

21.05 HOUSING

14/04/2016
C185(Part 2)

This Clause provides the local content to support Clause 11.02-1 (Supply of urban land) and Clause 16 (Housing) of the State Planning Policy Framework.

21.05-1 Housing supply

05/12/2013
C161

Key issues

- Acknowledging the attraction of the City for medium and higher density housing.
- Accommodating the projected population, in particular making provision for increased numbers of smaller households.

Objective

1. **To accommodate the projected population to 2026.**

Strategies

- 1.1 Ensure adequate capacity in all locations for projected housing needs to 2026.

Implementation

The strategies in relation to housing supply will be implemented through the planning scheme by:

Future strategic work

- Keeping Council's population projections up to date.
- Updating Council's Local Housing Strategy taking into account current capacity estimates, the most recent Census and subsequent updating of population projections.

21.05-2 Location of residential development

14/04/2016
C185(Part 2)

Key issues

- Optimising the locations of higher density residential development.
- Maintaining a clear distinction between the type of development outcomes in locations for higher density development and the lower density residential hinterland.
- Acknowledging the potential impact of increased residential density on the heritage and neighbourhood character and amenity of the established residential areas.

Objective

1. **To direct the majority of new housing development to locations with the highest level of accessibility to both an Activity Centre and the Principal Public Transport Network, and away from the residential hinterland.**

Strategies

Substantial change areas

- 1.1 Direct medium density housing and higher density housing to sites in the following locations as shown on the Strategic Framework Plan which forms part of Clause 21.03; being:
 - land with immediate abuttal to a main road which is a tram or priority bus route;
 - land beside or opposite a railway station which is also part of or in close proximity to an activity centre;

- land shown on the Strategic Framework Plan as a Principal, Major or Large Neighbourhood Activity Centre, and in accordance with any approved Structure Plan or Urban Design Framework;
- land in, beside or opposite a Small Neighbourhood Activity Centre, as shown on the Strategic Framework Plan (not including land opposite a rear laneway to the Small Neighbourhood Activity Centre);
- in a Mixed Use Zone as a free standing development or in the upper levels of a mixed use development,

provided:

- the location and scale of development meets the requirements of any adopted Structure Plan and Urban Design Framework;
- adequate service and infrastructure capacity will be available prior to or at least at the same time as new development;
- access arrangements onto main roads minimise conflicts of movements with vehicle traffic and public transport and do not introduce delays;
- the lot is not part of a residential heritage precinct in the Heritage Overlay;
- in the case of an individually listed heritage place or land in a non-residential heritage precinct in the Heritage Overlay, the lot is capable of supporting higher density development in accordance with Clause 22.04 (Heritage Policy).

Incremental change areas

- 1.2 In the remaining residential areas (outside the Heritage Overlay and Neighbourhood Character Overlay), direct multi-unit development (2-3 storeys) to lots capable of accommodating increased density.

Minimal change areas

- 1.3 In residential zones where the Heritage Overlay and / or the Neighbourhood Character Overlay apply, limited residential development may be appropriate (including internal conversion of existing buildings), provided development is in accordance with the requirements of the Overlay, the Heritage Policy (as applicable) and other local policy in this Planning Scheme.

Implementation

The strategies in relation to locations for residential development will be implemented through the planning scheme by:

Policy guidelines

- Using local policy to improve the siting and design of residential development having regard to the Change Area (Neighbourhood Character Policy, Clause 22.23).

Future strategic work

- Preparing a Higher Density Policy and Guidelines.

21.05-3
05/12/2013
C161

Housing in activity centres

Key issues

- Taking advantage of opportunities to improve the sustainability and viability of the activity centres in the City.

Objective

1. **To encourage residential use in activity centres, particularly upper floors of existing buildings.**

Strategies

- 1.1 Provide for additional housing in activity centres and mixed-use areas where it respects the character and amenity of adjoining dwellings and the operations of nearby commercial uses, in accordance with adopted Structure Plans and Urban Design Frameworks.
- 1.2 Encourage the conversion of an existing upper floor premises to residential use, such as a shop top dwelling, where the applicant demonstrates:
 - satisfactory access is provided for all users of the property; and
 - adequate fire separation and alternate means of escape.
- 1.3 Encourage shop top dwellings by accepting:
 - reduction of the car parking and / or open space requirements or allow for combined use of land for parking and open space; and
 - combined kitchen and laundry facilities.
- 1.4 Promote the Forrest Hill precinct and substantial change areas in the Prahran / South Yarra Activity Centre for high rise housing in association with a mix of compatible uses and intensive built form on larger sites.

Implementation

The strategies in relation to housing in activity centres will be implemented through the planning scheme by:

Future strategic work

- Developing and implementing Structure Plans for principal, major and large neighbourhood activity centres and other selected centres to guide future use and development of these centres.

21.05-4

05/12/2013
C161

Housing diversity

Key issues

- Catering for the diverse housing needs of the existing and future population.
- Providing appropriate accommodation and housing choice for the dominant demand groups - young people, smaller households and older aged groups - (including adaptable and accessible housing for the ageing and people with disabilities).

Objective

1. **To maintain housing diversity and provide housing choice to meet the future needs of Stonnington's population.**

Strategies

- 1.1 Encourage a variety of dwelling types to meet community needs, including for families, young people, the elderly and people with disabilities.
- 1.2 In substantial change areas, encourage a range of dwelling types (apartments, units, town houses and shop tops).
- 1.3 In established residential areas (incremental change and minimal change areas), encourage use, development and subdivision that provides for residential infill development consistent with maintaining a balance of dwelling types in the area.
- 1.4 Encourage flexible housing design which enables adaptation as household needs change over time and to enable people to work from home.
- 1.5 Encourage the retention of existing larger houses that are suitable for households with children.

- 1.6 Encourage the internal conversion of existing separate dwellings into two or more self-contained dwellings.

21.05-5

05/12/2013
C161

Specific housing needs

Key issues

- Responding to the need for more affordable housing in the City.
- Addressing the need for appropriate accommodation in appropriate locations for specific needs groups (including students and the aged).

Objective

1. **To support the provision of well-designed housing for specific needs groups in appropriate locations.**

Strategies

- 1.1 Support suitable student accommodation close to large tertiary institutions such as Swinburne, Holmesglen and Monash.
- 1.2 Encourage closer coordination with the providers of social housing and the upgrading and redevelopment of existing public housing.
- 1.3 Identify opportunities for well-located affordable housing in the preparation of Structure Plans.
- 1.4 Encourage the provision of affordable, quality aged care accommodation.

Implementation

The strategies in relation to specific housing needs will be implemented through the planning scheme by:

Policy guidelines

- Using local policy to manage student housing (Student Housing Policy, Clause 22.08).