

22.1130/12/2008
C77**RESIDENTIAL DEVELOPMENT POLICY**

This policy applies where a planning permit is required to:

- Construct or extend one dwelling on a lot of less than 300 square metres.
- Construct a dwelling if there is at least one dwelling on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a residential building.

This policy does not apply to the construction of one dependant person's unit on a lot.

This policy should be read in conjunction with the Carrum Activity Centre Policy at Clause 22.12 and the Clayton South Framework Policy at Clause 22.13, the Mordialloc Activity Centre Policy at Clause 22.14 and the Highett Activity Centre Policy at Clause 22.17.

22.11-130/12/2008
C77**Policy basis**

This policy:

- Applies the following SPPF objectives to local circumstances:
 - Settlement (Clause 14.02-2).
 - Medium density housing (Clause 16.02).
 - Design and built form (Clause 19.03).
- Builds on the MSS objectives in Clause 21.05-3 relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood character.
- Builds on the particular provisions for One Dwelling on a Lot in Clause 54 and Two or More Dwellings on a Lot and Residential Building in Clause 55.
- Applies the objectives of the Kingston Residential Strategy – September 2000, relating to increased housing diversity areas, incremental housing change areas, minimal housing change areas, residential renewal areas and neighbourhood character.
- Provides design guidance to implement the Kingston Neighbourhood Character Guidelines in residential areas across the municipality.

The purpose of this policy is to identify those locations where *increased housing diversity, incremental housing change, minimal housing change and residential renewal* will be encouraged and provide policy guidance on how development design should respond to meet the desired objectives. This policy is based on the principles outlined in the *Kingston Residential Strategy – September 2000* and the *Kingston Neighbourhood Character Guidelines – August 2007*.

The *Kingston Residential Strategy – September 2000* is premised upon a managed approach to housing change across the municipality. This approach recommends that new well-designed multi dwelling housing be developed in locations accessible to public transport *and* activity centres to achieve an *increase in housing diversity* in these locations. Residential locations in Kingston that do not have good access to public transport *and* activity centres should accommodate a gradual or *incremental housing change*, maintaining a predominantly single dwelling character with the equivalent of some dual occupancy development on average sized lots. Those locations which are influenced by physical or legal constraints are not planned to play a significantly expanded role in meeting future housing needs. Renovation and replacement of existing housing stock will be the focus of

residential development activity in these areas, which are identified for *minimal housing change*. In areas where significant levels of older medium density housing already occur redevelopment will be encouraged (*residential renewal*).

The Residential Strategy encourages new residential development to respect neighbourhood character and medium density dwellings to be of the highest quality in design and with minimal impact on off-site amenity. Relevant objectives from this strategy have been included in this policy. The *Kingston Neighbourhood Character Guidelines – August 2007* provide an assessment tool to assist in site analysis and design response to ensure the design of new medium density housing responds to neighbourhood character. This policy incorporates the *Kingston Neighbourhood Character Guidelines – August 2007*.

22.11-230/12/2008
C77**Objectives**

- To promote a managed approach to housing change, taking account of the differential capacity of local areas in Kingston to accommodate increased housing diversity, incremental housing change, residential renewal or minimal housing change, as identified within the MSS.
- To encourage new residential development to achieve architectural and urban design outcomes that positively respond to neighbourhood character having particular regard to that identified in the *Kingston Neighbourhood Character Guidelines – August 2007*.
- To promote on-site car parking which is adequate to meet the anticipated needs of future residents.
- To ensure that landscaping and trees remain a major element in the appearance and character of the municipality's residential environments.
- To limit the amount and impact of increased stormwater runoff on local drainage systems.
- To ensure that the siting and design of new residential development takes account of interfaces with sensitive and strategic land uses.

22.11-330/12/2008
C77**Policy**

Where a permit is required for residential development it is policy to:

Housing change***Increased Housing Diversity Areas***

- Encourage increased residential densities and a wider diversity in housing types and sizes in areas which are within convenient walking distance of public transport and activity centres. These areas are identified for 'increased housing diversity' on the Residential Framework Plan within the MSS.

Incremental Housing Change Areas

- In suburban locations which are not within convenient walking distance of public transport and activity centres, encourage lower density housing forms with a predominance of single dwelling and the equivalent of dual occupancy developments on average sized lots. These areas are identified for 'incremental housing change' on the Residential Framework Plan within the MSS.

Residential Renewal Areas

- Encourage the redevelopment of older medium density housing in areas that currently contain significant numbers of flats and units. These areas are identified for ‘residential renewal’ on the Residential Framework Plan within the MSS.

Minimal Housing Change Areas

- In areas affected by physical or legislative constraints, encourage no change to existing densities and discourage any new medium density development. These areas are identified for ‘minimal housing change’ on the Residential Framework Plan within the MSS.

