catchment has been considered appropriate for inclusion within the Increased Change areas. These areas are within the overall Monash National Employment and Innovation Cluster (MNEIC), which has a very high level of accessibility to services and is proposed to undergo significant change long term. On balance, the Increased Change area has been reduced at the edge of the walkable catchment around Lanark Street and Bond Street, to respond to the consistent character in this precinct. The area south of Westall Station has similarly been reduced, based on character and to avoid segregation of change areas.

Dingley Village

The amount of Increased Change around the Dingley Village NAC has been contained to a 200m walkable distance along the Centre Dandenong Road frontage and along St Marks Close. The extent of Increased Change around this centre has been reduced from that indicated by the standard criteria for NACs, as a result of the very limited accessibility to services due to its location surrounded by the Green Wedge, minimal public transport access, and its remoteness from higher order Activity Centres.

Highett

As noted on page 26, Highett has a higher level of service provision than other NACs and has already experienced medium density development and growth. An 800 metre walkable catchment has been considered in the application of change areas. This catchment has not been strictly applied given that this centre is a NAC, but it has assisted in reflecting the existing built form and densities that have occurred in and around this centre, largely as a consequence of the existing DDO12. The application of change areas has also been informed by the DDO12.

Walkable catchment exemptions and inclusions

As discussed on page 26, manual boundary adjustments to change areas within and around walkable catchments have been made to ensure the logical and consistent planning of residential zones is applied.

In general, considerations include:

- The presence of logical boundaries along streets to implement a different zone (avoiding changing zone halfway along a street for example)
- The proximity to the walkable catchments of other centres and the appropriateness or otherwise of having small areas of land between catchments in a different zone

The following areas have been included in an Increased Change area as a result of the extension of the walkable catchment for the following reasons:

- Land bound by the Cheltenham and Mentone MAC's, Nepean Highway and the railway line. This land is highly accessible and has been previously justified as having a maximum 11-metre height limit. Logical inclusion has been applied to avoid a segregation of zoning.
- The area bound by Warrigal Road, Queen Street and Second Street similarly falls just outside the walkable catchment for Mentone and Thrift Park, however, it is also highly accessible with the Warrigal Road frontage. Additionally, this precinct provides a transition between adjacent Substantial and Incremental Change areas.

The following areas that would otherwise fall within an Increased Change catchment have been included in the Incremental Change category for the following reasons:

- Around Chelsea activity centre, precincts and street blocks where the walkable catchment does not capture the entirety (or close to) of the street or precinct have generally been excluded from Increased Change. This approach to boundary justification has been applied to Chelsea due to a lack of logical boundary halfway along a street and is

considered appropriate from a character perspective.

- In Moorabbin, the walkable catchment extends along South Road past the Moorabbin reserve, and includes a small pocket of residential land. It is considered appropriate to use the reserve as the boundary between the Activity Centre Zone and the residential hinterland where the Incremental change area is applied. To the south of the activity centre the east side of Linton Street has been excluded, as lots with frontages or access from Dactyl Road are outside the catchment. Further south along the Nepean Highway, the extent of Increased change has been kept to the north side of Taverner Street to enable an appropriate transition to the Hillston Road Neighbourhood Character Overlay precinct.
- In the 'numbered' streets of Parkdale where only part of the street has fallen within the walkable catchment of Thrift Park on the northern side of Nepean Highway, the application of the Increased Change area has been applied to lots fronting Nepean Highway, providing a transition to Incremental Change areas immediately south.
- The Carrum Activity Centre has been treated similarly to land west of the Nepean Highway, as the Design and Development Overlay 1 applies to the centre, restricting development to 2-storeys.
- In streets surrounding the Patterson Lakes Activity Centre the extent of Increased Change has been reduced, based on taking a logical precinct approach, which has also considered the consistent character of lots fronting waterways and their reduced ability to absorb growth or change, due to the unique subdivision layout.



Objectives

The objectives for the proposed **Increased Change Areas** include:

- Encourage moderate housing growth and diversification in the form of townhouses, and apartments.
- Ensure new development contributes to the preferred neighbourhood character of the precinct.
- Ensure new medium density development in Increased Change areas:
 - Provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.
 - Is designed to respond to its immediately adjacent change areas (either Substantial or Incremental) to provide a transition of height, form and density.
- Encourage smaller housing sizes and types, including one and two bedroom dwellings.

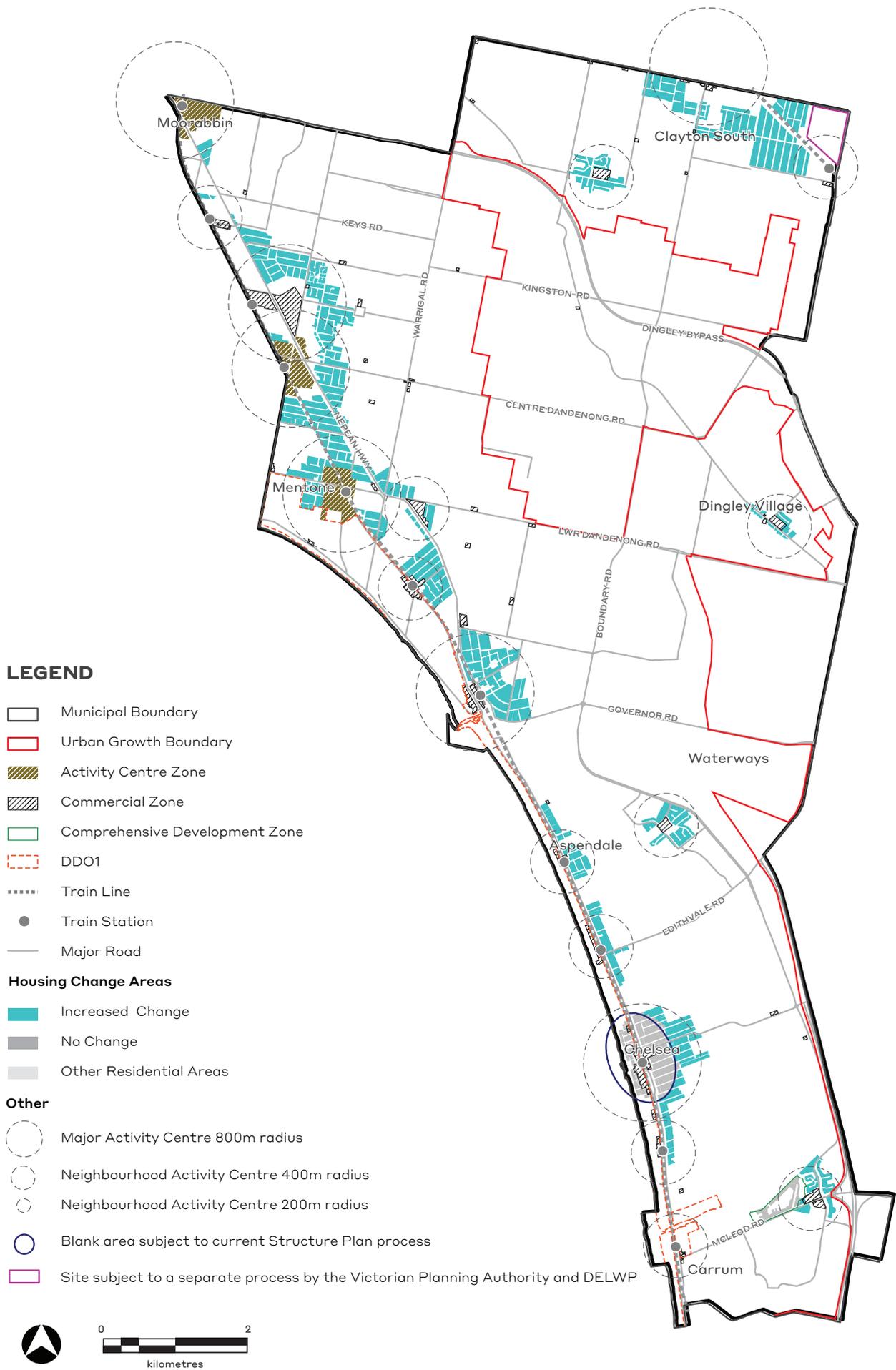


Figure 5. Map of Increased Change Areas

Implementation

The established areas included in the Increased Change area are recommended to be zoned 'General Residential Zone' in the Kingston Planning Scheme.

The following ResCode variations are available in the Schedule to the Zone and will be considered in the Implementation Plan for the Strategy:

- Maximum building height for dwelling or residential building if more than 3 storeys (11+ metres)
- Minimum garden area requirement
- Site coverage
- Permeability
- Landscaping
- Setbacks (front, side and rear)
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines.

Implementation of zone schedules will be considered in conjunction with the Preferred Character Statements and Design Guidelines for each precinct, as identified in this Strategy.

3.5 Substantial Change Area

The Substantial Change areas will provide for housing growth with increased densities around larger Activity Centres, train stations and on strategic development sites.

Housing change will generally be in the form of apartment, shop-top, and townhouse developments of up to four (4) storeys (14 metres).

Substantial Change is identified for areas within close walking distance of Major Activity Centres with train stations.

Activity Centre Zones (ACZ) have been identified as Substantial Change areas, which includes the Cheltenham, Mentone and Moorabbin Activity Centres. The type of development and growth capacity in these centres is determined by the relevant Structure Plan. The ACZ will remain as it exists now and does not require rezoning to a residential zone.

Similarly, Mixed Use Zones (MUZ) have been identified as Substantial Change areas, for their ability to cater for substantial growth/change. The MUZ will also remain as it exists now and does not require rezoning.

Some large development sites that fall within the Substantial Change area are subject to existing height and development controls, such as 1136-1138 Nepean Hwy, Highett and 1408 Centre Rd, Clayton South. These developments will retain their existing controls (e.g. increased heights).

Major Activity Centres with a Commercial 1 Zone (C1Z) core also have the ability to accommodate Substantial Change, as the 20-minute neighbourhood principles of Plan Melbourne are implemented, with proximity to services. These areas include Cheltenham, Clayton South, Mentone, Moorabbin and Southland.

The Highett Neighbourhood Activity Centre also has a C1Z core, is well serviced by public transport, has a large area of Residential Growth Zone adjacent, and is close to the surrounding Major Activity Centres. Understandably, land within the walkable catchment of this activity centre is already experiencing medium and higher density development of 3-4 storeys. Therefore, on balance, the walkable catchment for a Substantial Change area has been applied and a four (4) storey-built form best applies to this area.

The Chelsea Activity Centre is undergoing a separate Structure Plan process to determine growth and built form outcomes.

The application of the criteria sees several nodes of substantial change occurring along the Frankston train line, where Major Activity Centres and train stations exist. In addition, Clayton South is identified due to its location primarily within the walkable catchment of the Clayton Major Activity Centre in the City of Monash. Additionally, as mentioned previously, Clayton South is also within the overall Monash National Employment and Innovation Cluster (MNEIC), which has a very high level of accessibility to services and is proposed to undergo significant change long term. This, alongside existing Residential Growth Zoned land, has provided the opportunity to include additional Substantial Change areas beyond the base criteria.

The Substantial Change Area in the City of Kingston is based on the application of the following criteria:

- Properties within 400 metres of a commercial zone within a MAC or
- Properties within 400 metres of a core retail precinct within an ACZ (as identified by the structure plans for Cheltenham, Mentone and Moorabbin), where no other restrictions apply.

Figure 6 (page 42) illustrates the extent of the Substantial Change Area in the municipality based on these criteria, and then rationalising the extent of the available Substantial land.

The extent of the potential Substantial Change Area has been reduced to recognise the specific coastal character of some areas, such as in Mordialloc.

Major Activity Centres have the ability to accommodate Substantial Change outside of the commercial zone and ACZ, as they are highly accessible to services, public transport and other infrastructure, located on main roads and fall within the areas of Kingston that are experiencing the highest levels of change and housing demand.

Continued on page. 43



Objectives

The objectives for the proposed **Substantial Change Areas** include:

- Encourage the development of high density housing types, particularly townhouses, apartments and shop-top dwellings.
- Ensure design and function of new development is of the highest quality and complements the City's overall image and character.
- Encourage a diversity of housing types, including smaller housing types (particularly one and two bedroom dwellings) and apartments with 3 or more bedrooms.
- Encourage a variety of tenures, particularly affordable housing types, to meet the needs of a range of households.
- Encourage the planning and provision of physical and social infrastructure.
- Encourage public realm improvements to enhance the appearance, function and safety of those areas subject to the greatest increase in residential density.
- Encourage site amalgamation and consolidation.

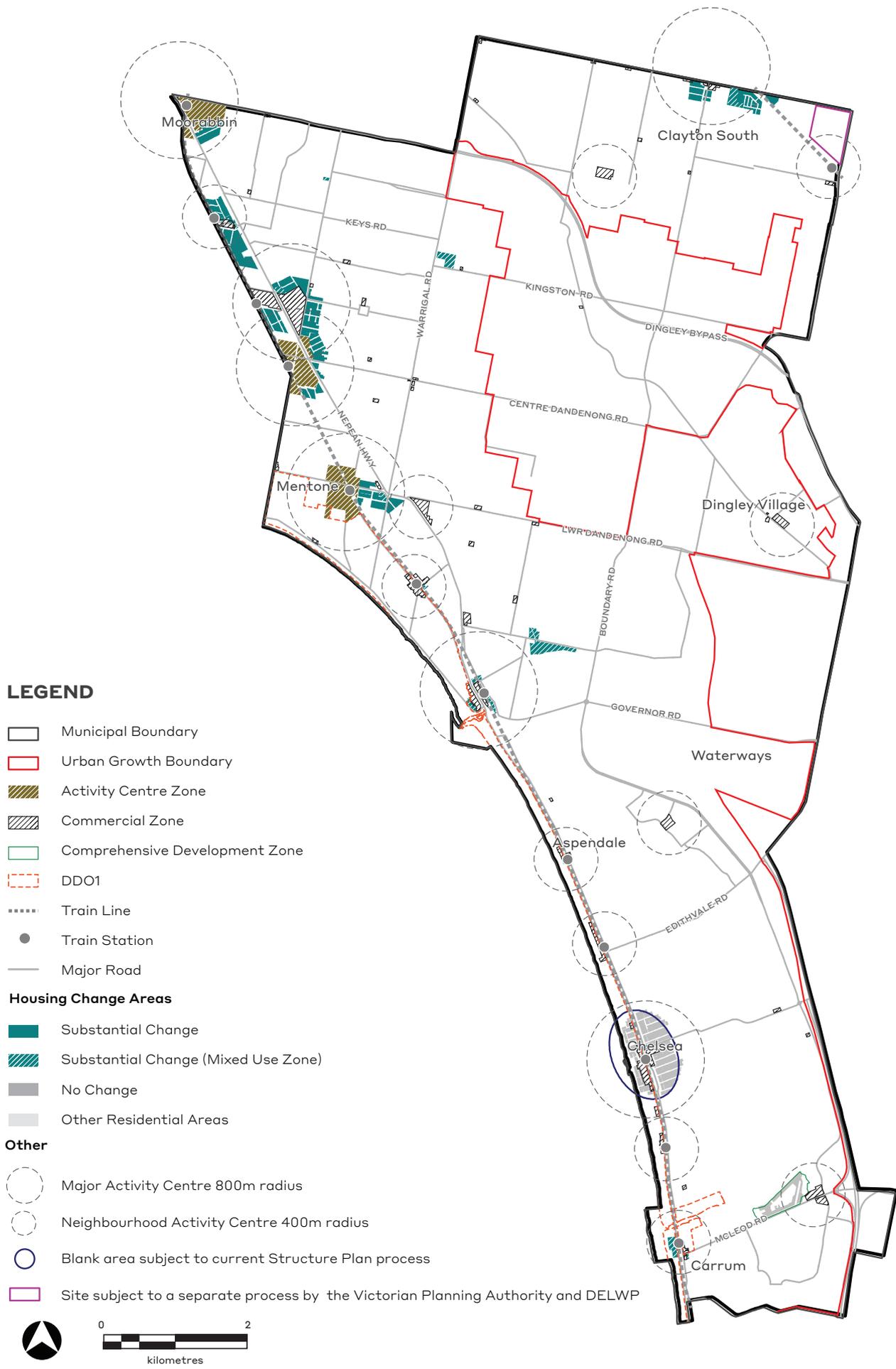


Figure 6. Map of Substantial Change Areas

However, there is a need to consider how the criteria for substantial change areas will interact with existing provisions for building height that apply to Activity Centres with an Activity Centre Zone (Cheltenham, Mentone and Moorabbin) and the DDO12 (Highett). The provisions for building height in substantial change areas around these Activity Centres are greater than the existing provisions of the Activity Centre itself. In these instances, the Structure Plan and associated provisions in the ACZ schedules and DDO12 should be reviewed to bring them up to date and make them consistent with the recommended surrounding provisions.

Implementation

The areas identified for Substantial Change are recommended to be zoned 'Residential Growth' in the Kingston Planning Scheme.

Separate Schedules to the Zone will be applied to different parts of the Substantial Change area with varying provisions to achieve specific preferred character outcomes where considered necessary. However, it is noted that much of the Substantial Change Area is located within the Activity Centre Zone and it is not proposed to rezone this land.

The following variations are available in the Schedule to the RGZ and will be considered in the Implementation Plan for the Strategy:

- Maximum building height requirement for a dwelling or residential building (only if greater than 4 storeys (14 metres))
- Setbacks (front, side and rear)
- Site coverage
- Permeability
- Landscaping
- Walls on boundaries
- Private open space
- Front fence heights
- Application requirements
- Decision guidelines.

