

22.07

HOUSING DIVERSITY AREA POLICY

29/03/2018 - / - / - - -
 6486 Proposed C184glen

Where does this policy apply?

This policy applies to all residential development requiring a planning permit on land in a General Residential Zone, Residential Growth Zone, Commercial 1 Zone, Comprehensive Development Zone and Mixed Use Zone which is located in the housing diversity areas identified in the Policy Framework Plan below and the Suburb Framework Plans included in this policy.

This policy does not apply to land within:

- The Bentleigh and Carnegie urban villages. Urban Villages – Bentleigh and Carnegie (Clause 21.05) applies to this land.
- The ~~Bentleigh, Carnegie and~~ Elsternwick urban ~~villages~~village. The Urban ~~Villages~~Village - Elsternwick Policy (Clause 22.05) applies to this land.
- The Phoenix Precinct. The Phoenix Precinct Policy (Clause 22.06) applies to this land.

This policy does not apply to the remainder of land in the municipality. The Minimal Change Area Policy (Clause 22.08) applies to this land.

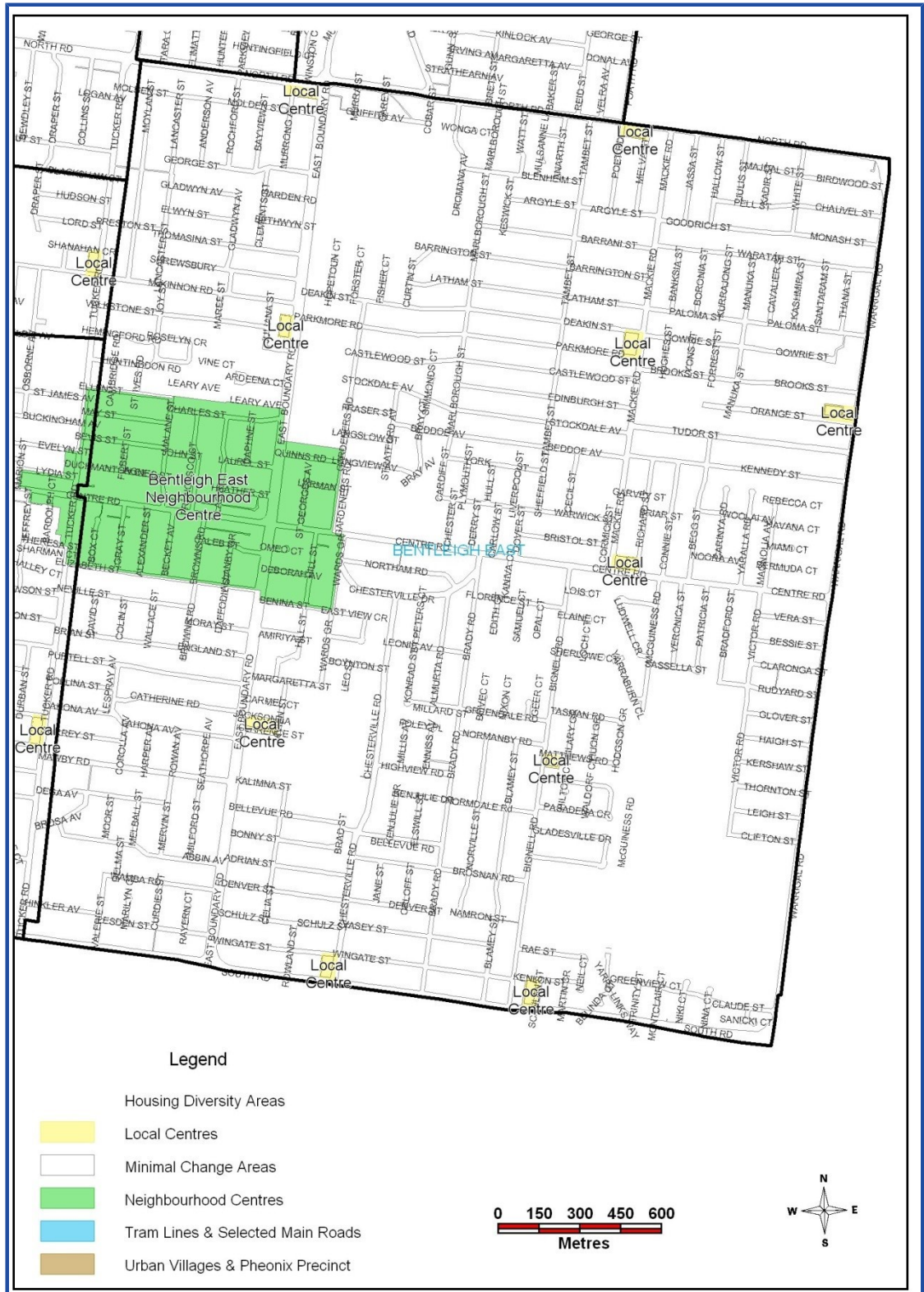
Policy Framework Plan Housing Diversity Areas