Neighbourhood character

- Apply the *Kingston Neighbourhood Character Guidelines – August 2007* in the consideration and assessment of local neighbourhood character in Kingston.
- Ensure that new development is responsive to the character elements identified in the *Kingston Neighbourhood Character Guidelines – August 2007*, particularly those identified as making a *major* or *critical* contribution to neighbourhood character.
- In the five areas of ‘special character’ (identified in *the Kingston Neighbourhood Character Study, February 2003*), that is, areas 4, 13, 44, 80 and 84, give careful attention to ensuring that development proposals respond to all identified major and critical elements in such a way that any new development does not detract from the special character of these areas.
- Encourage all new residential development to respond positively and creatively to neighbourhood character. Unless a preferred character is specified, the existing character is that which is to be considered.
- In areas where building placement makes a major contribution to neighbourhood character, design new development to reinforce the established rhythm of buildings in the street and retain the existing single dwelling character of the streetscape.
- Design duplex and side-by-side development to have a visual interconnection with the street rather than presenting merely as garages and front doors only. Staggered front building lines and variation in designs and materials should be used to avoid poor urban design impacts upon streetscapes.

Incremental Housing Change Areas

- In areas identified for incremental housing change, ensure that new housing development is responsive to maintaining the existing and preferred single dwelling/lower density nature of these areas.

Residential Renewal Areas

- Ensure that new housing in areas identified for redevelopment makes a significant contribution towards the achievement of an improved neighbourhood character.

Site landscaping

- Encourage the retention of existing semi-mature and mature canopy trees wherever possible.
- Unless significant existing vegetation is to be incorporated as part of a redevelopment, encourage the planting of semi-mature canopy trees with spreading crowns in front setbacks and open space areas, with at least one semi-mature tree with a spreading canopy provided in the front setback area.

Built form, siting and scale of development

- Encourage the two storey component of new medium density housing to be located towards the front of a site.
- Ensure that two storey dwellings are designed to respond to the character of the local neighbourhood. Where the local neighbourhood is characterised by single storey development and this characteristic makes a major or critical contribution to neighbourhood character, new two storey development should incorporate rooms within the roof form of attic style dwellings, and should set the second storey building envelope back from the ground level envelope.
- Ensure that any upper storey components towards the rear of sites are sensitively designed to avoid unreasonable adverse amenity impacts on neighbours.
- Encourage well articulated and graduated elevations in order to avoid 'box-like' double storey designs, thus reducing visual bulk.
- Ensure that the siting of new buildings respects the amenity of adjoining neighbours with regard to rear yards and garden outlooks from habitable living room windows.
- Ensure that the design and layout of new dwellings incorporate features which minimise overlooking of adjacent properties.
- Address potential overlooking through site layout planning as well as individual dwelling planning.

Car parking and vehicle access

- Ensure that adequate on-site car parking is provided to meet the needs of future residents and visitors and sited to reduce its impact on the streetscape.

Performance measures

- Locating garages or carports at the rear of dwellings fronting a street wherever possible.
- Ensuring that where garages are located in the street elevation, they are set back a greater distance than the front wall of the building.
- Ensuring that garages and carports are sited so that a tandem car parking space can be provided in front of the garage or carport.
- Incorporating garages and carports within the main roof line of the dwelling.

Stormwater run-off mitigation and quality management

- Ensure that new residential development limits the impact of increased stormwater run-off on drainage systems.

Performance measures

On-site infiltration should be maximised by:

- Wherever possible, using unpaved landscape areas or porous paving.
- Where appropriate, constructing on-site stormwater detention with delayed release into the stormwater drainage system.
- Designing to limit the impervious area.
- Incorporating on-site water re-cycling systems for stormwater run-off.

- Directing stormwater run-off into garden areas to reduce watering and the demand on drainage infrastructure.

Note: The design of an on-site stormwater detention system should consider the effect of the delayed release of stormwater in conjunction with the time of concentration of flows from the whole catchment at the point of discharge from the property.

Drainage systems should be designed to minimise potential for transportation of silt and debris, and provide for their collection and removal at accessible locations.

Building locations should take into account overland flow paths and ensure that buildings do not divert flows, causing increased flooding on adjacent properties.

Heritage features

- Encourage the retention of environmental and heritage features and places that are not recognised and protected by the planning scheme or by other statutory provisions, but which may be suitable for being provided with such protection, until their significance and the scope for their formal protection has been determined.
- Ensure the retention of heritage places identified and protected by the planning scheme by ensuring that the design and layout of new development on or adjoining sites of significance avoids unreasonable adverse impacts to the significance of the heritage place.

22.11-4
30/12/2008
C77

Incorporated document

Kingston Neighbourhood Character Guidelines – August 2007

22.11-5
22/06/2006
C46(Part 2)

Policy references

Kingston Residential Strategy - September 2000

Kingston Neighbourhood Character Study - May 2003

Designing Contextual Housing - April 2003

Kingston Heritage Study Stages 1 and 2, July 2004