Planning policy will be developed to encourage the built form outcomes sought in Substantial Change Areas. It is envisaged that this policy will include objectives and strategies to encourage:

- High density housing forms, particularly shop-top dwellings, townhouses and apartments.
- Smaller dwellings, including one and two bedroom homes.
- A variety of tenures, particularly affordable housing types, to meet the needs of a range of households.

Implementation of RGZ Schedules will also examine the application of planning controls such as the Design and Development Overlay to ensure they are integrated and existing strategic direction for higher or more specific built form outcomes are accommodated.

3.6 Large Residential Opportunity Sites

Sites which exhibit a number of characteristics, including a generous size and a well serviced location, offer opportunities for urban renewal and increased residential densities. Generally speaking, these sites become available for redevelopment on an ad hoc basis and are dealt with on their merits at the time. Some characteristics that would be considered advantageous include:

- Over 3,000 square metres in lot size
- Located in a zone that permits residential use
- Not constrained by a development impediment
- Vacant, non-residential or occupied by housing at standard densities
- Located near public transport and community infrastructure

A number of sites have been identified as opportunity sites either by Council or private landowners. Several of these sites are not currently residentially zoned, and therefore not included as part of this Housing Strategy. Where a re-zoning would be required to facilitate residential development, further strategic work, such as an Employment Land Study would be required to substantiate the reduction of current industrial or Commercial 2 zoned land in Kingston.

1136-1138 Nepean Highway Highett (Gas and Fuel site)

Currently within a Residential Growth Zone and identified in local planning policy at Clause 21.07 as a residential opportunity site, it is also subject to an amendment proposed by the current landowner, the Department of Treasury and Finance. The amendment proposes a number of changes to planning controls, including the application of a Development Plan Overlay, and a new Schedule to the Residential Growth Zone with a mandatory height limit of 26 metres.

A ministerial decision on the amendment is pending.

Clayton Business Park

This 31 hectare site is located within an Industrial 1 Zone and has been identified by the Victorian Planning Authority (VPA) as appropriate for redevelopment. Located within the Monash National Employment and Innovation Cluster and adjacent to Westall station, it has the potential to accommodate a significant number of new dwellings and a mix of community infrastructure and commercial uses.

Council is working closely with the VPA, DELWP and the owner of the land to guide redevelopment of the site. Background investigations and studies are currently underway and will inform the preparation of a future Planning Scheme Amendment. It is anticipated that this piece of work will take some time to complete and will require separate community consultation exercises at key points during the process.

The potential capacity of the Clayton Business Park site to accommodate future population growth is significant. However, this cannot be relied upon until a planning scheme amendment process has been completed and the land rezoned for residential purposes. For this reason, possible future population growth associated with the redevelopment of this site has not been included within the capacity analysis undertaken for the Housing Strategy.

1-4 Nepean Highway Mordialloc (Doyles Bridge Hotel)

This site is over 6,000 square metres and currently located within the General Residential Zone Schedule 2. The site's location on the periphery of the Mordialloc activity centre, within walking distance of the train station and shops, along with its coastal location provides a potential opportunity for residential and mixed use redevelopment that affords a high degree of amenity. The site is subject to height controls within the Design and Development Overlay Schedule 1, and these requirements may need to be reviewed in any redevelopment proposal.

Commercial 2 Zone land along the western side of Nepean Highway, between Southland Shopping Centre and Barker Street Cheltenham

This precinct is located between Southland Shopping centre and Cheltenham activity centre, with access to two railway stations. Proximity to transport, employment and infrastructure, and abuttal with an established residential area may lend itself to medium to high density residential development, subject to further investigation.

3 Nepean Highway Mentone

A large parcel of Commercial 2 zoned land, this site's proximity to two Major Activity Centres could provide for a medium to higher density residential development opportunity in the future – subject to further investigation to substantiate a rezoning.

150 Wells Road Chelsea Heights

Currently in an Industrial 1 Zone, this site is used as a dairy manufacturing/processing plant. It is understood that it is intended that manufacturing will be discontinued on the site in the near future. The site is an isolated industrial parcel, abutting an established residential area, which may suggest that the site is suitable for residential development subject to further investigation.

Industrial precinct, Mordialloc (bounded by Governor Road, Percy Street, Crown Avenue and a Council reserve)

This precinct is made up of over 90 parcels of land, within an Industrial 1 Zone. Several landowners within the area have approached Council to rezone this precinct to allow for residential development. The precinct's proximity to the Mordialloc activity centre, railway station and infrastructure lends itself to supporting a future residential population, however it has not been established whether this land is no longer required for industrial purposes.

Kingston's industrial areas play a significant role within the manufacturing sector at both a regional and state level. Kingston's current planning policies seek to protect the City's industrial areas to meet the demand for the supply of land for industrial and warehouse purposes. This precinct would require further investigation to justify a reduction of available industrial land.

1-7 Wells Road Mordialloc

Council has received a submission from Tract Consultants on behalf of the landowner to advocate for rezoning of this Industrial 1 zoned land. The submission proposes that the site, and the precinct that it sits within (bounded by Boundary Road to the east, Governor Road to the north and Wells Road to the south), would be suited to the application of a Mixed Use Zone with a skin of Commercial 2 Zone fronting Boundary Road. As noted above, any proposed rezoning of industrial precincts would need to be further investigated to establish whether the land is no longer required for industrial purposes.

269 - 275 Centre Dandenong Road, Dingley Village

This 'large residential opportunity site' in Dingley Village was identified through consultation. The site currently contains a non-residential use (gymnasium) and is over 9,000 square metres, in a residential zone. Therefore, it is suitable for inclusion as a 'large residential opportunity site', however it is not within the walkable catchment (800 metres) of the Dingley Village Activity Centre and is subject to a restrictive overlay (SBO). Therefore, while the site is identified as a 'large residential opportunity site' for its development potential, the proposed change area remains consistent with the surrounding residential lots (Incremental Change area to be implemented by the NRZ with a 2 storey height limit).

3.7 Actions

Actions

Update Clause 21.07 'Housing' in the Municipal Planning Strategy to include the Kingston Housing Framework Plan and change area objectives and to encourage housing intensification in growth areas consistent with the Kingston Housing Framework Plan.

Review the Kingston PPF to remove any completed or redundant policies as a result of the revised Kingston Housing Strategy 2020.

Translate the four housing change areas into the new residential zones, introducing Schedules, as appropriate, to reflect neighbourhood character and development objectives, in the following way:

- 'Neighbourhood Residential Zone' to be applied to Limited and Incremental Change Areas
- 'General Residential Zone' to be applied to Increased Change Areas and some Limited Change Areas
- 'Residential Growth Zone' to be applied to Substantial Change Areas

Investigate the Development Plan Overlay or Design and Development Overlay, as appropriate, to Large Residential Opportunity Sites.

Review Schedules to the Activity Centre Zone (ACZ) to ensure they address interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.

Review the Design and Development Overlay Schedule 1 (DDO1).

Review Design and Development Overlay Schedules 12 (DDO12) to ensure they address interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.

Review the Local Planning Policy at Clause 21.11 'Local Areas' as it relates to building heights, to ensure it addresses interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.

Undertake an Employment Land Study for Kingston to determine if and where surplus industrial land may be within the city and therefore available for rezoning.

Continue to advocate to State Government Departments for improved public transport and road infrastructure upgrades in the City, particularly within Substantial Change Areas.

Review housing opportunities and provide built form guidance, including potential height controls for small neighbourhood activity centres that have limited retailing and provide a local convenience role for their immediate area.





4.0
CHARACTER



4.1 Overview & Actions

Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

This Neighbourhood Character chapter provides a detailed assessment of the design and development occurring within the City's residential areas, and provides an analysis of the neighbourhood character issues within the municipality. This sits within the Housing Strategy in order to holistically address the interrelated issues of housing needs, location and design throughout the municipality.

A field survey and desktop analysis of street layout, built form and landscaping was used to inform 'character types' and where necessary detail key elements and values in sub-precincts. The study carefully considers character boundaries and identifies where 'special character areas' may require further protection or investigation.

The identified character types and precincts have been used to develop 'preferred future character' objectives and design guidelines that will form part of the Final Housing Strategy and Neighbourhood Character Study.

Character Types

The review of neighbourhood character in Kingston has identified five (5) character types, displayed on Figure 7 overpage, including:

- Garden Suburban;
- Coastal Suburban;
- Urban Contemporary;
- Urban Waterways; and
- Neighbourhood Renewal Areas.

Criteria that contribute to neighbourhood character and have been considered in the determination of character areas includes, but is not limited to:

- Broader landscape setting including views;
- Streetscape qualities including street trees, nature strips, footpaths, road widths etc.;
- Private garden styles and vegetation;
- Building form (including roof form);
- Architectural style;
- Siting including building spacing and setbacks;
- Design detail and finishes;
- Building materials and colours;
- Frontage treatment;
- Location of car parking and vehicular access.

A summary of each of the character types and a map of the character types is described and shown on the following pages.

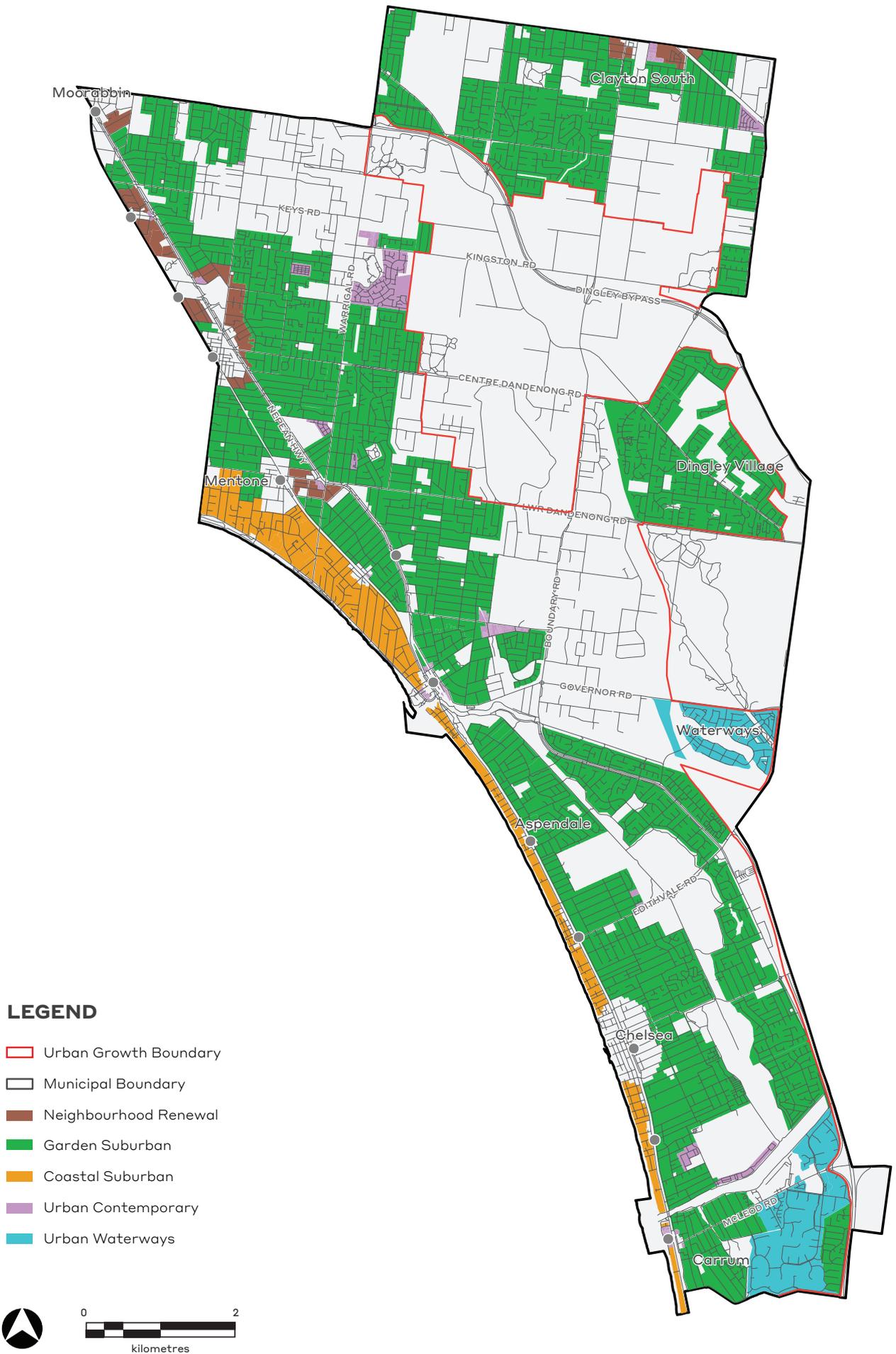


Figure 7. Map of Character Types

4.2 Character Precincts

Precinct Delineation

The five (5) character types in Kingston have been further broken down into twelve (12) precincts to more accurately describe the characteristics of each area and to ensure neighbourhoods with unique characteristics are considered appropriately or identified for further protection controls.

The Neighbourhood Character Overlay (NCO) has been applied to a small area of land in Kingston along part of Hillston Road, Moorabbin. It protects an area identified by a previous neighbourhood character study as having special character due to the consistent siting and design of dwellings, complemented by a low stone wall along the frontage of many properties in this area. The consistency of these characteristics has been protected by the NCO, and it is recommended that the overlay be retained on this land.

A previous, targeted study of neighbourhood character in Mordialloc, to the east of the railway station on Ormond Street, also determined that this small area of 'special character' should be considered for inclusion in an NCO. The small group of intact Victorian and Edwardian style dwellings on Ormond Street exhibit a high level of consistency of siting, setbacks, materials and built form that warrants its inclusion as a Special Character Area, and application of the NCO.

Importantly, the surrounding neighbourhood character type and precinct still apply to streets with special character, therefore, the preferred character of the wider neighbourhood within which they sit also still applies to these streets in Moorabbin and Mordialloc. These areas effectively represent a highly consistent set of the characteristics of the broader area. The special controls within the NCO will be applied to these identified locations to protect the specific valued characteristics within them.

These areas have been identified in the housing change criteria as areas that should experience limited change in order to protect their character.

Preferred Character Statements

A 'preferred future character' statement for each of the 12 precincts has been prepared to guide development.

The preferred future character will be supported by design guidelines developed to address housing and character issues in each precinct to assist in achieving high quality design outcomes, including quality built form, liveability, diversity and consistent neighbourhood character.

Both the preferred future character statements and accompanying design guidelines have been further broken down to provide guidance for different change areas (as outlined in Chapter 3). A neighbourhood character precinct may fall within a combination of limited, incremental and substantial change areas, which means the character guidance will need to be applied differently to support each type of future development.

The design guidelines for each precinct will inform the implementation of the Strategy through residential zone schedules. These have been provided at Appendix A - Design Guidelines.



Garden Suburban

Built form, siting and landscaping is often inconsistent and eclectic. Architectural styles are dominated by post-war dwellings with a mix of inter-war, modern and contemporary styles. Single (6 metre) and double storey (9 metre) detached dwellings largely prevail.



Coastal Suburban

Strongly influenced by existing local planning controls which restrict building height and setbacks. Where views to the ocean are possible, the built form is often oriented and designed to maximise these views at upper levels rather than the street. Buildings incorporate elements that reflect the coastal location.



Neighbourhood Renewal Area

Areas that have historically fallen under a different character area that are undergoing substantial change at varying rates. This has resulted in an eclectic mix of contemporary townhouses and apartments set amongst older, more traditional housing stock. These areas are earmarked for renewal and their character will evolve over time.



Urban Contemporary

New contemporary housing estates, often in masterplanned developments. Generally established, high end detached dwelling estates or smaller pockets of medium density townhouse infill sites. Two storey (9 metre) development is common, with occasional three storey (11 metre) buildings, and siting is compact. Also includes areas currently within a residential zone but do not present as having a discernible residential use when viewed from the street. They may include other uses such as light industrial or commercial. Residential use is often on the first level.



Urban Waterways

More recently developed areas from the 1970s onwards. Defined by the presence of manmade canals and reserves to which dwellings generally orientate large windows and balconies towards, creating a sort of dual street frontage. Siting is often generous, and buildings frequently large and two storey (9 metres).

4.3 Garden Suburban

Spacious residential areas in a garden setting comprising the formally established residential areas of Kingston, with a mixture of older buildings located within linear street patterns and pockets of established vegetation.

Outside inner Melbourne, most urban residential areas have the spacious 'garden suburban' character, because densities and site coverage tend to be lower than equivalent metropolitan areas.

Most garden suburban residential areas are either laid out within a north-south, east-west grid or curvilinear streets with culs-de-sac or courts. The roads are tree-lined avenues, often with concrete kerbs and footpaths, and grassed nature strips. Some sites have low walls fronting formal, landscaped gardens that are open to the street, and dwellings are visually separated, rather than extending to their boundaries. The streetscapes of a garden suburban area are dominated by a feeling of space and trees, though the separation of private and public land is clearly defined in areas where front fencing is commonplace.

Precincts within the Garden Suburban character type generally present as grid street patterns. However, over time these neighbourhoods have changed slightly to modern curvilinear networks and culs-de-sac that better respond to the undulating topography. Larger scale, modern and contemporary dwellings have replaced older post-war and inter-war styles.