Suburb Framework Plans

The following Suburb Framework Plans identify the location of housing diversity areas and minimal change areas in each suburb. The suburbs are listed in alphabetical order.

MAP 1 - BENTLEIGH FRAMEWORK PLAN

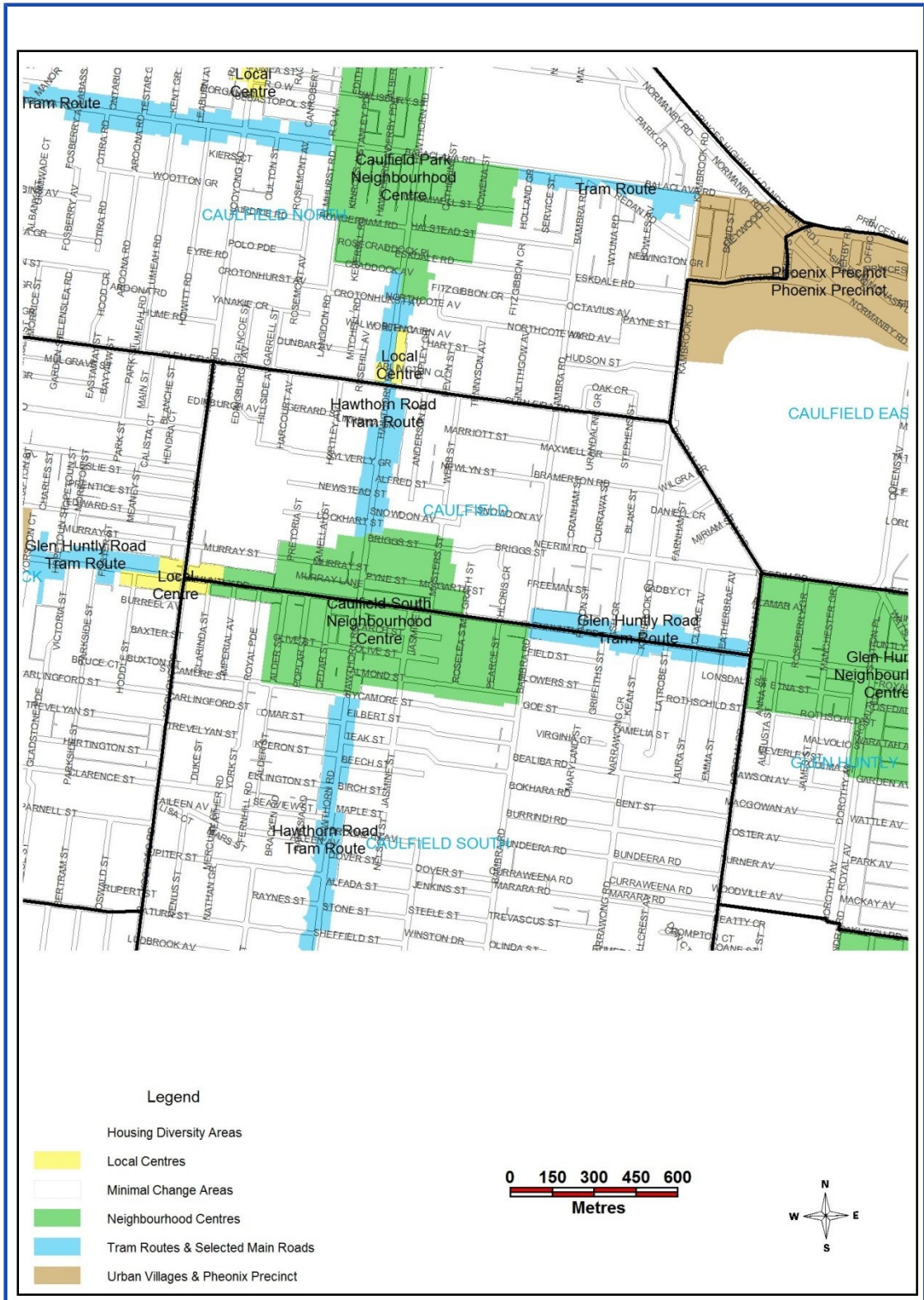
MAP 2 - BENTLEIGH EAST FRAMEWORK PLAN



