

21.07 RESIDENTIAL LAND USE

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C230

21.07-1 Overview

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C199

Residential development is the dominant land-use within the City, offering residents a high quality and much sought after residential environment and providing some of the finest residential streets in Melbourne. The leafy tree lined streets and the variety of housing type and style create a most appealing suburban environment which has been identified and recognised in the *Boroondara Neighbourhood Character Study Precinct Statements 2013*.

The concentration of high quality community services, together with the City's proximity to the centre of Melbourne and the good access to public transport, are added attractions for people who wish to live here.

However, it is often the case that poorly designed detached and multi-unit residential development is negatively affecting the very amenity which attracted such development to the City in the first place.

The total number of residential properties found within the City in 1996, including separate houses and flats, was approximately 60,000. Looking at 1996 figures for the City's dwelling types, 63.6% were detached houses (MSD average 74.2%), 10.3% were semi-detached (MSD 8%) and 22.9% were flats or townhouses or apartments (MSD 14.8%). According to data prepared by the Australian Bureau of Statistics, between 1991 and 1996 our total housing stock increased by over 1,370 dwellings. Together with the high concentration of flat development during the 1970s in Kew and Hawthorn, this accounts for why Boroondara has a below average proportion of detached dwellings when compared to the metropolitan average.

Today, the locational attributes of Boroondara together with the age of much of our existing housing stock, the above average size of our residential allotments, makes Boroondara an ideal environment for the prospective construction of multi-unit residential developments.

The above characteristics, together with changes in the make up of our resident household structures, have gone hand in hand with changes in housing needs, and appear to reinforce a potential market for smaller residential dwelling standard sizes and smaller allotments. For example, in 1996 nearly 29% of the households in our City comprised people living by themselves. This is partly explained by the large proportion of elderly people residing here.

Because a large proportion of our population is moving into a later life-cycle (ie: empty nesters) the average number of persons per household has declined to 2.5 persons, slightly lower than the average for metropolitan Melbourne of 2.8 persons. Council has prepared a "Residential Strategy Framework" (1995) as a framework for future work to examine and address these issues.

A more accurate prediction can be made of the types of housing required to satisfy the diverse characteristics of our population when further research in the form of a detailed "Residential Housing Needs Strategy" is undertaken.

There has also been a trend for many non-residential uses (such as medical centres) to locate or "creep" into our residential areas. Some existing non-residential uses (such as schools) are considered integral to the residential area, providing a service to local residents, and sometimes broader population, but their growth has the potential to create traffic and other amenity problems and to displace housing. Council has prepared a "Discretionary Uses Code" to address these issues. Council has also prepared a "Discretionary Uses in Residential Areas Policy" and an "Institutional Uses Policy" which are included in Clause 22 of the Planning Scheme.

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What are the residential issues?

The City's residential areas are a much sought after living environment having an abundance of high quality community facilities, a high level of residential amenity and high standard of residential design. New development has the potential to be intrusive and out of character with our residential areas.

Our population is changing and becoming increasingly diverse. Future housing needs to be responsive to demand and must provide flexible options for a mix of housing types.

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Objectives, strategies and implementation

Objectives

- To provide a mix and range of housing types and forms.
- To maintain and enhance the City's present degree of residential amenity and high standard of residential development.

Strategies

- Maintain and increase housing choice and diversity within existing residential areas.
- Increase residential development opportunities (including higher density development) in and around commercial centres and other strategic locations.
- Protect existing housing stock and residential use.
- Encourage a high standard of residential development.
- Minimise the impact of institutions and other non-residential uses on their surrounding areas.
- Minimise the impact of commercial/industrial uses in areas adjoining residential and other sensitive uses.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Applying local policies (Discretionary Uses in Residential Areas Policy at Clause 22.04 and Institutional Uses Policy at Clause 22.06) to control the creep of non-residential uses and development within residential areas.
- Applying local policy (Neighbourhood Character Policy at Clause 22.07) to ensure the siting and design of multi-unit development enhances and respects the amenity of surrounding residential development.
- Applying local policy (Institutional Uses Policy at Clause 22.06) to facilitate Masterplan preparation.
- Applying local policies (Discretionary Uses in Residential Areas Policy at Clause 22.04 and Neighbourhood Character Policy at Clause 22.07) to ensure that non-residential uses are sensitively located and designed.
- Applying local policy (Electronic Gaming Machine Policy at Clause 22.14) to confine gaming venues within existing commercial centres and restrict their location in residential areas.

- Applying local policy (Office Use and Development Policy at Clause 22.08) to ensure the sensitive location and design of new commercial/industrial buildings on residential interfaces.
- Applying local policy (Kew Junction Activity Centre Policy at Clause 22.17) to facilitate mixed uses and housing diversity in the Kew Junction Activity Centre.
- Applying local policy (Glenferrie Activity Centre Land Use Policy at Clause 22.18) to facilitate mixed uses and housing diversity in the Glenferrie Activity Centre.

Zones and overlays

- Applying the General Residential Zone and Neighbourhood Residential Zone to the majority of residential areas in the City to encourage the retention of a variety of housing types including the retention of "family" home accommodation.
- Applying the Residential Growth Zone to encourage higher density development in selected locations.
- Applying the Commercial 1 Zone to selected commercial areas to encourage higher density residential development to locate in appropriate locations within and around commercial centres and to encourage a variety of dwelling types and non-traditional housing forms to locate in targeted areas such as above ground floor in mixed use corridors (such as Camberwell/ Burwood Road).
- Applying the Mixed Use Zone to the precinct on the north side of Toorak Road between Auburn and Tooronga Roads in Hawthorn, to reflect the predominant residential use and amenity of the area while allowing for some mix of office use.
- Including all private institutions in a residential area in a residential zone with a Development Plan Overlay to ensure the preparation of Masterplans.
- Applying a Design and Development Overlay to Kew Junction Activity Centre and Glenferrie Activity Centre to ensure an appropriate design and scale of new development.

Further strategic work

- Preparing a Housing Needs Strategy to identify suitable locations for more intensive housing forms to meet the needs of the future population. Include selected areas in a Residential Growth Zone, as appropriate.
- Undertaking an "Urban Villages" feasibility study to assess the suitability of selected areas for higher density residential and commercial development. Include selected areas in a Residential Growth Zone, Commercial 1 Zone or Mixed Use Zone as appropriate.
- Preparing a local policy to apply to shop top living in selected commercial centres, as appropriate.
- Preparing a Medium Density Housing Policy to ensure all development in the residential areas of the City will be site responsive and designed to a high standard.
- Preparing design criteria relevant to local areas, and incorporate these into the relevant sections of the planning scheme.

Other actions

- Implementing local policy (City of Boroondara Social Housing Policy) to ensure support for the provision of boarding house and special accommodation development.
- Implementing local policy (City of Boroondara Disability Access Policy) to ensure that commercial residential buildings are provided with disability access.

- Applying local policy (Local Traffic Management Plans and City of Boroondara Parking Policy) to restrict traffic and parking intrusion from commercial areas into residential.

Reference documents

City of Boroondara Residential Strategy Framework, September 1995

City of Boroondara Discretionary Uses Code, 1997

City of Boroondara Social Housing Policy, 1998

City of Boroondara Office Urban Design Principles, 1998

City of Boroondara Character Study Precinct Statetments, 2013

Kew Junction Structure Plan 2009 (updated 28 December 2011)

Glenferrie: Heart of Hawthorn Structure Plan and Implementation Plan, 2010 (updated 28 December 2011)

Residential Framework Plan

21.3 Framework Plan - Residential