Some elements are consistent throughout all precincts, such as the presence of well-established street trees and low set front gardens. Other elements, such as canopy trees in front and backyard spaces, are increasingly absent in some areas. The existing character elements are listed below:



Architectural Style

- Mixture of dwelling styles from post-war era onwards
- Evidence of recent infill development



Dwelling Type

- Mostly detached dwellings
- Some dual occupancy and townhouses



Materials & Form

- Mostly brick and render
- Some older buildings in weatherboard



Roof Styles

- Pitched, tiled



Setbacks

- 4 - 8m average front setback
- 1 - 2m average side setback



Height

- 1 - 2 storeys (6-9 metres) with occasional 3 storeys (11 metres)
- Occasional streets contain single storey (6 metre) scale



Orientation

- Building frontages parallel to the street



Car Parking

- Garages are often incorporated into building form



Garden Styles

- Established gardens with front lawns
- Exotic and native canopy trees



Front Fencing

- Commonly between 0.8 - 1.2m in height
- Varying styles



Public Realm & Topography

- Concrete kerb and channels
- Footpaths and grassy nature strips common
- Many established street trees
- Wide streets or wide medians



Subdivision Pattern

- Regular or modified grid street layout
- Curvilinear and culs-de-sac



Backyard Space

- Generous rear setbacks
- Occasional large established trees above the roof-line

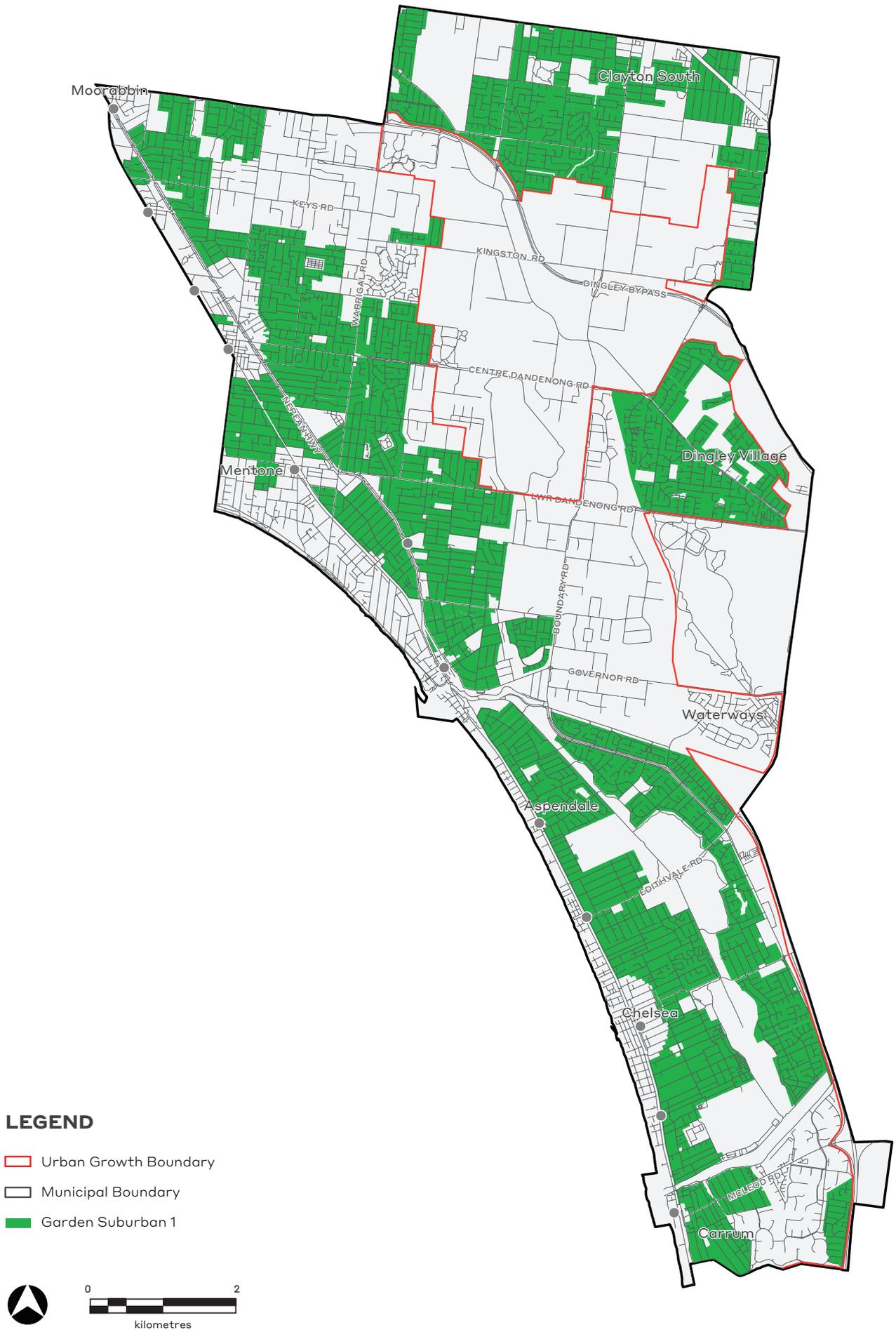


Figure 8. Map of Garden Suburban Area

Preferred Character Statements

Garden Suburban

Dwellings will sit within low-set, spacious gardens and will be clearly visible from the street through visually open frontages. A mix of modern and contemporary building styles and increased housing diversity such as townhouses and apartments in some areas, sit comfortably among the predominantly inter-war and post-war dwellings that characterise most of the Garden Suburban areas.

The formal character of the area will be enhanced by large canopy trees (both in the front and rear setbacks), lawns, garden beds and shrubs. A sense of spaciousness will be established and enhanced with consistent front and side setbacks, and low or open style front fences along lesser order roads. Where tall, solid fencing is provided along main roads, this will be complemented by vegetation visible from the public realm.

Some buildings will be built to the side boundary, but will have at least one side setback with space for planting. Garages and carports will continue to be sited behind the line of the dwelling, rather than dominate the street frontage. Townhouses along shared driveways and laneways will avoid the 'gun-barrelling' effect caused by large, blank walls, by using innovative design and landscaping.

Streets within Incremental Change areas will retain the open and spacious characteristics of the Garden Suburban precinct. Modest change will be experienced throughout these areas with heights retained up to 2 storeys (9 metres).

Neighbourhoods within Increased Change areas, closer to activity centres, along key transport routes and with less constraints, will experience moderate change through housing diversity at slightly greater densities and heights up to 3 storeys (11 metres).



GS1 - Perry Street



GS2 - Hamer Street

4.4 Coastal Suburban

Informal streetscapes with coastal landscaping and vegetation surrounding buildings that are designed to reflect the coastal setting. Streets have views of the nearby foreshore and bay.

Coastal Suburban areas have emerged historically along Melbourne's coastline. The street network is usually a narrow grid, perpendicular to the coast to frame coastal views in the public realm. The windows and balconies of residences are sometimes orientated to maximise private views of the coast rather than to the street frontage.

Ongoing pressure for redevelopment of areas very close to the coast has seen an increase in modern and contemporary two-storey (9-11 metre) styles, especially houses and units with a dominant built form and underground car parking areas.

Street trees and gardens are often low and contain native coastal species or exotics, which do not present as a feature of the streetscape where views of the coast are available.

Precincts emerge where the same built form controls regarding building height and setbacks have been applied to the very narrow area between the foreshore and Nepean Highway south of Mordialloc Creek, and the larger, more diverse area of coastal residential land along the north of Mordialloc Creek. The existing character elements are listed below:



Architectural Style

- Mixture of dwelling styles from post-war era onwards
- Evidence of recent infill development



Dwelling Type

- Mostly detached dwellings
- Units and townhouses increasingly common near foreshore



Materials & Form

- Weatherboard
- Brick and render



Roof Styles

- Pitched, tile
- Colourbond and flat closer to foreshore



Setbacks

- 4 - 6m average front setback
- 1 - 2m average side setback



Height

- 1 - 2 storeys (a 2-storey height limit applies)
- Up to 11 metres (2 storeys) in some areas
- 2 storey more common near foreshore



Orientation

- Building frontages parallel to the street
- Building frontages angled to the street and perpendicular to the foreshore on some streets



Car Parking

- Parking structure often incorporated into dwelling
- Emerging presence of underground parking



Garden Styles

- Coastal species
- Low trees and shrubs common near foreshore
- Established gardens common further inland from foreshore



Front Fencing

- Commonly between 0.8 - 1.2m in height
- Varying styles



Public Realm & Topography

- Concrete kerb and channels
- Footpaths and grassy nature strips common
- Many established coastal street trees
- Narrow streets and medians
- Slope near foreshore



Subdivision Pattern

- Modified grid street layout
- Residential streets commonly perpendicular to foreshore to maximise views from the public realm



Backyard Space

- Shallow rear setbacks
- Occasional canopy trees visible behind older dwellings with smaller building footprints

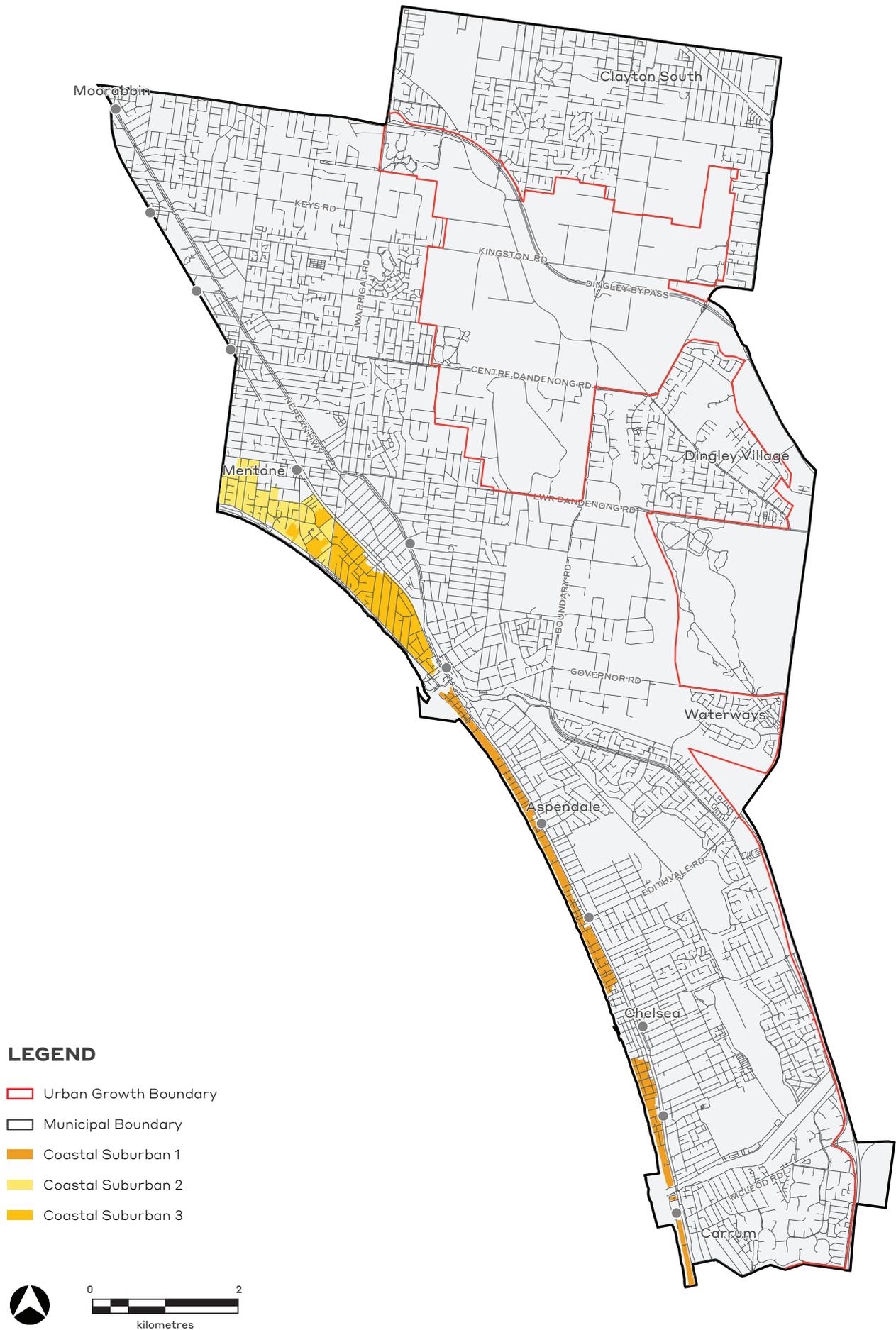


Figure 9. Map of Coastal Suburban Areas

Preferred Character Statements

Coastal Suburban 1

Residential land between the foreshore and the Nepean Highway, from Aspendale to Carrum will continue to experience modest change due to its highly accessible location, proximate to public transport and activity centres. However, the area will retain a predominant double storey character, with townhouses and units that orientate towards the foreshore and incorporate coastal style articulation.

Vegetation will reflect the coastal character and views of the ocean from the public realm will be maintained along streets and through glimpses between tall trees.

Car storage will not dominate the streetscape and will alternate between front and rear access, allowing for narrow streets and laneways that are both addressed by the dwellings.

Immediately adjacent to the foreshore development will maintain low set gardens and carefully designed articulation to avoid the appearance of bulk. Side setbacks will provide rhythm and allow for glimpses to the foreshore and ocean.

Coastal Suburban 2 & 3

Coastal suburban land between the foreshore and the Nepean Highway, from Mentone to Mordialloc will retain the predominant single and double storey character, while continuing to experience modest change. Townhouses and units will orientate towards the foreshore to maximise views with large balconies and windows. Where views are unavailable, dwellings will continue to orientate at an angle to the street frontage, parallel with the foreshore.

Buildings respect the predominant 1-2 storey height by stepping down with the slope of the land and not appearing as more than 2 storeys when viewed from the street. Coastal Suburban 2 areas will be limited to a maximum height of 9 metres, while Coastal Suburban 3 areas will be limited to 11 metres. Rooftop gardens and decks maximise views where available, while remaining open to the sky and discrete in form.

Distant views down long, sloping, narrow streets will be promoted through the spacious setting of dwellings and informal landscapes. Coastal vegetation will be complemented by increased street trees and grassy verges.

As development transitions away from the coast, dwellings will orientate towards the street and present a more formal landscape setting, with prominent gardens and larger canopy street trees. Building footprints will become smaller, as streets display wider setbacks and more infill development.



Example of a modern, two storey dwelling in the Coastal Suburban character precinct



CS1 - Foy Avenue



CS2 - Mcindoe Parade

4.6 Urban Contemporary

Modern and masterplanned residential developments, derived from the previous Garden Suburban style. Often comprising medium or high density townhouses and units, or large dwellings with a high site coverage and a focus on community open spaces.

Urban Contemporary precincts are characterised by a mix of contemporary building styles, incorporating larger scale dwellings, townhouses and units of at least two storeys (9 metres) within curvilinear and court-based street patterns.

Despite the built form being quite dominant with short front and narrow side setbacks, other elements such as lack of front fencing, wider roads, wider nature strips and pocket parks sometimes offset the lack of space in the private realm and create an open feel. This also provides more opportunities for canopy street trees to be planted.

Planting and vegetation has generally not reached maturity in these newer areas and therefore the built form appears more prominent. As vegetation in these areas becomes more established, the built form will become less obtrusive when viewed from the street.

Contributing to the open feel is the rhythmic spacing of dwellings. However where side setbacks are limited or absent, the design of built form can start to appear repetitive.

Parking structures are usually built to the boundary and present within the front facade where access laneways are not available.

The Mixed Use Zone (MUZ) already provides appropriate guidance for development for the Urban Contemporary 3 character areas which currently present as non-residential and therefore development and design guidelines have not been prepared.