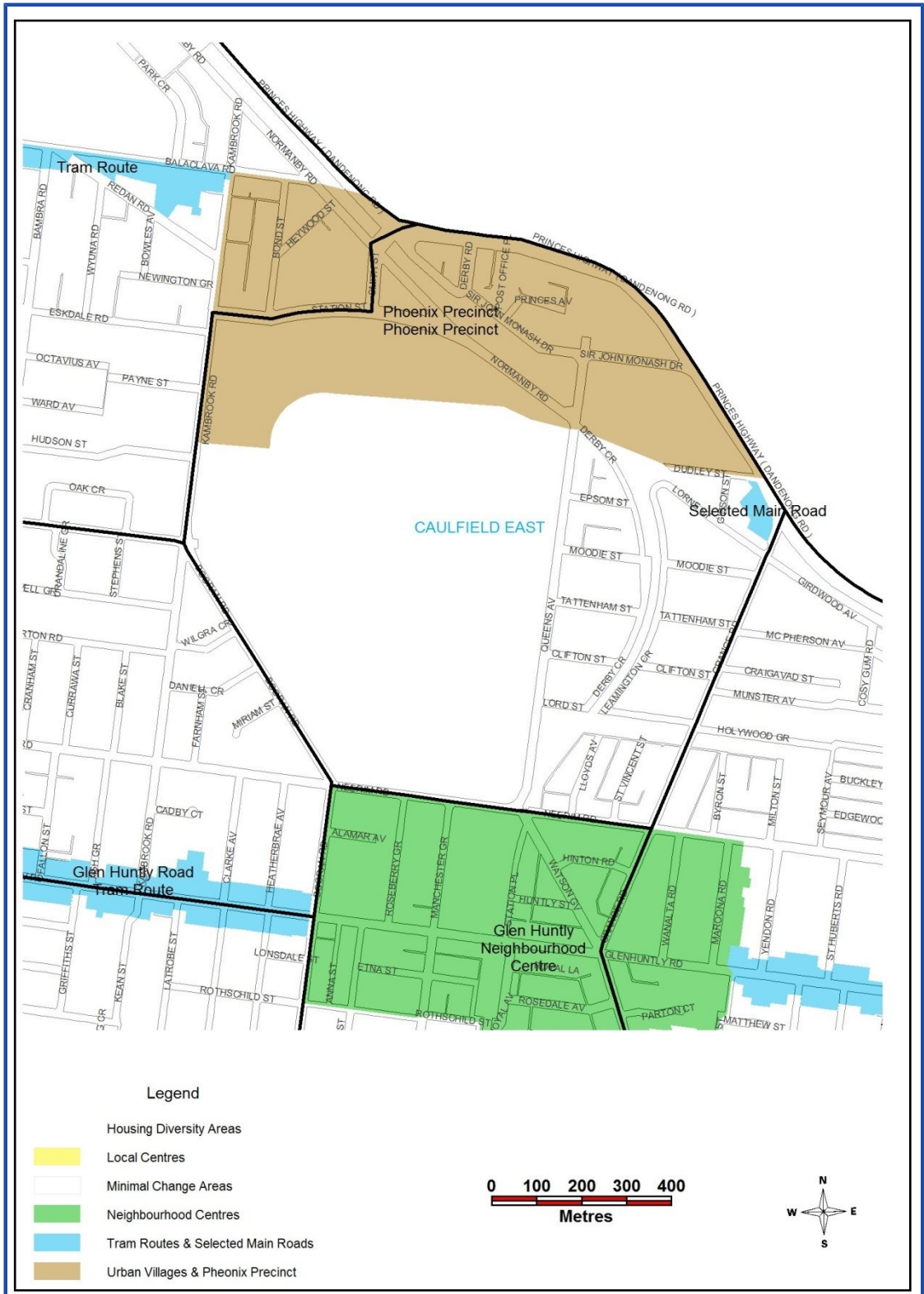
MAP 3 - CARNEGIE FRAMEWORK PLAN

GLEN EIRA PLANNING SCHEME

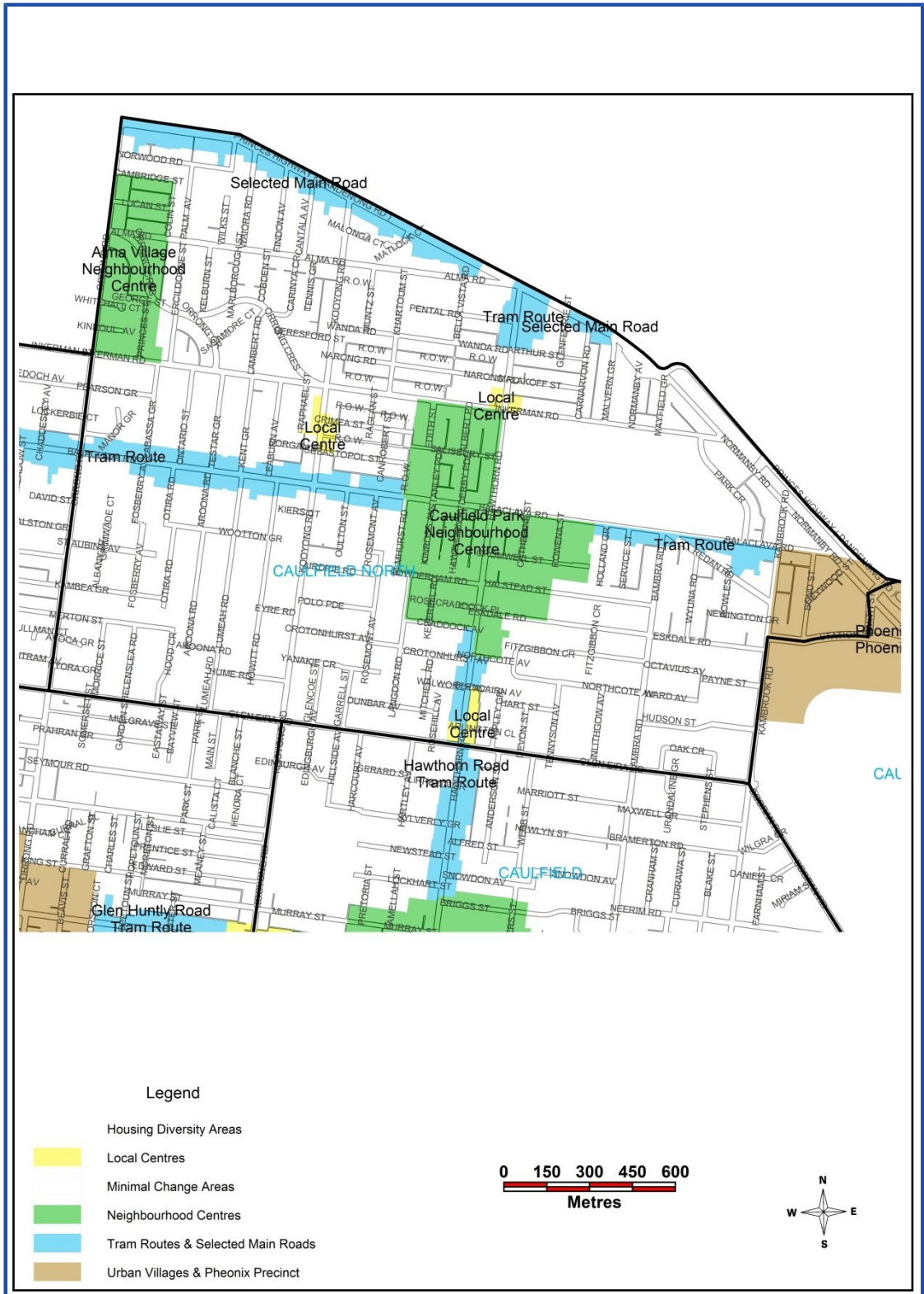
