

21.03 SETTLEMENT AND HOUSING

07/08/2014
C134

This Clause provides local content to support Clause 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

Overview

At the last Census in 2006 Bayside had a population of 87,939 people. Forecast population increases and a trend towards smaller household sizes and an ageing population is increasing the demand for a greater variety of housing types and more affordable housing. To meet the forecast population increases and demographic changes, additional dwellings will be required.

In addition to this expected population growth, Bayside is a municipality where people choose to spend their whole lives. It will therefore be essential to ensure that a range of accommodation options are provided to meet the needs of the existing and future populations throughout the various life stages.

Key Issues

- Forecast population increases will create demand for additional dwellings.
- Housing preferences and behavioural patterns of market segments are changing and influencing the number and type of dwellings being produced, for example smaller households are seeking low maintenance dwellings with good internal spaces and smaller gardens.
- Activity Centres will play an increasingly important role in providing for future housing needs, particularly as opportunities diminish elsewhere due to neighbourhood character, heritage and environmental constraints.
- Enabling increasing diversity and density of dwellings in activity centres to provide for future housing needs.
- Continued conversion of lots to medium density housing and subdivision is reducing the size of allotments and may lead to reduced housing choice in some areas.
- The redevelopment potential within and around selected Activity Centres provides opportunities for medium density housing, resort style accommodation and shop top housing.

Objective

To accommodate population increases and respond to changing demographic profiles.

Strategies

- Ensure a diversity of housing is provided to meet the needs of the community over time.
- Support the provision of housing to enable people to live in Bayside throughout their lives.
- Enhance the range of accommodation options for older people and the availability of affordable housing.
- Direct new medium density housing to Major Activity Centres, residential opportunity areas, particularly those with good access to public transport routes as identified in the Residential Strategic Framework Plan.

21.03-1 Activity Centres07/08/2014
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Melbourne 2030 identifies four Major Activity Centres within Bayside, these include Church Street, Brighton; Bay Street, Brighton; Hampton Street, Hampton and Sandringham; and two on the boundary – Cheltenham and Moorabbin Major Activity Centres. In addition, Southland Principal Activity Centre is located on the Kingston-Bayside municipal boundary.

In addition to the Major Activity Centres, there are four large Neighbourhood Activity Centres in Bayside, these include Martin Street, Gardenvale; Highett (part), Beaumaris Concourse and Black Rock. There are also numerous smaller Neighbourhood Activity Centres. In addition to Major Activity Centres, the large Neighbourhood Activity Centres will also provide a focus for future housing development.

Objective 1

To direct new medium density housing to Major Activity Centres, large Neighbourhood Activity Centres and residential opportunity areas, particularly those with good access to public transport routes as identified in the Residential Strategic Framework Plan.

Strategies

- Incorporate a range of suitable accommodation options, including for older people and affordable housing.
- Facilitate the renovation and use of shop top dwellings.

Objective 2

To deliver increased housing densities and diversity of dwellings within activity centres.

Strategies

Provide for increased diversity and density of housing to meet the needs of the community and increased activity in activity centres.

- Encourage the use, renovation and development of shop top dwellings.
- Add to or replace single storey buildings with new multi-storey buildings to provide additional housing opportunities in business precincts and zones.
- Encourage redevelopment of larger sites for higher density residential dwellings.
- Discourage the replacement and construction of single dwellings.
- Encourage the more efficient use of built form through the consolidation of sites and construction of basement car parks.

Implementation

The strategies contained in this clause will be implemented through the planning scheme through the following:-

Application of zones and overlays

- Include residential land within an appropriate residential zone..
- Apply the Mixed Use Zone to selected Neighbourhood Activity Centres to encourage conversion to residential use.
- Apply the Development Plan Overlay to large new residential developments to simplify the development approvals process while still managing the form of development.

Further strategic work

- Develop a Housing Strategy to address demographic trends, economic life of existing housing stock, match housing supply and demand, infrastructure requirements and the special needs of low income families and the aged.
- Identify areas which have limited capacity for higher density development due to environmental sensitivity.
- Investigate the need for medium density housing provisions.

Reference Documents

Bayside Housing Strategy (September 2012)

Sandringham Village – Final Structure Plan (November 2006)

Bay Street Centre – Final Structure Plan (November 2006)

Church Street Centre – Final Structure Plan (November 2006)

Hampton Street Centre – Final Structure Plan (November 2006)

Housing Choice Research Project Pilot Study, 1996