Character precincts highlight the difference between Urban Contemporary areas with a dominant built form and varying densities. The existing character elements are listed below:



Architectural Style

- Range of contemporary styles



Dwelling Type

- Townhouses and units
- Large detached dwellings
- Dwellings absent in some areas



Materials & Form

- Brick and render



Roof Styles

- Pitched, tiled or Colorbond



Setbacks

- 1 - 5m front setbacks
- 0 - 1m side setbacks



Height

- 2 storeys or higher (9+ metres)



Orientation

- Building frontages parallel to the street



Car Parking

- Garages sometimes incorporated into the building form, forward of the building frontage
- Car parking areas sometimes located in the street frontage
- Garages may be located at the rear where laneway access is available



Garden Styles

- Minimal, low scale, establishing gardens
- Mixture of exotic and native species
- Absent in some areas



Front Fencing

- Predominantly absent
- Low or transparent where present
- Front garden often merges with nature strip planting



Public Realm & Topography

- Concrete roll-over kerb and channels
- Establishing street trees in a range of species
- Grassed



Subdivision Pattern

- Curvilinear, regular grid or modified grid
- Masterplanned residential estates



Backyard Space

- Minimal, establishing gardens
- Sometimes complemented by communal open space areas
- Often small rear setbacks

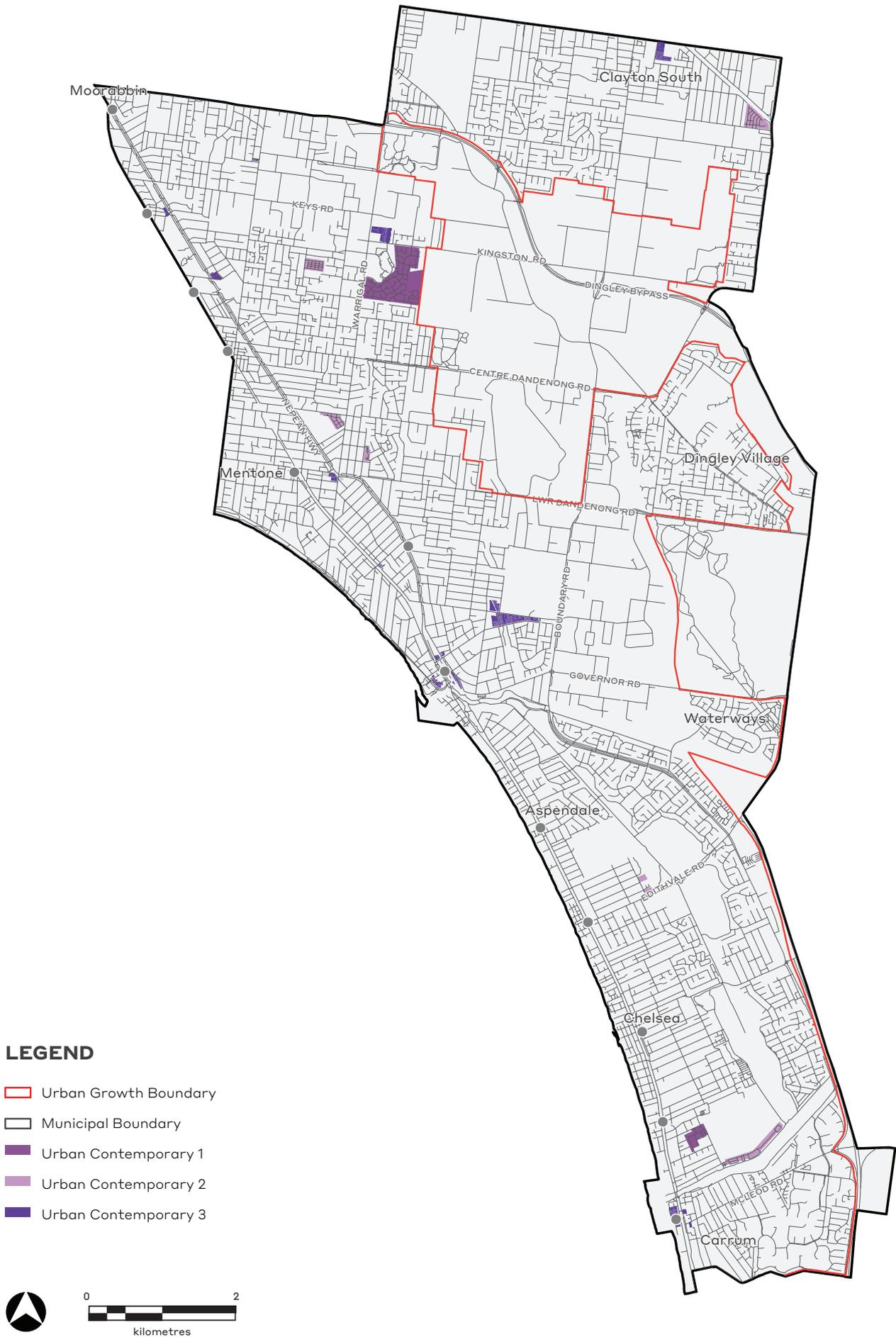


Figure 10. Map of Urban Contemporary Areas

Preferred Character Statements

Urban Contemporary 1

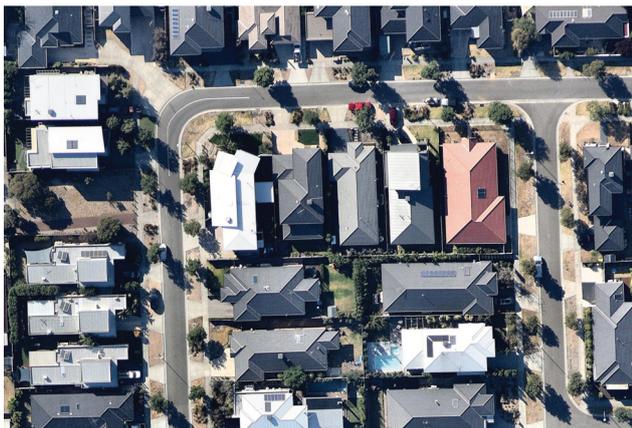
Dwellings in the Urban Contemporary 1 precinct will complement the consistent contemporary styles of predominantly two storey (9 metre) forms with large building footprints and predominantly brick and render materials.

The rhythm of spacing between dwellings, with at least one side setback, will create a sense of space and order, even though site coverage is generally high. Setbacks will provide room to retain and plant canopy trees and landscape breaks.

Landscaping and innovative laneway treatments for townhouses with laneway or shared driveway access avoid the 'gun-barrelling' effect caused by large, blank walls and offer passive surveillance opportunities.

Large native canopy trees in front setbacks, nature strips and pocket parks, will continue to enhance natural views along very formal streetscapes. An absence of front fencing will contribute to this sense of spaciousness in the streetscapes.

In pockets experiencing increased change, heights of up to 3 storeys (11 metres) will be experienced, while retaining the existing, consistent setbacks and spacing.



UC1 - Coast Banksia Drive

Urban Contemporary 2

The consistency of townhouse and unit style developments in Urban Contemporary 2 areas will create a very uniform and identifiable character, with articulated front façades that provide a consistent rhythm. Repetitive or template-based design and siting will be reduced through creative design elements, colours and materials to provide residents with a strong sense of identity.

Spaciousness and amenity in the public realm will be enhanced by pocket parks, landscaped islands and nature strips. Sufficient space will be provided for the planting of canopy trees and formal landscaping in the private realm while avoiding front fencing.

A mix of front and rear vehicular access will encourage car storage to not dominate the streetscape, while allowing for greater vegetation along narrow street fronts and laneways. Landscaping and innovative laneway treatments for townhouses with laneway or shared driveway access avoid the 'gunbarrelling' effect caused by large, blank walls and offer passive surveillance opportunities. This car based character will provide a very distinct hard edge to public spaces and pocket parks.

For development nearer to Activity Centres and accessible locations, such as train stations, heights will increase, transitioning from 2 storeys (9 metres) in Incremental Change areas, to 3 storeys (11 metres) in Increased Change areas.



UC2 - Le Perouse Boulevard

Urban Contemporary 3

Townhouses and apartments will characterise this character area, complementing commercial and retail uses at ground levels with a contemporary style, using a combination of materials.

Articulated front façades with minimal front and side setbacks will create a consistent rhythm of dwellings. Design repetition will be avoided through the variety of materials, colours and siting techniques to provide residents with a strong sense of identity.

Retention of existing mature vegetation, along with increased landscaping and canopy tree planting in front setbacks and within the public realm, will complement the pedestrian-focused, open and natural streetscapes. Landscaping and innovative laneway treatments for townhouses with laneway or shared driveway access avoid the 'gun-barrelling' effect caused by large, blank walls and offer passive surveillance opportunities.

Areas near activity centres and train stations may experience increased growth and change to accommodate new medium and high density dwellings with greater built form intensity, while retaining the contemporary character and public realm themes. Retention of large canopy trees in the public realm will assist with softening the hard streetscapes.



4.7 Urban Waterways

Spacious residential areas in a garden setting comprising street patterns of winding roads and culs-de-sac with major waterway features that the majority of dwellings front.

Urban Waterways is unique to Kingston, dominated by modern and contemporary development. The built form scale and orientation is strongly influenced by the presence of manmade canals, lakes and their riparian zones and associated parklands.

Dwellings either share their rear boundary with a waterway or are in relatively close proximity and are likely to have views of the water. Dwellings that share a rear boundary with a waterway often have limited integration with the street and dominant parking structures. Dwellings generally have a large building footprint and dominant, often two-storey (9 metre) form.

Streetscapes are often curvilinear and wide, with informal, native street tree plantings at varying stages of maturity. Generous front setbacks contain large areas of lawn and low, formal gardens with exotic canopy trees (such as palms) and a frequent lack of front fencing, contributing to an overall spacious setting.

Precincts in the Urban Waterways character type broadly differentiate between areas that incorporate and celebrate the waterways as part of the landscape, and those which begin to privatise views of waterways and separate them from the public realm. The existing character elements are listed below:



Architectural Style

- Predominantly 1970s - 2000s
- Some instances of contemporary styles



Dwelling Type

- Mostly detached dwellings
- Clustered townhouses and units



Materials & Form

- Brick and render



Roof Styles

- Pitched, tiled



Setbacks

- 4 - 8m average front setbacks
- 1 - 3m average side setbacks



Height

- 1 - 2 storeys (6-9 metres)
- Many areas consistently single (6 metres) or double storey (9 metres)



Orientation

- Building frontages parallel to the street
- Secondary frontages to canals where available



Car Parking

- Garages and car ports are large and dominating, often incorporating boat storage
- Newer development incorporates garages into the building form



Garden Styles

- Low-set gardens, often informal with exotic canopy trees (such as palms)
- Large front lawns
- Native street trees of varying maturity



Front Fencing

- Predominantly absent from frontage
- Often low or transparent when present
- Fencing along side boundaries and in line with building frontage



Public Realm & Topography

- Concrete roll-over kerb and channels
- Footpaths often only present on one side of the road in culs-de-sac
- Established street trees, commonly native
- Riparian vegetation near waterways



Subdivision Pattern

- Curvilinear and culs-de-sac
- Modified grid



Backyard Space

- Shallow rear setbacks (6m, consistent with DDO6)
- Sometimes serves as a secondary frontage to waterways

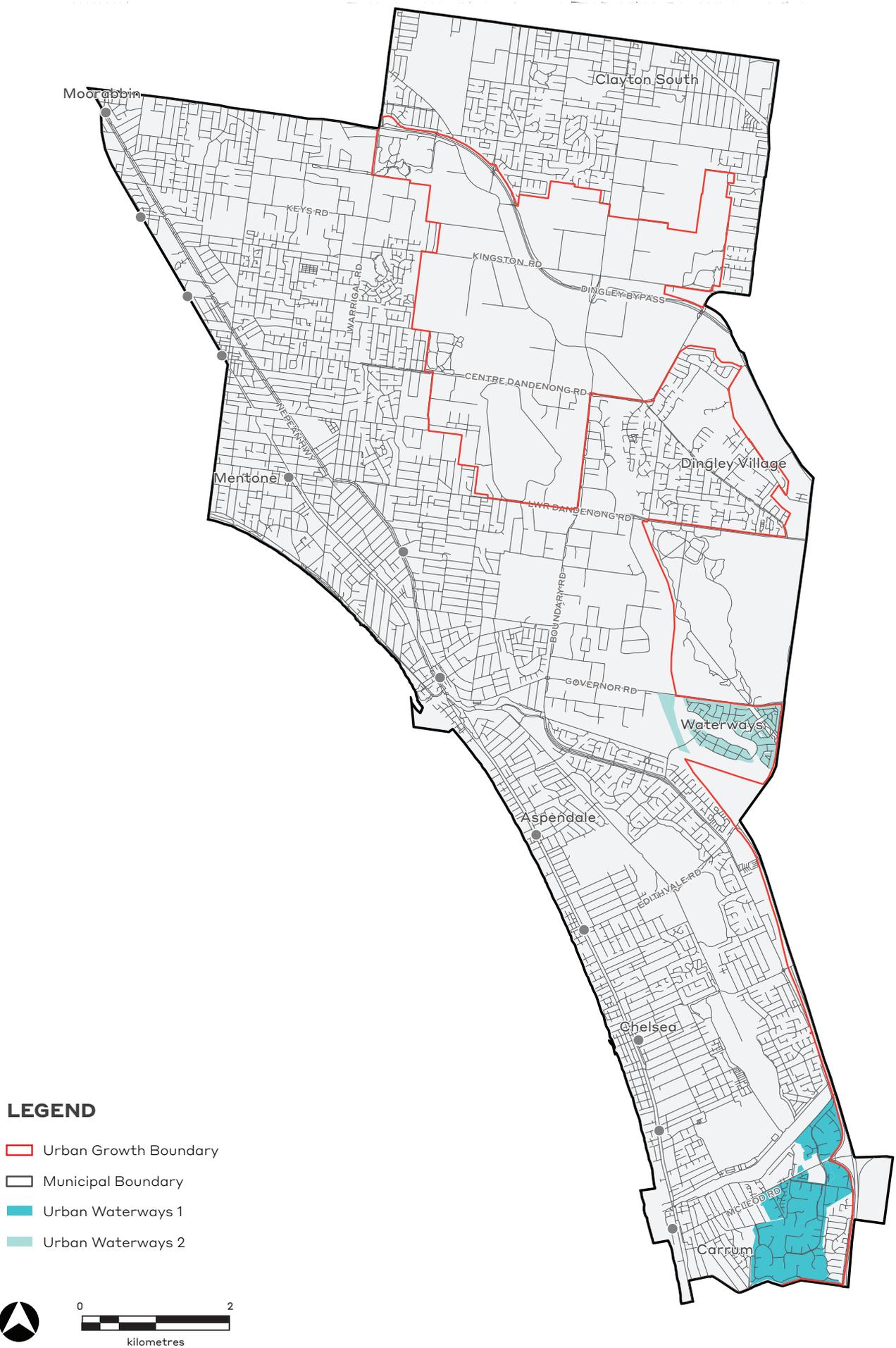


Figure 11. Map of Urban Waterways Areas

Preferred Character Statements

Urban Waterways 1

Dwellings, townhouses and apartments in the Urban Waterways 1 precinct retain and complement the consistent modern and contemporary dwelling styles of one to three storeys (11 metres) incorporating brick and render materials.

The consistent rhythm of spacing between dwellings with at least one side setback will continue a feeling of spaciousness, with generous areas for vegetation and large canopy trees. Visually permeable spacing between dwellings will provide glimpses and views of the waterway from public spaces wherever possible. Rear setbacks will provide a secondary frontage with dwellings orientated towards the waterways with articulated façades, windows and balconies. However, this does not replace or detract from their primary street frontage.

Increased plantings in front setbacks and in the public realm will enhance views along informal streetscapes. Low, visually permeable or no front fencing in quiet residential streets will contribute to this character.

Properties adjacent to the Patterson Lakes Activity Centre will continue to be constrained by the canals and waterways. These areas will experience moderate change, retaining the contemporary character and spacious public realm.

Urban Waterways 2

Dwellings in the Urban Waterways 2 precinct will complement the consistent contemporary styles of predominantly two storey (9 metre) forms with large building footprints and predominantly brick and render materials.

The consistent rhythm of spacing between dwellings with at least one side setback continue a feeling of spaciousness, with generous areas for vegetation and large canopy trees. Open esplanades will provide uninterrupted views of the waterbodies from the public realm and will be complemented by avenues with island street tree plantings. Ample provision of pocket parks and waterside reserves throughout this character precinct will offset the need for generous rear setbacks.

Increased native plantings in front setbacks, will enhance views along informal streetscapes as juvenile street trees mature. No front fencing in quiet residential streets will contribute to this character.

Housing change in this area will be very minimal (Limited Change) and therefore the character will be retained in the future.



UW1 - Curlew Point Drive



UW2 - Serpentine Court

4.8 Neighbourhood Renewal Areas

Areas that have a mix of traditional residential development, similar to the Garden Suburban style, and emerging contemporary development which are identified for renewal and substantial change.

Neighbourhood Renewal Area precincts currently have a mixed and eclectic character. They are a combination of older building stock in established residential streets that share characteristics with traditional Garden Suburban style development, along with developing new estates of a typically higher density and Urban Contemporary character.

These areas are earmarked for renewal and are or will be undergoing significant change, which is being experienced at different rates.



Architectural Style

- Emerging and established contemporary infill
- Some traditional post-war and inter-war



Dwelling Type

- Townhouses and apartments
- Some low-set units and detached dwellings



Materials & Form

- Mix of brick, render and weatherboard



Roof Styles

- Flat or rooftop area
- Pitched, tiled



Setbacks

- 3 - 8m average front setbacks
- 1 - 3m average side setbacks



Height

- 1 - 2 storeys (6-9 metres) for older building stock
- 3 - 6 storeys (11+ metres) for newer building stock



Orientation

- Building frontages parallel to the street



Car Parking

- Generally incorporated into the building form



Garden Styles

- Established and establishing gardens incorporating native and exotic canopy trees



Front Fencing

- Predominantly absent from newer development
- Present and of varied styles in established areas



Public Realm & Topography

- Concrete kerb and channels (roll-over kerbs in newer areas)
- Footpaths present
- Established and establishing street trees, native and exotic species



Subdivision Pattern

- Modified grid



Backyard Space

- Varied
- Shallow rear setbacks in newer development. Common areas and balconies used for private open space

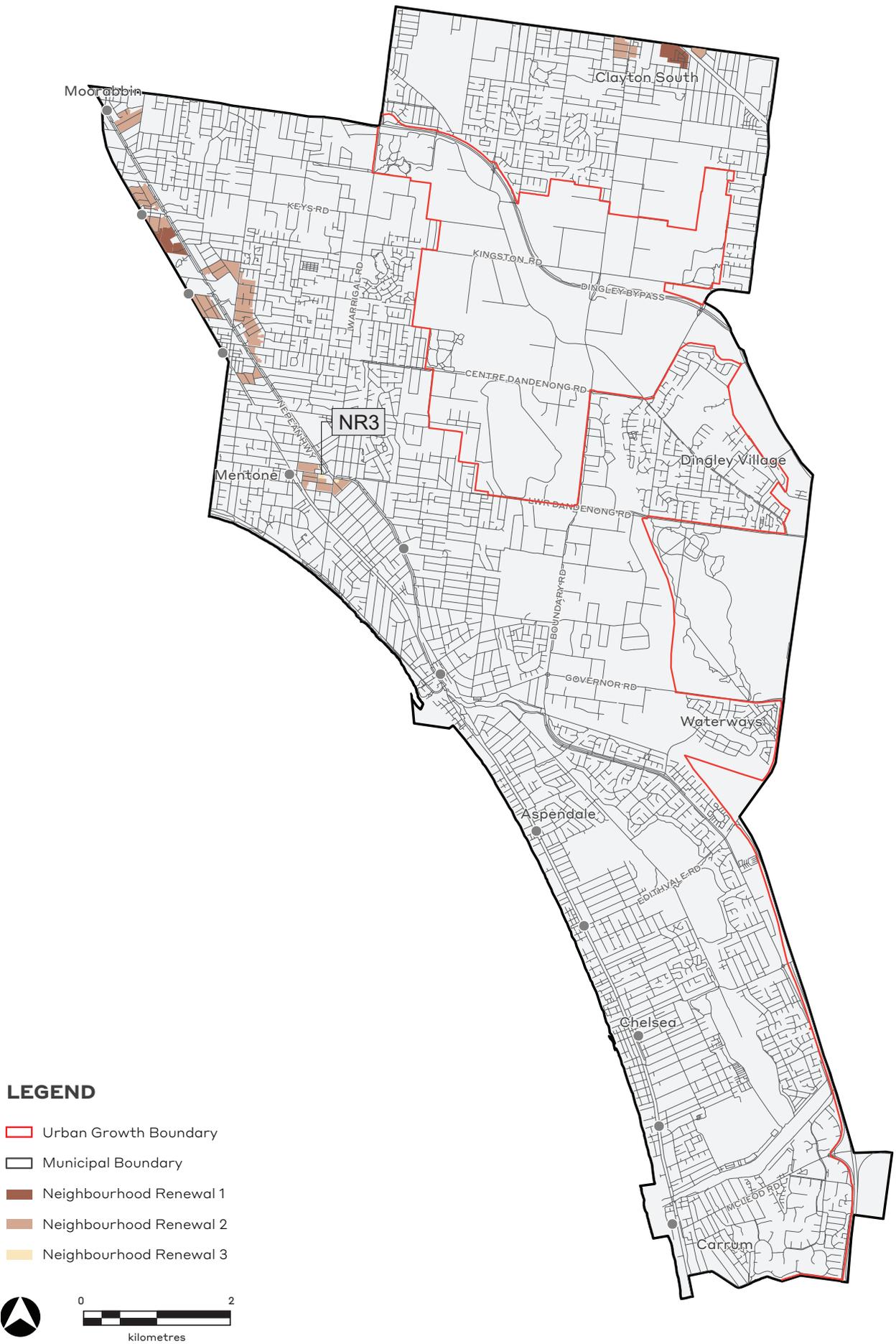


Figure 12. Map of Neighbourhood Renewal Areas

Preferred Character Statements

Neighbourhood Renewal Area 1 & 3

The contemporary design of dwellings in Neighbourhood Renewal Area precincts 1 and 3 is innovative and incorporates a range of materials, colours, breaks and rebates which soften and articulate the built form.