MAP 4 - CAULFIELD FRAMEWORK PLAN



MAP 5 - CAULFIELD EAST FRAMEWORK PLAN

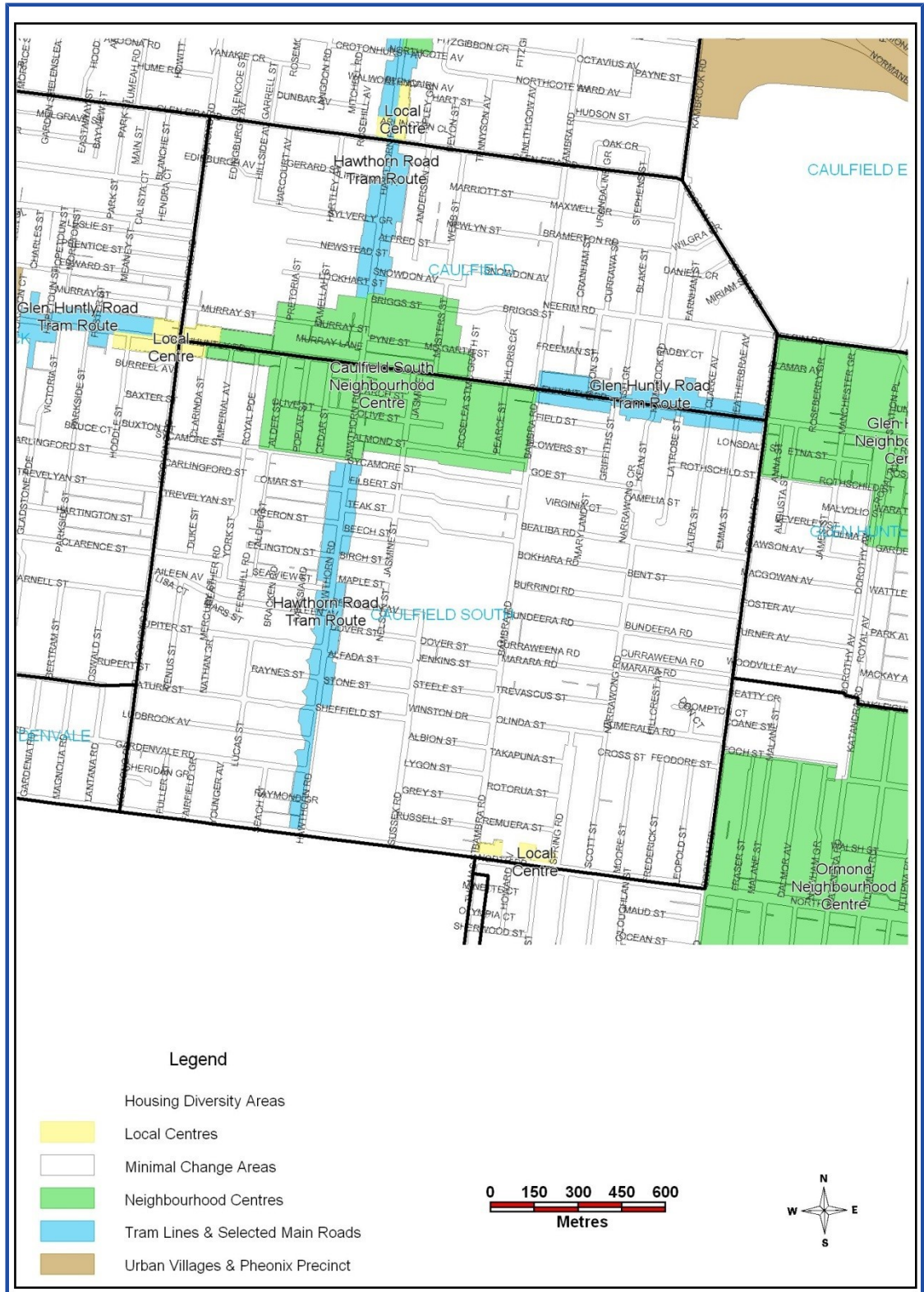


MAP 6 - CAULFIELD NORTH FRAMEWORK PLAN