New development considers adjacent properties to ensure the benefits of amenity are equitably shared and avoid potential conflict.

Canopy trees, landscaping and greening of buildings (such as green roofs, walls and balconies) will provide amenity and reduce the urban heat island effect.

Integrated roof terraces limit potential opportunities for overlooking to private open space and habitable room windows in surrounding areas.

Appropriately sited and well designed communal open space areas foster a sense of community by offering socially inclusive spaces and associated infrastructure.

The pedestrian environment is enhanced by buildings that address the street with highly visible entries and low or permeable fencing. Appropriately sited infrastructure and services are well-screened from sensitive interfaces. The design elements of the built form consider and respond to the pedestrian scale at street level.

Built form scale and siting outcomes specific to certain precincts or sites within the Neighbourhood Renewal Area precincts 1 and 3 will be in accordance with relevant overlays (such as the DDO).

More intensive apartment development is encouraged through site consolidation to ensure development is of a scale that is appropriate for the preferred character.

Neighbourhood Renewal Area 2

The contemporary dwellings in Neighbourhood Renewal Area precinct 2 are thoughtfully designed to manage the introduction of substantial change into traditional residential streets. The garden setting and character of older building stock is reflected in the siting and design of larger-scale buildings.

Innovative and visually separated buildings promote the retention and planting of trees around the perimeter of sites and provide ground-level private open space. A range of materials, colours, breaks and rebates also soften and articulate the built form.

New development considers adjacent properties to ensure the benefits of amenity are equitably shared and avoid potential conflict.

Canopy trees, landscaping and greening of buildings (such as green roofs, walls and balconies) will provide amenity and reduce the urban heat island effect.

Integrated roof terraces limit potential opportunities for overlooking to private open space and habitable room windows in surrounding areas.

Appropriately sited and well designed communal open space areas foster a sense of community by offering socially inclusive spaces and associated infrastructure.

The pedestrian environment is enhanced by buildings that address the street with highly visible entries and low or permeable fencing. Appropriately sited infrastructure and services are well-screened from sensitive interfaces. The design elements of the built form consider and respond to the pedestrian scale at street level.

Built form scale and siting outcomes specific to certain precincts or sites within the Neighbourhood Renewal Area precinct 2 will be in accordance with relevant overlays (such as the DDO).

More intensive apartment development is encouraged through site consolidation to ensure development is of a scale that is appropriate for the preferred character.



Neighbourhood Renewal Area - Clayton South



Neighbourhood Renewal Area - Clayton South

Objective:

Protect existing neighbourhood characteristics and implement Preferred Character Statements and design guidelines to enhance key qualities.

Actions

Update Clause 21.07 'Housing' in the Municipal Planning Strategy to ensure consistency with the built form outcomes encouraged by this Housing Strategy and Neighbourhood Character Study 2020

Update Clause 22.06 'Residential Development' to ensure consistency with the built form outcomes encouraged by this Housing Strategy and Neighbourhood Character Study 2020

Provide relevant Neighbourhood Character Guidelines in pre-application planning permit meetings

Apply the Neighbourhood Character Overlay to the Special Character Area identified on part of Ormond Street, Mordialloc, to protect the established character of consistent Victorian and Edwardian dwellings.



5.0

DIVERSITY & TYPE



5.1 Overview

- 5.2.1 Housing diversity
- 5.2.2 Specialised housing types
- 5.2.3 Design quality
- 5.2.4 Universal Design & multigenerational housing

While pressure for housing growth around Kingston's Activity Centres is being experienced, the City of Kingston's predominant housing stock is generally detached houses. Semi-detached and apartment style housing types account for a small proportion of all dwellings, with the supply of very small housing types (less than 2 bedrooms) being much lower than the Metropolitan average, as discussed in Chapter 1, Drivers of Change.

The City contains a diverse range of residential contexts, ranging from conventional suburban to consolidated contemporary neighbourhoods and coastal areas as described in the previous chapter. It is important that housing growth and change is carefully managed to respond to and enhance these distinctive residential settings, while providing housing choice for current and future residents.

Creating a greater diversity of housing also applies to providing dwelling types, sizes and designs that suit people of all ages and abilities, and for all stages of life.

The following sections outline objectives and actions related to housing design in the municipality, marshalled under four themes:

- Housing diversity
- Specialised housing types
- Design quality
- Universal housing & multigenerational housing

5.2 Objectives and Actions

5.2.1 Housing Diversity

The provision of a diverse housing stock assists in achieving broad strategic objectives including housing choice, affordability and adaptability and supports the concept of ageing in place. There are also some population groups that have particular requirements for housing in terms of design, location, tenure and cost.

Housing diversity relates to the following dwelling components and characteristics:

- Dwelling type (e.g. detached house, townhouse, unit, apartments)
- Dwelling size (e.g. floor area, number of bedrooms, storeys)
- Lot size (e.g. rural residential, medium density)
- Tenure
- Price point
- Location

A key issue in Kingston is the traditionally dominant community desire to own a detached house in this historically outer-Melbourne area. However, given Kingston's exceptional access to Melbourne CBD and surrounds, lack of greenfield opportunities and comparative lack of substantial environmental constraints, opportunities for growth exist for appropriately designed infill and higher density types of development. This type of housing stock reflects the increasing proportion of smaller household sizes, allows for opportunities for ageing in place and options for residents who cannot afford Kingston's increasing property prices. At the same time, ensuring a range of large dwellings suitable for large households and share arrangements is needed.

There may also be a general lack of awareness of the market potential for other than previously typical sizes and types of housing in Kingston. Mechanisms to enable the Council to enforce greater diversity aims are needed.

Objective:

Provide a diversity of housing stock for all residents of Kingston to enable a wide range of housing choice.

Actions

Consider the need for a Housing Diversity Strategy that, in line with the objectives and actions of this Housing Strategy, will –

- Prepare, prioritise and assign actions for achieving greater housing diversity.
- Identify opportunities for policy and process reform to reduce barriers to housing diversity.
- Investigate and implement a co-ordinated development data collection and monitoring system.

Advocate to State government to develop enforceable powers and controls for Council to set targets for the inclusion of small dwellings and extra large dwellings in key locations (based on number of bedrooms and/or floor area). In particular continue to explore avenues to develop Inclusionary Zoning and other housing diversity targets into the Victorian Planning Provisions and Kingston Planning Scheme.

Continue to advocate for a diversity of housing stock in new developments in negotiations with developers, builders and the State Government, where required. This is particularly important in the delivery of super lots for medium density developments.

5.3.1 Specialised Housing Types

Some community members have particular requirements for housing in terms of design, location, tenure and cost. This includes the elderly, people with a disability, students and newly arrived migrants. Council must focus on improving the diversity, affordability and accessibility of housing stock provided by the private sector to meet the needs of special groups to ensure that they are not displaced or discouraged from living in the City, due to inappropriately designed and located or unaffordable housing stock.

In October 2018, Amendment VC152 introduced into all planning schemes a new Particular Provision at Clause 53.17 (Residential aged care facility) that seeks to ensure adequate facilities are provided for the ageing population, allowing them to age-in-place and streamlining the process for the use and development of facilities, acknowledging these buildings will look different from typical residential uses and need to be responsive to site conditions and respect surrounding land uses.

Advisory Note 71 explains that: “by 2051 it is estimated that 27 per cent of all Victorians will be older than 60. It is important that all older Victorians are provided with opportunities to access all forms of housing including residential aged care facilities within the communities in which they live.”

The local content of the Kingston Planning Scheme has very few references to support the provision of greater opportunities for Residential Aged Care and Supported Residential Services.

Furthermore, very few existing and approved developments refer to the provision of specialised forms of housing (e.g. social housing).

It is important that Council and local planning policy advocate for the provision of these types of housing, particularly in Substantial or Increased change areas close to activity centres and transport within Kingston, to ensure that the City's housing stock provides housing opportunities and choice for people across different abilities and circumstances.

Objective:

Provide specialised housing types to accommodate community groups with particular needs for housing in terms of design, location, tenure and cost.

Actions

Investigate the future provision of specialised housing types in the municipality, with consideration for optimal locations, requirements and delivery models.

Amend Clause 21.07 'Housing' of the Municipal Planning Strategy to encourage the provision of specialised forms of housing (including social housing and residential aged care facilities) in appropriate locations within established suburbs.

Work with National Disability Insurance Scheme (NDIS) providers and other parts of government to inform the service needs and housing requirements of persons who require specialised housing types.

5.3.2 Design Quality

Land use patterns, topography, landscape and a diversity of lot sizes provide a variety of residential environments within the City. However, the quality of infill development and apartments in these areas has been questioned by residents where the design quality does not reflect the preferred character and the same or similar design is repeated throughout an area with minimal responsive design or siting standards.

One of the themes identified in consultation feedback to date is that there is a need to ensure a high quality of design for new development. There is a need to ensure that new dwellings contribute to creating a unique sense of place, respond to their surrounding context, produce quality building design, and provide high levels of amenity for current and new residents.

New housing development should respect established neighbourhood character values. Notwithstanding it is acknowledged that some apartment and other infill developments that

present as differently to the predominant character of the area may be an appropriate or improved outcome. This is especially true in substantial change areas where the nature of the built form change will be significant.

It is important that new medium and high density housing is well designed and functional to provide high levels of amenity to future residents and neighbouring properties. Many Councils have addressed this concern by preparing design guidelines that relate specifically to high density development. The State Government released both the Better Apartment Design Standards (BADs) in 2017 which need to be monitored for their effectiveness.

Landscaping requirements should assist in identifying the appropriate species to plant housing areas, particularly where space may have narrow dimensions or be otherwise restricted in setbacks and along driveways.

Objective:

Improve the design quality of residential development.

Actions

Update Clause 22.06 'Residential Development' in the Municipal Planning Strategy to implement the preferred character statements and built form outcomes by this Housing Strategy and Neighbourhood Character Study.

Provide targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice.

Prepare and adopt design guidelines for Large Residential Opportunity Sites, where appropriate, to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.

Monitor the implications of the Better Apartment Design Guidelines in Kingston and review as required.

5.3.3 Universal Design & Multigenerational Housing

Universal housing is a term used to describe housing which is built to a 'universal' standard, meaning its design is accessible, adaptable and visitable to people of all abilities and life stages. This can include features such as step-free entries to dwellings, wide corridors and doorways, slip-resistant flooring and accessible toilets and bathrooms.

Universal housing design features need to be incorporated into the design and development of new housing, to minimise the requirement and cost associated with renovating and retrofitting existing dwelling stock. Universal housing not only encourages and supports concepts of ageing in place and housing affordability, but also ensures that housing meets the needs and requirements of a broad range of people. This is particularly important in the context of the forecast ageing of Kingston's population as well as the significant increase in lone person households projected.

Multigenerational housing supports several generations of the one family to live together in the one house. Multigenerational houses may be designed so that they can be easily modified or used in different ways, without need for extensive renovations. They allow the flexibility for a family to adapt the size of a dwelling to their changing household's size - e.g. as children

grow up and leave home, or as grandparents move in - without the need to move or renovate. They allow families to affordably remain within their house and community throughout life's different stages.

The Liveable Housing Design Guidelines 2017 prepared by Liveable Housing Australia, defines liveable housing as a home that *is designed and built to meet the changing needs of occupants across their lifetime.*

A livable home is designed to:

- *be easy to enter*
- *be easy to move around in*
- *be capable of easy and cost-effective adaptation, and*
- *anticipate and respond to the changing needs of home occupants*

There is opportunity for the Housing Strategy to encourage universal design to produce more multigenerational and adaptable housing for future generations. It is important that local opportunities and constraints are considered, so that a definition of what adaptability and accessibility looks like in Kingston.

Objective:

Encourage the development of adaptable housing that enables residents to remain in their dwellings across life stages and age in place.

Actions

Explore opportunities to partner with the development and building industry to develop a pilot project incorporating 'multigenerational housing'.

Develop a Local Policy to encourage a greater provision of universal design and multigenerational housing.

Prepare and implement a Universal Access training program to build the capacity of Council's Statutory and Strategic Planning and building staff. Training should reference the Welcome - Design Ideas for Accessible Homes guide prepared by the Victorian Building Commission

As part of the preparation of a Social and Affordable Housing Policy, consider what adaptability and accessibility should incorporate and achieve in Kingston's local context.

Develop a Housing Diversity and Design local policy, to require a percentage of accessible and adaptable housing in a development



1A



6.0

AFFORDABILITY



6.1 Overview

- 6.2.1 Affordable living
- 6.2.2 Regulated housing
- 6.2.3 Affordable rental housing
- 6.2.4 Housing vulnerability

The median weekly household income in Kingston has grown by 3.8% per annum since 2011. While the spread of income ranges is comparable to Metropolitan Melbourne with a large degree of upper mid-range incomes; it also has a higher than average lower-range incomes. This would indicate that while a portion of the community is broadly performing better than Metropolitan Melbourne, there are a significant number of households with an active income that is still well below the national and sub-regional household income average.

Property prices have been increasing substantially over the last five (5) years as a result of strong demand in many suburbs throughout Kingston. The median cost of a house has increased by 55.5%, and by 28% for units (or apartments). This has resulted in the current median cost for a house of \$952,987 and \$572,533 for units (or apartments). Overall, the median price of houses and units in Kingston is higher than Metropolitan Melbourne.

The higher increase in property prices compared to the lower increase in weekly household incomes indicate that the opportunity to own property in Kingston is becoming increasingly unattainable for much of the population.

Affordability issues are likely to affect one-parent and lone-person households, which tend to have a greater need for affordable housing when compared with double income households. One-parent families and lone-person households currently account for 10.3% and 24.4% of the Kingston households respectively, representing a significant portion of the population exposed to increased affordability issues.

The Housing Strategy will provide the strategic context and direction for a Social and Affordable Housing Policy, which Council is currently preparing. The Housing Strategy will inform the Social and Affordable Housing Policy by:

- Setting out key population, housing trends and projections for City of Kingston, highlighting that the municipalities residential role in the future will be multi-faceted due to the anticipated range of housing type needs;

6.2 Objectives and Actions

- Summarising the key challenges affecting housing affordability in the municipality; and
- Identifying preferred areas for change.

The Social and Affordable Housing Policy will provide a more detailed analysis on the segments of the community experiencing levels of housing stress and measure the anticipated demand for social and affordable housing. It will also explore potential levers to increase supply to respond to demand.

This chapter considers objectives and actions in relation to housing affordability in Kingston, with regard to a range of housing choices and issues for Kingston residents:

- Affordable living
- Regulated housing
- Affordable rental housing
- Housing vulnerability

6.2.1 Affordable Living

Property prices in Kingston are increasing at a rate much higher than weekly household incomes, causing property to become increasingly unattainable to much of the population. This will be amplified as population grows and lone-person households increase.

A key part of the vision for Plan Melbourne is the idea of creating '20-minute neighbourhoods', as a way of supporting a more sustainable urban form that allows residents to work and use services within walking distance of their home.

Kingston is experiencing rapid change and therefore is in an opportunistic position to guide development so that it is concentrated at higher densities around existing and proposed Activity Centres, where community infrastructure is available and public transport opportunities can be maximised. While this pattern of development will assist in supporting more walkable neighbourhoods, it will also encourage housing density to support the economic viability of activity centres and provide more options for affordable and convenient housing.

Plan Melbourne also encourages the development of health and education precincts, which is likely to require the future provision of affordable student housing and key worker housing in proximity to education, employment and public transport.

6.2.2 Regulated Housing

Under the Public Health and Wellbeing Act 2008 rooming house premises are to be registered with the local Council and under the Rooming House Operators Act 2016, rooming house operators must be licensed by the Business Licensing Authority within the Department of Justice and Community Safety.

Rooming houses often operate as one form of short-term crisis accommodation. While rooming houses are regulated, there are many alternative models of short term housing provided by the registered housing providers.

Caravan parks in Victoria are regulated by the Residential Tenancies Act 1997 and the

Residential Tenancies (Caravan Parks and Movable Dwellings Registration and Standards) Regulations. It is recognised that caravan parks are used for short term crisis / emergency housing and are also increasingly used as longer term affordable housing options. Therefore, if and when caravan parks are redeveloped, it is important to consider the inclusion of affordable housing options.

Rooming houses have a long history of use by people experiencing housing vulnerability. As the profile of homelessness has changed, the client profile and typology of rooming houses has also changed. Increasing numbers of people with complex needs, people seeking one-bedroom accommodation, young people, women, families and older people are using rooming houses in the face of a tight rental market or lack of emergency accommodation. Rooming houses can be difficult to identify as they are increasingly located in converted residential dwellings.

There have been significant changes to the regulation of rooming houses in recent years following the deaths of two people in a Brunswick rooming house in 2006. A coronial inquiry into the deaths and subsequent establishment of a Rooming House Taskforce led to increased minimum standards of safety and amenity, a system of registration, and an increased focus on ensuring children were not placed in rooming houses. A number of recommendations from the Taskforce are still to be implemented, including a 'fit and proper person test' for rooming house operators. A recent Council to Homeless Persons review of the reforms to rooming houses also noted an inconsistent implementation of rooming house closure protocols between councils and local housing agencies.

Amendment VC152 was gazetted in October 2018 and introduced new particular provision at Clause 52.23 (Rooming house). This included initiatives for the renovation of existing rooming houses and provided clarity on the extent of permit exemptions for rooming houses.

6.2.3 Affordable Rental Housing

As property prices increase at a rate higher than weekly household incomes, property ownership will become increasingly unattainable for some of Kingston's growing population.

The median household size is decreasing as the proportion of lone-person households increase, and these households tend to have a lower degree of affordability when compared to double-income households. Lack of affordability in the sales market can often direct people into the rental market, which in turn can increase demand in rental properties and further impact housing affordability.

Despite the significant increase in property values throughout Kingston, rental values have increased at a far lower rate of approximately 3.3% per annum, with a median weekly value of \$408, marginally above the Metropolitan Melbourne median of \$400.

The supply of rental properties in Kingston has increased by 4.8% over the past 5 years, equating to a relatively slow growth of less than 1% per annum, and certain property types experienced negative growth in the total number of properties available to rent in the same time period.

One reason for this may be the 'cost of living' pressures resulting in an increase of younger people residing in their family home for longer, rather than renting or purchasing property. It may also, however, reflect lower rental housing availability.

The Planning and Environment Act 1987 was amended on 1 June 2018 to (in part) facilitate voluntary agreements for the provision of affordable housing as part of development applications.

Affordable housing is defined by the Planning and Environment Act 1987 as "housing, including social housing, that is appropriate for the housing needs of very low, low and moderate-income households."

Social housing is captured by the umbrella term affordable housing, but is separately defined by the Department of Housing as "short and long-

term rental housing that is owned and run by the government or not-for-profit agencies". It is made up of both public housing and community housing.

Victoria has the lowest percentage of social and affordable housing provision in Australia, and a strong demand with approximately 36,000 persons on the waiting list for public housing.

There are long-term, negative socio-economic impacts associated with a lack of provision of affordable housing, including inter-generational disadvantages. Provision of affordable and social housing promotes more diverse communities and forms a foundation for people to be able to seek employment.

Approximately 1.9% of households in Kingston are renting social housing (these figures do not account for vacant rental properties).

6.2.4 Housing Vulnerability

The number of people experiencing homelessness in Kingston was estimated to be 352 in 2011 and increased to 444 in 2016.

Overall, Kingston does not have a large homeless population. This is likely due to the relatively small amount of supported accommodation and rooming houses in the area. This does not necessarily reflect the number of people who may become homeless in Kingston.

Severely overcrowded homes are defined as those which would require at least an additional four (4) bedrooms to accommodate the people who usually live there. The negative impacts of overcrowding may include a reduction in privacy, health, mental health and safety. Overcrowding is therefore considered a form of homelessness.

The growth in overcrowding rates in Kingston increased from 2001 to 2016. There are currently limited local options to access immediate housing assistance in Kingston.

Crisis and emergency accommodation is defined by the Department of Housing as "short-term housing managed by not-for-profit organisations". In the Victoria Planning Provisions, emergency accommodation falls under the land use term of 'community care accommodation'.

Broadly, the main cohorts who may need access to emergency accommodation are:

- Young people escaping abuse in the home but who want to remain in education or training.
- Asylum seekers.
- Single parents who have complex or recent lifestyle issues, such as relationship breakdown.
- People experiencing family violence.

Section 16.01-2S of the Planning Policy Framework (PPF) outlines the objective and strategy for crisis accommodation and community care units, ensuring their confidential provision in strategic locations.

Amendment VC152 was gazetted in October 2018 and introduced a new particular provision at Clause 52.22 (Community care accommodation) which includes emergency accommodation and other forms of temporary and permanent accommodation that include care services. The particular provision provides conditional exemptions from a permit requirement in several zones, and certain exemptions from notice and review requirements.

Objective:

Develop a framework for Council action to address housing affordability across the municipality.

Actions

Develop a Kingston City Social and Affordable Housing Policy that will include a review of Council protocols, policies and resources dedicated to achieving affordable housing. This Strategy will recommend activities for a coordinated approach for people experiencing hardship and housing vulnerability in Kingston.



7.0

SUSTAINABILITY



7.1 Overview

- 7.2.1 Environmental performance
- 7.2.2 Private & public realm planting
- 7.3.3 Coastal Neighbourhoods

The Kingston Housing Strategy presents an opportunity to improve the environmental performance of the municipality's existing and new housing stock and to encourage a more sustainable built form.

Sustainability in Kingston is supported by a number of State level strategies, policies and further work to improve the environmental performance of the city. The following work informs this direction:

- Energy Efficiency and Productivity Strategy 2017 (prepared by DELWP);
- Planning Practice Note 88 (PPN88); Planning considerations for existing residential rooftop solar energy facilities;
- Sustainability Victoria's Zero Net Carbon Homes Program; and
- Victoria's Climate Change Adaptation Plan 2017-2020.

Council's Climate Change Strategy 2018-2025 identifies the expected impacts of climate change in Kingston as: Increased number of hot days and heatwave events; more intense rain, flooding and storm events; and sea level rise.

The Strategy seeks to mitigate the effects of climate change through the reduction of greenhouse gas emissions, and sets a goal to reduce corporate emissions by up to 30% by 2020, support the community to reduce emissions of 15% by 2025, and be completely powered by clean, renewable electricity and achieve corporate zero net emissions by 2050.

Alongside SECCCA, Council is also a member of the Council Alliance for a Sustainable Built Environment (CASBE), an association of Victorian Councils working together to create a sustainable built environment. The Sustainable Design Assessment in the Planning Process (SDAPP) framework provides formal and consistent measures for the statutory planning system and is supported by the Built Environment Sustainability Scoreboard (BESS). The BESS is an assessment tool used to provide a streamlined process for demonstrating sustainable design at the planning permit stage. A BESS report can be attached to a permit application to demonstrate the level of sustainability proposed.

Amendment GC110 introduced a new Environmentally Sustainable Development (ESD) policy to a number of planning schemes, including Kingston's at Clause 22.13. The amendment gives Council the ability to consider ESD while a comprehensive state-wide response is prepared. It formalises voluntary approaches used by Council to achieve best practice ESD, including the abovementioned Built Environment Sustainability Scoreboard (BESS).

Urban Heat Island Effect

The development of an Urban Cooling Strategy is an action from the Climate Change Strategy that is currently underway and will consider mitigation of the urban heat island effect, which is defined as 'when an urban area is significantly warmer than its surrounding rural areas due to human activities. The main cause of the urban heat island effect is from the modification of land surfaces'.

Tree cover can play a major role in countering the negative impacts of the urban heat island effect in metropolitan areas. A 10% increase in vegetation cover can reduce air and surface temperatures by 1 degree (Coutts and Harris, 2013). It is estimated that 80% of the cooling effects of trees result directly from shading (Shashua-Bar et al. 2010).

Biodiversity in Kingston's urban vegetation will also increase resilience to the impacts of climate change. Some exotic species may be less tolerant of increasing temperatures and should be avoided in favour of more drought and heat tolerant native and indigenous species.

Providing opportunities to contribute to the reduction of the urban heat island effect is important in Kingston. Ensuring that there is space for tree planting in the public and private realm is an emerging issue, and one that can be tackled through the planning process, and throughout the city in street tree planting schemes and open space areas.

There is also ongoing opportunity to support a more sustainable urban form, by using the housing change areas to guide development and integrate housing with; active and public transport, activity centres and employment nodes and density along key transport

routes. This pattern of development will assist in supporting a lower carbon city that is less reliant on cars and has more walkable neighbourhoods.

Residential growth in Kingston presents an opportunity to protect and enhance the canopy tree cover in the private realm. It is important to consider the competing demands of housing growth and providing canopy trees and ensure that neither one adversely impacts the other, particularly in areas proposed to be within the Residential Growth Zone (and expected to experience substantial change).

Sea Level Rise

Kingston contains sensitive waterfront interfaces along its coastline and the artificially created waterbodies and waterways in some residential areas.

Coastal environments in particular are not static and will change with the influence of tides, wind, waves and weather systems. The changing nature of the coastal environment can present hazards such as erosion, inundation and storm surges. Other passive issues may also warrant consideration such as salinisation, Acid Sulfate Soils and higher groundwater tables.

Adaptation to climate change and potential sea level rise should be a significant consideration for the location and density of residential development. The impacts of a changing climate on a coastal environment could intensify the frequency or severity of these hazards.

Council has prepared a Coastal Management Plan 2014 (CMP) which "provides guidance for the future use, development and management of the Kingston foreshore." While the CMP deals primarily with the coastal areas, rather than adjacent residential land, it does consider sea level rise and provides a commitment to plan for the 0.8m sea level rise by 2100 as identified in Clause 13.01-2S of the Planning Policy Framework.

The following presents objectives and actions related to sustainability in the municipality, marshalled under the themes of:

- Environmental Performance
- Private & public realm planting
- Coastal neighbourhoods

7.2 Objectives and Actions

7.2.1 Environmental Performance

Residential buildings significantly contribute to greenhouse gas emissions within the City of Kingston, primarily through electricity use, transport, natural gas and waste. There are opportunities through this Housing Strategy to improve the environmental performance of the City's existing and new housing stock and meet the target to reduce greenhouse gas emissions outlined in the Climate Change Strategy 2018-2050.

Through the introduction of the Environmentally Sustainable Development local planning policy at Clause 22.13, Council also has a statutory mechanism to use the Built Environment Sustainability Scoreboard (BESS) to measure and assess the sustainability of a proposed development.

Council's Integrated Water Cycle Strategy 2012 sets a target to provide best practice stormwater treatment for the entire city by 2040. This includes promoting water sensitive urban design (WSUD), fit for purpose supply and water efficient delivery infrastructure.

This is delivered by the Stormwater Management local policy at Clause 22.12, which was introduced by Amendment C152 in May 2018. It notes that increased impervious surfaces from urban development creates larger volumes of stormwater and affects the health and amenity of waterways and their associated ecosystems. This is particularly relevant for Kingston, as it contains the Port Phillip foreshore, Mordialloc Creek, Patterson River and the Edithvale-Seaford (Ramsar) Wetlands which all support significant wildlife corridors.

The Stormwater Management local policy requires WSUD principles to be considered in the design stage and implements the best practice performance objective outlined in the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999) to achieve the objectives of the State Environment Protection Policy (Water for Victoria).

Objective:

Improve the environmental performance of new and existing housing.

Actions

Continue to advocate to the State Government and the Australian Building Code Board to strengthen environmental performance requirements for all new developments.

Encourage developers to apply best practice ESD principles.

7.2.2 Private & Public Realm Planting

Large canopy trees and vegetation are highly valued by the Kingston community. Planting of large canopy trees can also vastly reduce the urban heat island effect. A recent study undertaken by the Institute for Sustainable Futures (May 2014) found that while there was a significant proportion of grass-bare ground (35.6%) in Kingston, there was a relatively low level of tree canopy cover (14.2%). While these figures are largely due to the presence of recreation reserves, golf courses, land in the Green Wedge Zone and Moorabbin Airport; they demonstrate there is room for improvement by encouraging greater levels of urban vegetation and tree planting in both the private and public realm.

The biggest issue in Kingston is ensuring that new residential developments allow sufficient space to plant or retain large canopy trees, and finding a balance that does not compromise the ability for Substantial Change areas to provide consolidated residential development and meet growth targets.

This opportunity extends to site permeability and encouraging developers and builders to ensure greater levels of site permeability are being provided for in the private realm to ensure rainwater is being absorbed and is preventing the drying out of soil, and to minimise flooding. This supports the objectives of Council's Stormwater Management Policy.

As noted by the Kingston Biodiversity Strategy 2018-2023, “[b]iodiversity is fundamental to ecological sustainability and provides ecosystems with resilience and adaptability. Healthy biodiversity contributes to essential ecological processes that provide clean air, clean water and fertile soils as such it is crucial to maintaining our quality of life.”

Victoria's Climate Change Adaptation Plan 2017-2020 notes that plants and animals will be affected by heat stress and drought. These and other extreme weather events, and the potential increase in the spread of disease and weed species may have a significant impact on species composition and biodiversity.

The Housing Strategy provides an opportunity for Council to ensure private residential land makes a meaningful contribution to biodiversity and resilience to the impacts of climate change. The Housing Strategy should promote the planting of a variety of predominantly native and indigenous species that are drought tolerant in the private realm, and discourage exotic species that may be more susceptible to changing conditions and the potential spread of disease. Landscaping requirements should be supported by guidelines that identify appropriate species, planting area and the like.

Biodiversity

Objective:

Ensure that housing design allows space for tree planting and maximises site permeability, and that increased tree planting is a priority throughout the City on public and private land.

Actions

Develop a Preferred Tree Species list for residents and planning permit applicants to encourage planting of appropriate canopy trees in the private realm.

Negotiate with developers through the planning process to ensure building envelopes that allow for greater setbacks to maximise opportunities for planting and greater permeability in the front and rear of dwellings.

7.2.3 Coastal Neighbourhoods

Kingston's coastline to Port Phillip Bay spans approximately 13km from Mentone to Carrum, and includes eight beaches and two estuaries (Mordialloc Creek and Patterson River).

The Victorian Coastal Strategy 2014 identifies a number of issues associated with population growth and residential development in coastal areas, including Kingston's existing coastal suburbs. Residential settlements are encouraged to grow inland rather than extend along the coast. All of Kingston's coastline is already developed, however the intensification of residential development could be encouraged inland, based on this long-standing preference.

Schedules to the Design and Development Overlay (DDO) apply to coastal areas and limit the height (DDO1) and setbacks (DDO7) of development on this land. These currently restrict the built form and potential for consolidated residential development in these areas.

Coastal environments are not static and will change with the influence of tides, wind, waves and weather systems. This may present a range of interrelated hazards such as erosion, inundation and storm surges, particularly on land in very close proximity to the foreshore or at very low elevation.

Aside from being more susceptible to erosion, soils in coastal environments may face more passive issues such as salinity, the presence of Acid Sulfates and a higher groundwater table. This may restrict the vegetation able to grow in these soils to coastal species, and the depth of excavation may be restricted or made more costly by the height of the groundwater table and condition of the soil.

Adaptation to climate change and potential sea level rise should also be a significant consideration for the location and density of residential development. The impacts of a changing climate on a coastal environment could intensify the frequency or severity of hazards

Council has prepared a Coastal Management Plan 2014 (CMP) which "provides guidance for the future use, development and management of the Kingston foreshore." While the CMP deals primarily with the coastal areas, rather than adjacent residential land, it does consider sea level rise and provides a commitment that Council will plan for a 0.8m sea level rise by 2100.

Current sea level rise models see a 'bucket fill' method along contours and are indicative only, however DELWP has prepared the proposed Transition Plan: Strengthening Victoria's Marine and Coastal Management (December 2017) which includes an action to (1.5) Develop improved climate change impact projections for the Victorian coast, including sea level rise.