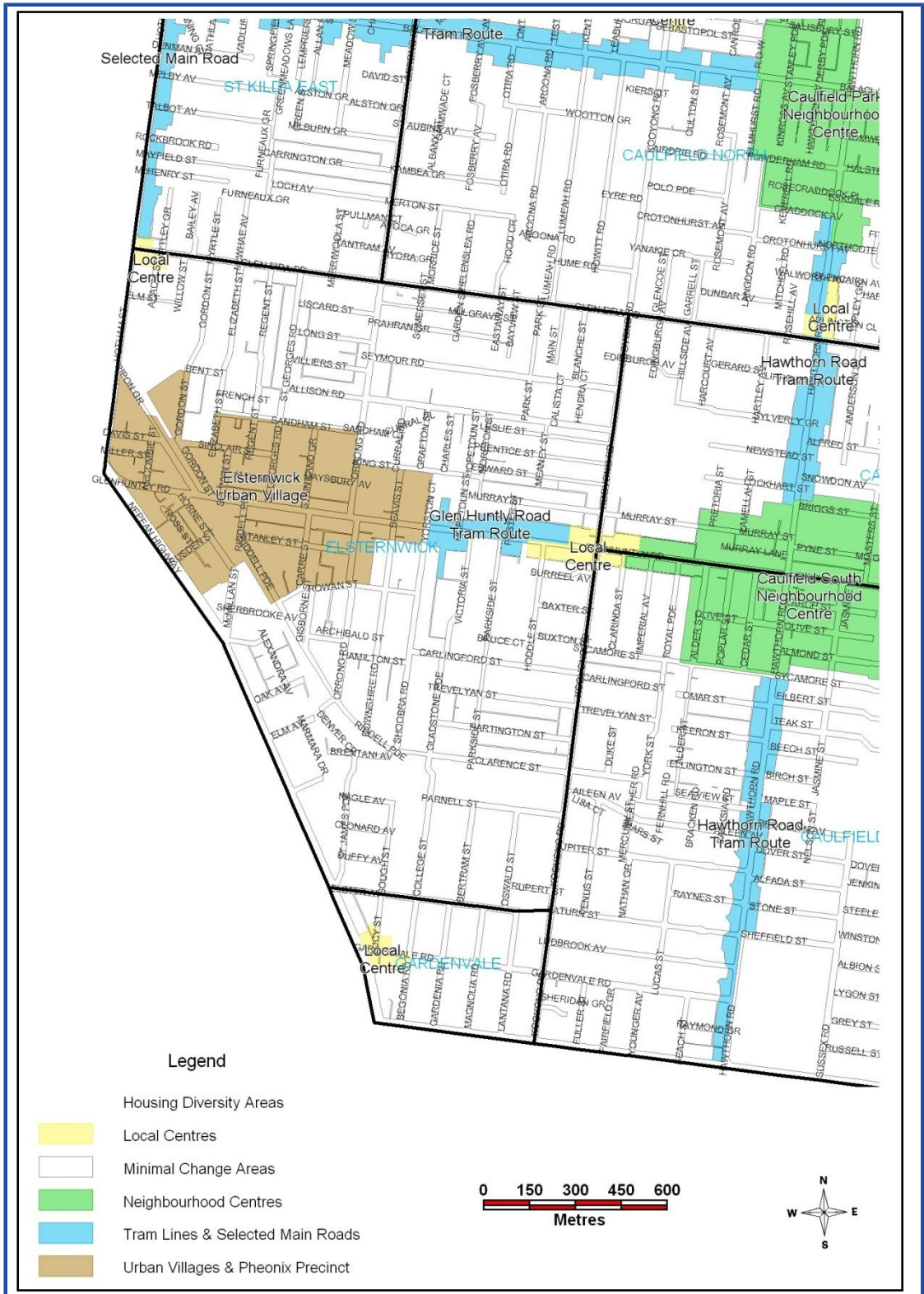
GLEN EIRA PLANNING SCHEME

MAP 7 - CAULFIELD SOUTH FRAMEWORK PLAN

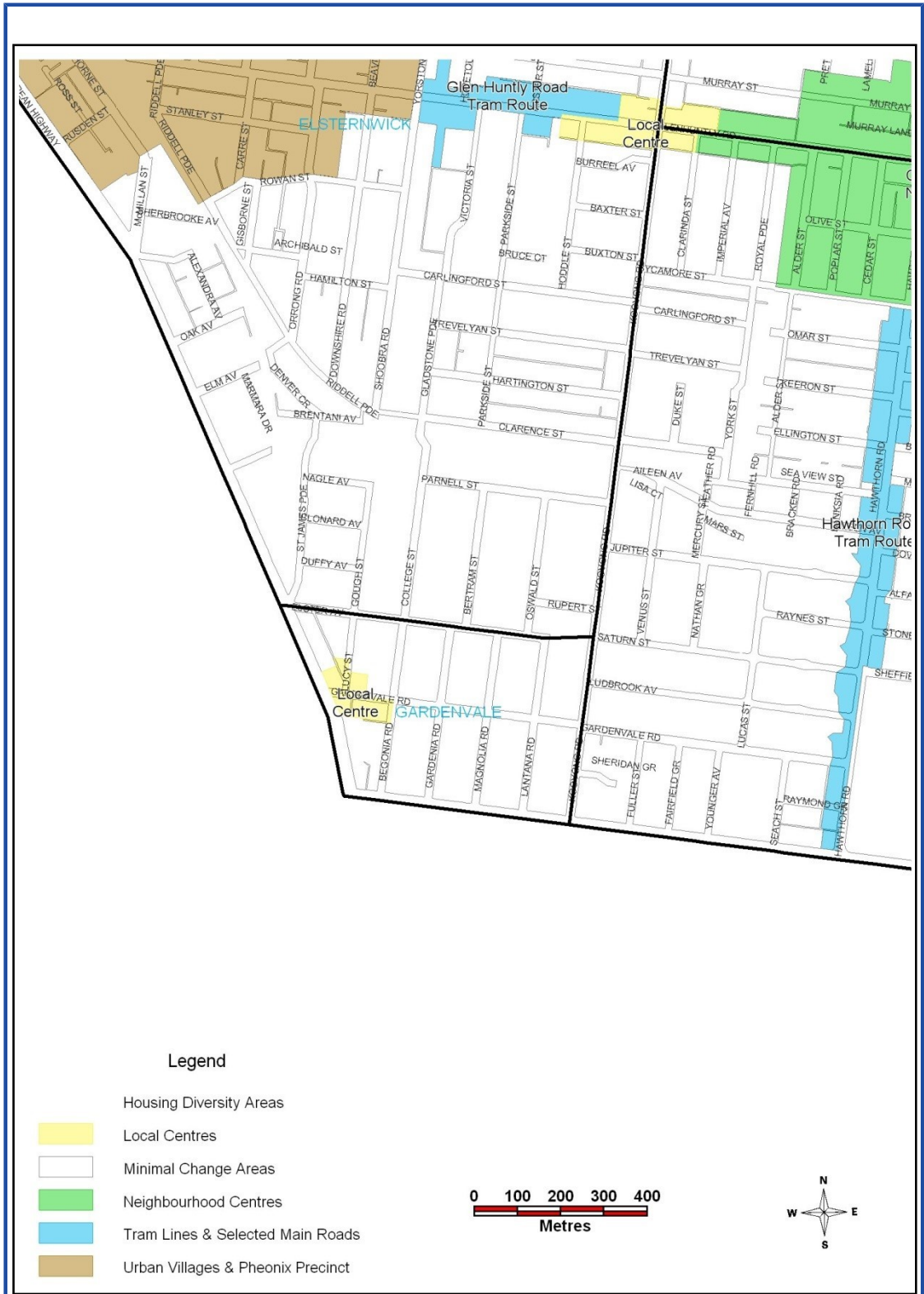