Objective:

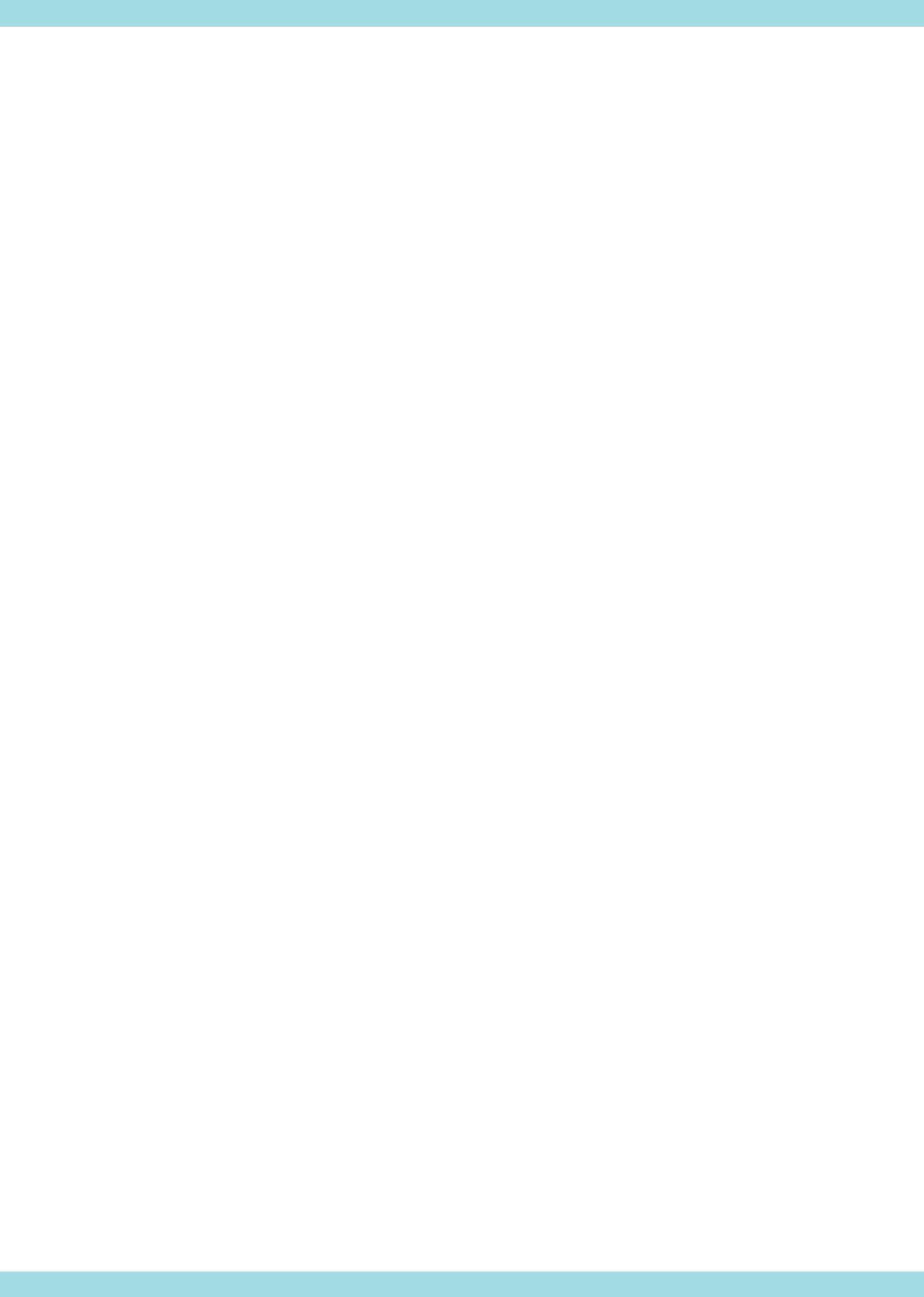
Ensure that the complexity of coastal environments and the associated hazards, including sea level rise resulting from climate change are considered when planning for consolidated residential development.

Actions

Revise the Coastal Management Plan with climate change projection information from DELWP (when available) to develop a local response for the location of residential uses

Update Clause 21.07 'Housing' of the Municipal Planning Strategy to include objectives and strategies associated with protecting coastal environments from residential development; and likewise protecting residential areas from the hazards associated with coastal environments.

Develop a Preferred Tree Species list for residents and planning permit applicants to encourage planting of appropriate coastal species in the public and private realm.





8.0

IMPLEMENTATION



8.1 Planning Scheme Controls

8.1.1 Planning Policy Framework

Kingston's MPS sets the context for planning and development in the municipality. In particular, it provides direction as to where growth should be directed and how housing diversity can be achieved.

The objectives and actions of this Housing Strategy and Neighbourhood Character Study are recommended to be implemented into the MPS to provide the high level policy guidance for residential growth.

The key aspects of this Strategy that will be included in the MPS include:

- Criteria for Limited Change areas to assist in protecting locations with physical or legislative constraints, special neighbourhood character, heritage and environmental values, or other development constraints, as identified.
- Criteria for Incremental Change areas to allow for modest change and greater diversity in areas characterised by historical built form constraints and consistent neighbourhood character.
- Criteria for Increased Change areas to allow increased growth close to activity centres and to transition between Substantial Change areas and surrounding land.
- Criteria for Substantial Change areas to encourage higher density development close to Activity Centres and train stations.
- A Housing Framework Plan, as shown on page 25 of this Strategy, to highlight areas of change across the City.
- Objectives for improving housing diversity, as provided in this Strategy.
- Objectives for improving housing affordability and forming relationships with key housing associations, as provided in this Strategy.
- Objectives for guiding environmental sustainability, as provided in this Strategy.

Clause 21.07 'Housing' will be updated to better identify residential change opportunities and to replace the existing housing change areas with the revised limited, incremental, increased and substantial change areas reflected in this Strategy.

The objectives and strategies of this Clause will be updated to reflect those outlined in the Housing Strategy and Framework Plan.

A new policy is recommended to replace the existing policy in Clause 22.06 'Residential Development' as this reflects the Kingston Neighbourhood Character Guidelines (August 2007) and the Kingston Residential Strategy (September 2000) which are now outdated and can be replaced by the Kingston Housing Strategy and Neighbourhood Character Study 2020. The preferred future character statements for each neighbourhood character precinct will be provided in the revised Local Planning Policy at Clause 22.06.

The Local Planning Policy at 22.11 (Local Areas) provides guidance for the built form in Clayton South, Highett, Moorabbin, Mordialloc, Carrum and Southland. The Policy contains varied maximum building height requirements across different precincts. This policy is undergoing review to better align with the outcomes and implementation tools outlined in this Strategy.

8.1.2 Proposed Zone Controls

Residential Zones

Kingston sought to implement the reformed residential zones (introduced in 2014) using their previous housing and neighbourhood character work, via Amendment C140. However, the Residential Zones Standing Advisory Committee (RZSAC) recommended that Council comprehensively review the Residential Strategy and Neighbourhood Character Guidelines to identify areas for substantial, increased, incremental and minimal change, to more efficiently apply the zones.

The reformed residential zones were incorporated into the Kingston Planning Scheme in 2014 under Section 20(4) of the Planning and Environment Act 1987. This Amendment placed most of Kingston's residential land in the GRZ pending the further work by Council. The majority of land in Kingston, which was in the former Residential 2 Zone (R2Z), was translated into Schedule 3 of the GRZ. The provisions of the GRZ3 applied a 9 metre height limit, a maximum site coverage of 50%, and greater open space requirements than ResCode.

It is proposed to translate some of the previous GRZ3 controls to the revised NRZ schedules for Incremental and Limited change areas. This predominantly applies to Garden Suburban areas, where height, site coverage and the general siting of second storey elements to the front of the property, are more prominent neighbourhood characteristics.

The Housing Framework Plan contained at Chapter 3 provides the basis for the recommended application of the residential zones as summarised overpage. In addition, the following table broadly outlines the proposed variations to ResCode provisions to ensure future housing development is of a form and scale consistent with the Housing Framework Plan and achieves the preferred character of the area.

Individual zone schedules containing variations to ResCode standards have been prepared as necessary, using the design guidelines at Appendix A.

Overall, each Residential Zone will have multiple schedules to address the preferred character objectives in each area, including:

- Neighbourhood Residential Zone; 8 Schedules
- General Residential Zone; 4 Schedules
- Residential Growth Zone; 3 Schedules

Residential Zone Controls

Change Area	Proposed Residential Zone	Variations to ResCode Requirements	Typology
Limited Change	<i>Neighbourhood Residential Zone</i>	<p>Lower site coverage and some higher permeability requirements</p> <p>Generally greater private open space requirements</p> <p>Front fence height requirements</p> <p>Provision of landscaping requirements</p> <p>Decision guidelines to guide design and landscaping</p>	
	<i>General Residential Zone</i>	<p>Provision of landscaping requirements</p>	
Incremental Change	<i>Neighbourhood Residential Zone</i>	<p>Lower site coverage and some higher minimum private open space requirements.</p> <p>Some higher permeability requirements</p> <p>Provision of large canopy trees in setbacks</p> <p>Provision of landscaping requirements</p> <p>Front fence height requirements</p>	
	<i>General Residential Zone</i>	<p>Provision of large canopy trees in setbacks</p> <p>Front fence height requirements</p> <p>Retention of large canopy trees where possible</p> <p>Provision of landscaping requirements</p> <p>Some setback requirements</p>	
Substantial Change	<i>Residential Growth Zone</i>	<p>Building heights of up to four storeys (14 metres) that support increased densities and support preferred neighbourhood character (unless otherwise provided by DDOs where appropriate)</p> <p>Retention of large canopy trees where possible</p> <p>Front fence height requirements</p> <p>Provision of landscaping requirements</p> <p>Some setback requirements</p>	

Activity Centre Zones

Schedules to the Activity Centre Zone (ACZ) require review to ensure they address interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.

In some cases, precincts within the ACZ allow heights that are less than or inconsistent with those proposed in the Residential Growth Zone. These areas should be revised in line with the proposed RGZ Schedules.

Zoning Anomalies

There is land partially in the General Residential Zone outside the Urban Growth Boundary in Dingley Village, near the Dingley Bypass route (see figure below). This zoning is an anomaly, and given its location outside the UGB and partial application, is not suitable for residential uses. The land should be rezoned. However, a review will be required to determine which zone should replace the existing GRZ, noting that the balance of these lots is in the Special Use Zone - Schedule 2 (SUZ2) and Road Zone - Category 1 (RDZ1). See Figure 14.

8.1.3 Proposed Overlays

It is recommended that the Neighbourhood Character Overlay (NCO) is applied along part of Ormond Street, Mordialloc. A previously conducted and targeted study of this residential area revealed that the Victorian and Edwardian dwellings exhibit a high level of consistency in their siting, setbacks, materials and built form that warrant its inclusion as a Special Character Area.

Schedules 12 and 24 to the Design and Development Overlay (DDO12 and DDO24) apply to land currently in the Residential Growth Zone (RGZ) in Highett and Clayton South. Both of these DDOs contain built form provisions, including varied maximum building heights.

These areas fall into Substantial Change areas and the subsequent Schedules to the RGZ have been drafted to ensure the provisions for height controls do not conflict. Review of DDO12 and DDO24 is required to ensure they address interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.

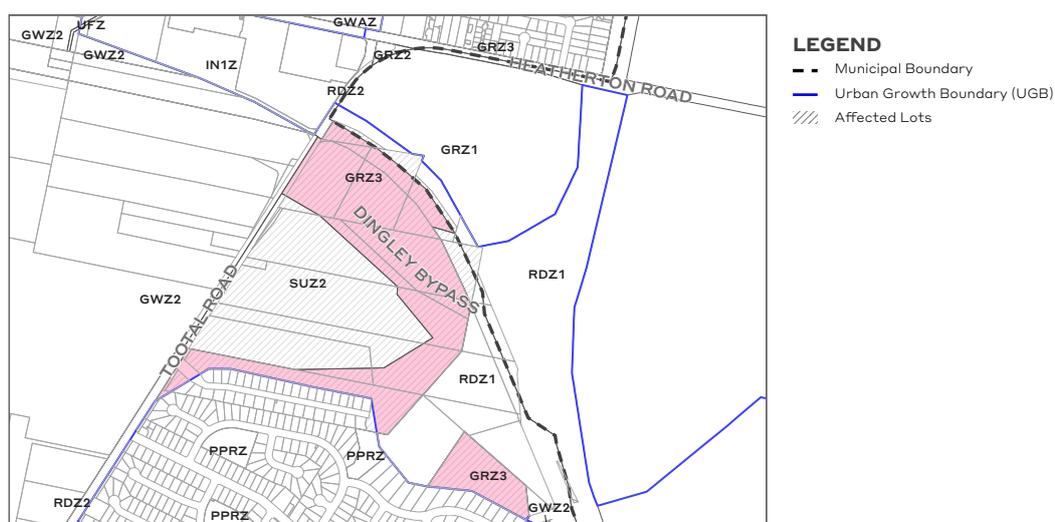


Figure 13. Zoning Anomalies

8.2 Action Plan

Kingston City Council will have different roles throughout the implementation of the Housing Strategy, as described below:

- **Planner** – in relation to its urban and social planning responsibilities
- **Advocate** – representing community needs and interests to Commonwealth and State Governments and the private sector
- **Partner / Facilitator** – working closely with developers, housing providers, residents and human service agencies
- **Educator** – provide information to housing suppliers, residents and interest groups
- **Regulator** – ensuring that housing meets town planning, building and public health regulations and expectations

Detailed actions in the format of a table present a consolidated action plan for housing in the City of Kingston, incorporating the objectives and actions discussed in the preceding chapters.

The following order applies to the priorities:

- **High:** short-term
- **Medium:** medium-term
- **Low:** long-term
- **Ongoing:** continual/ as need arises

Action	Council Role	Priority	
General			
1	Update Clause 21.07 'Housing' in the Municipal Planning Strategy to ensure consistency with the outcomes and objectives of the Housing Strategy and Neighbourhood Character Study 2020, and list the Strategy as a background document to the Kingston Planning Scheme.	Planner	High
2	Replace Clause 22.06 'Residential Development' with a new Clause 22.06 to implement the strategies of the Housing Strategy and Neighbourhood Character Study.	Planner	High
4	Review the Kingston PPF to remove any completed or redundant policies as a result of the revised Kingston Housing Strategy 2020.	Planner	Medium
5	Review the Local Planning Policy at Clause 21.11 'Local Areas' as it relates to building heights, to ensure it addresses interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.	Planner	High
6	Undertake an Employment Land Study for Kingston to determine if and where surplus industrial land may be within the city and therefore available for rezoning.	Planner	Medium
Framework Plan			
7	Translate the four housing change areas into the new residential zones, introducing Schedules, as appropriate, to reflect neighbourhood character and development objectives, in the following way: <ul style="list-style-type: none"> • 'Neighbourhood Residential Zone' to be applied to Limited and Incremental Change Areas • 'General Residential Zone' to be applied to Increased Change Areas and some Limited Change Areas • 'Residential Growth Zone' to be applied to Substantial Change Areas 	Planner	High
8	Investigate the Development Plan Overlay or Design and Development Overlay, as appropriate, to large Strategic Opportunity Sites and Strategic Opportunity Areas.	Planner	Medium
9	Review Schedules to the Activity Centre Zone (ACZ) to ensure they address interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.	Planner	High
10	Review the Design and Development Overlay Schedule 1 (DDO1).	Planner	High
11	Review Schedules 12 and 24 to the Design and Development Overlay (DDO) to ensure they address interface issues and provide for a built form which is consistent with the intent of the Housing Strategy and Neighbourhood Character Study.	Planner	High
12	Review land partially in the General Residential Zone outside the Urban Growth Boundary in Dingley Village for the purpose of rezoning.	Planner	High
13	Continue to advocate to State Government Departments for improved public transport and road infrastructure upgrades in the City, particularly within Substantial Change Areas.	Advocate	Ongoing
Neighbourhood Character			

Action	Council Role	Priority
15 Provide relevant Neighbourhood Character Guidelines in pre-application planning permit meetings	Planner	Ongoing
16 Apply the Neighbourhood Character Overlay to the Special Character Area identified on part of Ormond Street, Mordialloc, to protect the established character of consistent Victorian and Edwardian dwellings	Planner	High
Housing Diversity & Type		
17 Consider the need for a Housing Diversity Strategy that, in line with the objectives and actions of this Housing Strategy, will – <ul style="list-style-type: none"> • Prepare, prioritise and assign actions for achieving greater housing diversity. • Identify opportunities for policy and process reform to reduce barriers to housing diversity. • Investigate and implement a co-ordinated development data collection and monitoring system. 	Planner	Medium
18 Advocate to State government to develop enforceable powers and controls for Council to set targets for the inclusion of small dwellings and extra large dwellings in key locations (based on number of bedrooms and/or floor area). In particular continue to explore avenues to develop Inclusionary Zoning and other housing diversity targets into the Victorian Planning Provisions and Kingston Planning Scheme.	Advocate	Medium
19 Continue to advocate for a diversity of housing stock in new developments in negotiations with developers, builders and the State Government, where required. This is particularly important in the delivery of super lots for medium density developments.	Advocate	Ongoing
21 Investigate the future provision of specialised housing types in the municipality, with consideration for optimal locations, requirements and delivery models.	Planner	Ongoing
22 Work with National Disability Insurance Scheme (NDIS) providers and other parts of government to inform the service needs and housing requirements of persons who require specialised housing types.	Partner	Ongoing
23 Explore opportunities to partner with the development and building industry to develop a pilot project incorporating 'multigenerational housing'.	Partner	Medium
24 Develop a Local Policy to encourage a greater provision of universal design and multigenerational housing.	Planner	Medium
25 Prepare and implement a Universal Access training program to build the capacity of Council's Statutory and Strategic Planning and building staff. Training should reference the Welcome - Design Ideas for Accessible Homes guide prepared by the Victorian Building Commission	Educator	Medium
26 As part of the preparation of a Social and Affordable Housing Policy, consider what adaptability and accessibility should incorporate and achieve in Kingston's local context.	Planner	High
27 Develop a Housing Diversity and Design local policy, to require a percentage of accessible and adaptable housing in a development	Planner	High
Design Quality		

Action	Council Role	Priority
28 Provide targeted training to staff and Councillors to enhance skills in, and awareness of, design principles and practice.	Educator	Ongoing
29 Prepare and adopt design guidelines for Large Residential Opportunity Sites, where appropriate, to ensure their redevelopment positively contributes to their surrounding context, provides high quality and innovative building design and facilitates high levels of residential amenity for new and adjoining residents.	Planner	Medium
30 Monitor the implications of the Better Apartment Design Guidelines in Kingston and review as required.	Regulator	Ongoing
Affordability		
31 Develop a Kingston City Social and Affordable Housing Policy that will include a review of Council protocols, policies and resources dedicated to achieving affordable housing. This Strategy will recommend activities for a coordinated approach for people experiencing hardship and housing vulnerability in Kingston.	Planner	High
Sustainability		
32 Continue to advocate to the State Government and the Australian Building Code Board to strengthen environmental performance requirements for all new developments.	Advocate	Ongoing
33 Encourage developers to apply best practice ESD principles.	Partner	Ongoing
35 Develop a Preferred Tree Species list for residents and planning permit applicants to encourage planting of appropriate canopy trees in the private realm.	Planner	High
37 Negotiate with developers through the planning process to ensure building envelopes that allow for greater setbacks to maximise opportunities for planting and greater permeability in the front and rear of dwellings.	Planner	Ongoing
38 Revise the Coastal Management Plan with climate change projection information from DELWP (when available) to develop a local response for the location of residential uses	Planner	Medium



APPENDIX A DESIGN GUIDELINES



GARDEN SUBURBAN

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation. Orient open space areas to the north where possible. Prepare and implement a landscape plan that includes substantial trees and vegetation. Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect. Avoid garages and carports forward of the dwelling facade. Provide landscaping along driveways and in a curved design. Provide only one vehicular crossover per typical site frontage. In the case of side by side development, space the vehicle crossovers to retain the existing rhythm of the street. Minimise paved areas within the front setback and private garden areas. Design basements, including basement car parking, to minimise the proportion of frontage width occupied and to provide deep soil for tree planting in all setbacks.
Increased	<ul style="list-style-type: none"> Provide one canopy tree in each of the front and rear setback areas.
Incremental and Limited	<ul style="list-style-type: none"> Provide one canopy tree in each of the front and rear setback areas. Limit site coverage to a maximum of 50% and provide a minimum of 30% site permeability.
SITING & SETBACKS	
Increased	<ul style="list-style-type: none"> Recess upper level elements from the front and rear facades and between buildings to achieve visual separation. Provide side and rear setbacks around buildings that provide for visual breaks and garden areas. Walls should not be constructed on boundaries
Incremental and Limited	<ul style="list-style-type: none"> Provide side and rear setbacks around buildings that provide for visual breaks and garden areas. Recess upper level elements from the front and rear facades and between buildings to achieve visual separation. Provide an area of 40 square metres of ground level private open space, with one part to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. If a dwelling has more than 2 bedrooms an additional ground level private open space area of 20 square metres with a minimum width of 3 metres is required to be provided for each additional bedroom, with a maximum of 80 square metres of private open space required for the dwelling.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> Provide prominent eaves in all roof forms. Orient buildings to the street and incorporate articulation with windows, design features and/or verandahs/porticos. In the case of side by side development, provide each dwelling with a separate roofline and a discernible sense of address. Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor.
Increased	<ul style="list-style-type: none"> Limit development height to a maximum of 3 storeys (11m). Recess upper levels from ground level wall surfaces.
Incremental and Limited	<ul style="list-style-type: none"> Limit development to 2 storeys in height.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> For buildings facing a Road Zone 1, front fences should be visually permeable and up to 2m in height. Front fences should be visually permeable and up to 1.2m in height.

COASTAL SUBURBAN 1

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> • Provide informal gardens that predominantly incorporate indigenous coastal vegetation. • Avoid tall, exotic or screening vegetation to allow for views to coast in front of and between dwellings. • Prepare and implement a landscape plan that includes substantial trees and vegetation. • Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect.
All areas	<ul style="list-style-type: none"> • Encourage basement car parking where it does not impact the ground water table and does not impact the overall height of the building or deep soil available for tree planting in setbacks. • In the case of side by side development, space the vehicle crossovers to retain the existing rhythm of the street. • Provide landscaping along driveways.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> • Orient dwellings towards coastal views where consistent with street pattern. • Provide side and rear setbacks around buildings that provide for visual breaks and garden areas.
All areas	<ul style="list-style-type: none"> • Recess all upper levels from ground level wall surfaces. • Articulate building facades and provide detail that adds visual interest to the street. • Avoid bulky built form by stepping up the slope of the site. • In the case of sloping sites, design buildings to appear as 2 storeys at pedestrian eye level from the street.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> • Limit building height to 2 storeys (11m) • Use building materials such as timber, colourbond roofing, glass and light colour palettes which complement the coastal setting. • Incorporate building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends. • Recess upper level elements from the front and rear facades and between buildings to achieve visual separation. • Provide prominent eaves in all roof forms. • Incorporate any roof decks within the overall 2 storey limit and any structures must be less than 1.8m high and have no enclosed roof form. • In the case of side by side development, design each dwelling to have a separate roofline and a discernible sense of address. • Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> • For buildings facing a Road Zone 1, front fences should be visually permeable and up to 2m in height. • For all other areas, front fences should be visually permeable and up to 1.2m in height.

COASTAL SUBURBAN 2

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> • Provide informal gardens that predominantly incorporate native coastal vegetation and larger canopy trees. • Provide a minimum of one canopy tree within the front setback. • Limit site coverage to a maximum of 50% and provide a minimum of 30% site permeability. • Prepare and implement a landscape plan that includes substantial trees and vegetation. • Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect.
All areas	<ul style="list-style-type: none"> • Encourage basement car parking where it does not impact the ground water table and does not impact the overall height of the building or deep soil available for tree planting in setbacks. • In the case of side by side development, space the vehicle crossovers to retain the existing rhythm of the street. • Provide landscaping along driveways.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> • Orient dwellings towards coastal views where consistent with street pattern. • Provide side and rear setbacks around buildings that provide for visual breaks and garden areas. • Site dwellings at an angle to the street where this is a predominant character of the street.
All areas	<ul style="list-style-type: none"> • Recess all upper levels from ground level wall surfaces. • Articulate building facades and provide detail that adds visual interest to the street. • Avoid bulky built form by stepping up the slope of the site. • In the case of sloping sites, design buildings to appear as 2 storeys at pedestrian eye level from the street.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> • Limit building height to 2 storeys (9m) • Promote the use of certain building details such as light coloured materials, colourbond roofing, balconies and glass which complement the coastal setting. • Incorporate building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends. • Recess upper level elements from the front facade • Provide prominent eaves in all roof forms. • Incorporate any roof decks within the overall 2 storey (9m) limit and any structures must be less than 1.8m high and have no enclosed roof form. • In the case of side by side development, each dwelling should have a separate roofline and a discernible sense of address. • Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> • For buildings facing a Road Zone 1, front fences should be visually permeable and up to 2m in height. • For all other areas, front fences should be visually permeable and up to 1.2m in height.

COASTAL SUBURBAN 3

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> • Provide informal gardens that predominantly incorporate native coastal vegetation and larger canopy trees. • Provide a minimum of one canopy tree within the front setback. • Limit site coverage to a maximum of 50% and provide a minimum of 30% site permeability. • Prepare and implement a landscape plan that includes substantial trees and vegetation. • Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect.
All areas	<ul style="list-style-type: none"> • Encourage basement car parking where it does not impact the ground water table and does not impact the overall height of the building or deep soil available for tree planting in setbacks. • In the case of side by side development, space the vehicle crossovers to retain the existing rhythm of the street. • Provide landscaping along driveways.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> • Orient dwellings towards coastal views where consistent with street pattern. • Provide side and rear setbacks around buildings that provide for visual breaks and garden areas. • Site dwellings at an angle to the street where this is a predominant character of the street.
All areas	<ul style="list-style-type: none"> • Recess all upper levels from ground level wall surfaces. • Articulate building facades and provide detail that adds visual interest to the street. • Avoid bulky built form by stepping up the slope of the site. • In the case of sloping sites, design buildings to appear as 2 storeys at pedestrian eye level from the street.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> • Limit building height to 2 storeys (11m) • Promote the use of certain building details such as light coloured materials, colourbond roofing, balconies and glass which complement the coastal setting. • Incorporate building elements and details that contribute to a lightness of structure including balconies, verandas, light transparent balustrading and gable ends. • Recess upper level elements from the front facade • Provide prominent eaves in all roof forms. • Incorporate any roof decks within the overall 2 storey (11m) limit and any structures must be less than 1.8m high and have no enclosed roof form. • In the case of side by side development, each dwelling should have a separate roofline and a discernible sense of address. • Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> • For buildings facing a Road Zone 1, front fences should be visually permeable and up to 2m in height. • For all other areas, front fences should be visually permeable and up to 1.2m in height.

URBAN CONTEMPORARY 1

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> • Retain established or mature trees and vegetation where possible. • Provide a landscaping plan that incorporates substantial vegetation and a minimum of one canopy tree in the front setback. • Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect.
All areas	<ul style="list-style-type: none"> • Provide only one vehicular crossover per typical site frontage. • If a driveway is present, provide landscaping along the driveway. • In the case of a side by side development, space the vehicle crossovers to retain the existing rhythm of the street. • Minimise paved areas within the front setback and private garden areas. • Design basements, including basement car parking, to minimise the proportion of frontage width occupied and to provide deep soil for tree planting in setbacks.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> • Provide a consistent minimum front setback. • Provide a minimum setback to one side boundary of 1m. • Garages and carports may be built to the boundary a maximum length of 10m and must not be located forward of the front of the dwelling. • Orient dwellings parallel to the street.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> • In the case of side by side development, each dwelling should have a separate roofline and a discernible sense of address. • Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor.
Bonbeach	<ul style="list-style-type: none"> • Limit building height to a maximum of 3 storeys (11m) and respond to 2 storey built form on adjacent lots. • Provide prominent eaves in all roof forms.
The Heath Estate (Heatherton)	<ul style="list-style-type: none"> • New development should complement the 2 storey (9m) building height, building forms and siting of existing dwellings. • Provide prominent eaves in all roof forms.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> • Avoid front fencing.

URBAN CONTEMPORARY 2

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> • Retain established or mature trees and vegetation where possible. • Provide a landscaping plan that incorporates substantial vegetation and a minimum of canopy tree in the front setback. • Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect.
All areas	<ul style="list-style-type: none"> • Provide only one vehicular crossover per typical site frontage. • Locate garages and carports behind the line of the front dwelling façade. • Provide only one vehicular crossover per typical site frontage. If a driveway is present, provide landscaping along the driveway. • Minimise paved areas within the front setback and private garden areas. • Design basements, including basement car parking, to minimise the proportion of frontage width occupied and to provide deep soil for tree planting in setbacks.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> • Orient dwellings parallel to the street. • Provide a consistent minimum front setback.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> • In the case of side by side development, provide each dwelling with a separate roofline and a discernible sense of address. • Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor. • Provide prominent eaves in all roof forms.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> • Avoid front fencing

URBAN WATERWAYS 1

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> Plant vegetation around dwellings, including large canopy trees. Provide one canopy tree in the front setback. Retain established or mature trees and other vegetation where possible. Provide a landscaping plan that incorporates substantial vegetation and at least one canopy tree in the front setback. Provide landscaping along shared driveways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect. Provide landscaping along driveways. Where a side by side development occurs, space the vehicle crossovers to retain the existing rhythm of the street.
Incremental	<ul style="list-style-type: none"> Limit site coverage to a maximum of 50% and provide a minimum of 30% site permeability.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> Provide a minimum 6m rear setback to waterways. Orient buildings towards the street.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> Provide prominent eaves in all roof forms. Articulate the street frontage and rear building facades with architectural features and windows to habitable rooms which act as dual frontages to address both the street and waterway. In the case of side by side development, each dwelling should have a separate roofline and a discernible sense of identity.
Increased	<ul style="list-style-type: none"> Limit building height to a maximum of 3 storeys (11m).
Incremental	<ul style="list-style-type: none"> Limit building height to a maximum of 2 storeys (9m).
FRONT FENCING	
All areas	<ul style="list-style-type: none"> Provide no front fencing, or if required, encourage the use of vegetation as an alternative. In Road Zone 1, provide a low visually permeable front fence up to 1.2m.

URBAN WATERWAYS 2

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> Plant vegetation around dwellings, including trees. Provide one canopy tree in the front and rear setbacks. Retain established or mature trees and other vegetation where possible. Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect. Limit site coverage to a maximum of 50% and provide a minimum of 30% site permeability. Provide an area of 40 square metres of ground level private open space, with one part to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room. If a dwelling has more than 2 bedrooms an additional ground level private open space area of 20 square metres with a minimum width of 3 metres is required to be provided for each additional bedroom, with a maximum of 80 square metres of private open space required for the dwelling.
All areas	<ul style="list-style-type: none"> Provide landscaping along driveways. Where a side by side development occurs, space the vehicle crossovers to retain the existing rhythm of the street.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> Provide side and rear setbacks around buildings that provide for visual breaks and garden areas. Orient buildings towards the street.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> Provide prominent eaves in all roof forms. Articulate facades with windows and architectural features, and address the street frontage, waterways and public open spaces. In the case of side by side development, each dwelling should have a separate roofline and a discernible sense of address. Limit building height to a maximum of 2 storeys (9m).
FRONT FENCING	
All areas	<ul style="list-style-type: none"> Provide no front fencing, or if required, encourage the use of vegetation as an alternative. In Road Zone 1, provide a low visually permeable front fence up to 1.2m.

NEIGHBOURHOOD RENEWAL AREA 1 & 3

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> • Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation. • Orient open space areas to the north where possible. • Prepare and implement a landscape plan that includes substantial trees and vegetation. • Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect. • Buildings must provide a high quality landscaping response to the street that contributes to the public realm through innovative design, landscaping and open frontages. • Encourage the greening of buildings through planter boxes, rooftop gardens, green roofs, green walls and similar opportunities. • Provide landscaping along driveways. • Minimise paved areas within the front setback and private garden areas. • Design basements, including basement car parking, to minimise the proportion of frontage width occupied and to provide deep soil for tree planting in all setbacks.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> • Where no other planning control specifies minimum front, side and/or rear setbacks, provide a minimum front setback of 3m, side setback of 1m and rear setback of 5m to retain spacing between buildings and enable landscaping. • Provide side and rear setbacks around buildings that provide for visual breaks and garden areas.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> • Orient buildings to the street. • Ensure the main pedestrian entry is legible in the streetscape while the vehicle entry is designed to be less prominent. • Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor. • Where no other planning control specifies a maximum building height, limit development height to a maximum of 4 storeys (14m). • Encourage ground floor apartments to have dwelling entry direct to the street frontage where appropriate. • Encourage contemporary building design and innovative architecture that articulates facades and responds to sensitive interfaces. • Provide a design and landscaping response to address the amenity impacts of street-facing apartments such as emissions (noise and odour) and privacy. • Encourage innovative and integrated balcony and window screening treatments where required to address overlooking requirements. • Minimise the visibility of infrastructure and services from the public realm and other sensitive interfaces.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> • For buildings facing a Road Zone 1, front fences should be visually permeable and up to 2m in height. • Where private open space is provided along a local street frontage, front fences should be no higher than 1.5m and complemented by design and landscaping responses such as variance in materials and planter boxes.

NEIGHBOURHOOD RENEWAL AREA 2

CHANGE AREA	DESIGN RESPONSE
GARDENS & LANDSCAPING	
All areas	<ul style="list-style-type: none"> • Retain established or mature trees and provide for the planting of new canopy trees and substantial vegetation. • Orient open space areas to the north where possible. • Prepare and implement a landscape plan that includes substantial trees and vegetation. • Provide landscaping along shared driveways and along laneways to soften the appearance of buildings and fencing, and avoid a gun-barrelling affect. • Provide a minimum of one canopy tree in the front setback per standard frontage width. • Buildings must provide a high quality landscaping response to the street that contributes to the public realm through innovative design, landscaping and open frontages. • Encourage the greening of buildings through planter boxes, rooftop gardens, green roofs, green walls and similar opportunities. • Provide landscaping along driveways. • Minimise paved areas within the front setback and private garden areas. • Design basements, including basement car parking, to minimise the proportion of frontage width occupied and to provide deep soil for tree planting in all setbacks.
SITING & SETBACKS	
All areas	<ul style="list-style-type: none"> • Walls should not be constructed on boundaries. • Provide a 5 metre setback to both the front and rear setbacks • Provide side setbacks around buildings that provide for visual breaks and enable landscaped outcomes.
BUILDING HEIGHT & FORM	
All areas	<ul style="list-style-type: none"> • Orient buildings to the street. • Ensure the main pedestrian entry is legible in the streetscape while the vehicle entry is designed to be less prominent. • Development on new laneways or shared driveways should minimise the extent of ground level facade occupied by garage doors and include habitable rooms on the ground floor. • Where no other planning control specifies a maximum building height, limit development height to a maximum of 4 storeys (14m). • Encourage ground floor apartments to have dwelling entry direct to the street frontage where appropriate. • Encourage contemporary building design and innovative architecture that articulates facades and responds to sensitive interfaces. • Provide a design and landscaping response to address the amenity impacts of street-facing apartments such as emissions (noise and odour) and privacy. • Encourage innovative and integrated balcony and window screening treatments where required to address overlooking requirements. • Minimise the visibility of infrastructure and services from the public realm and other sensitive interfaces.
FRONT FENCING	
All areas	<ul style="list-style-type: none"> • For buildings facing a Road Zone 1, front fences should be visually permeable and up to 2m in height. • Where private open space is provided along a local street frontage, front fences should be no higher than 1.5m and complemented by design and landscaping responses such as variance in materials and planter boxes.



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