GLEN EIRA PLANNING SCHEME

MAP 8 - ELSTERNWICK FRAMEWORK PLAN



MAP 9 - GARDENVALE FRAMEWORK PLAN



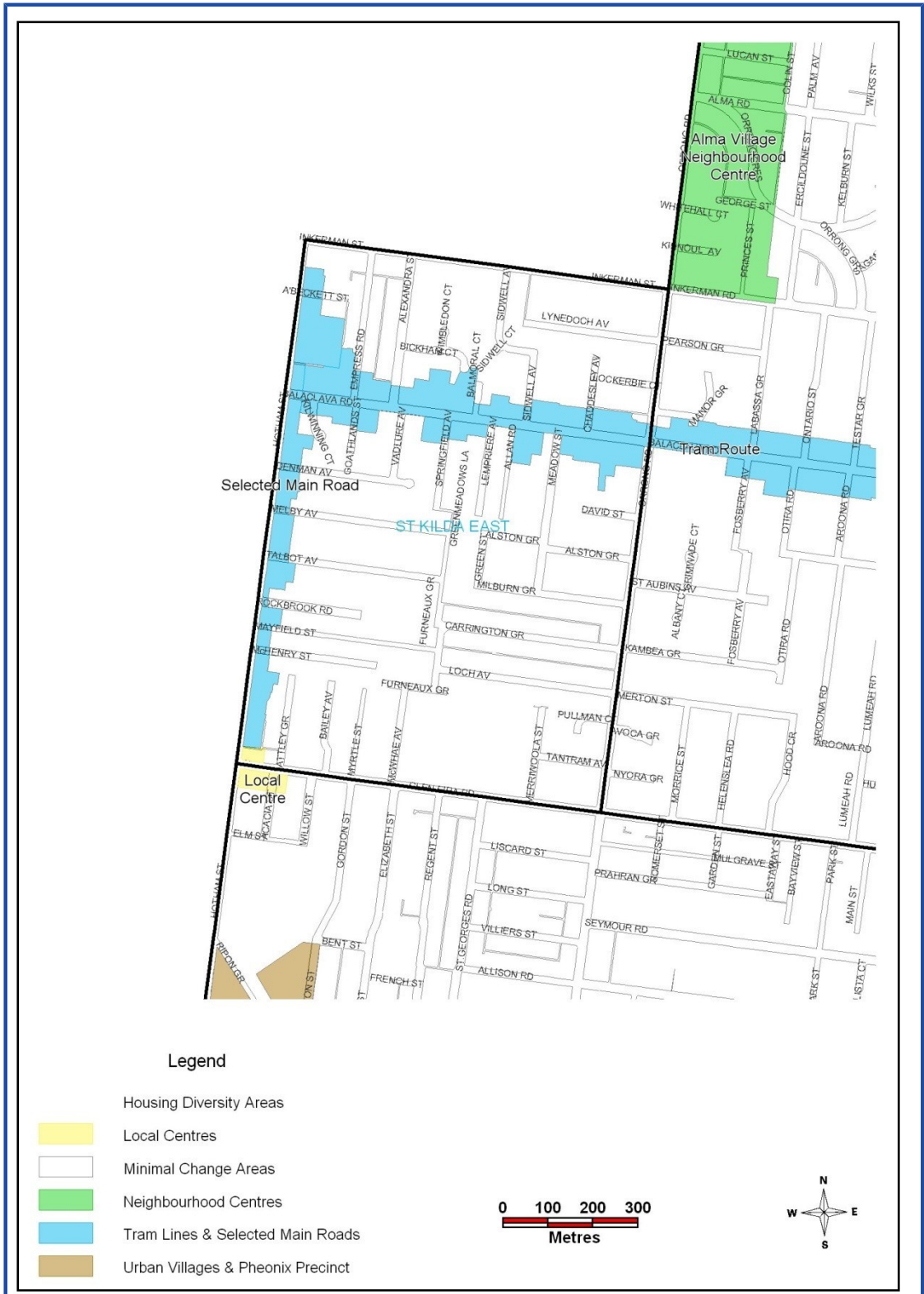
MAP 10 - GLEN HUNTLY FRAMEWORK PLAN

MAP 11 - MCKINNON FRAMEWORK PLAN

MAP 12 - MURRUMBEENA FRAMEWORK PLAN

MAP 13 - ORMOND FRAMEWORK PLAN

MAP 14 - ST KILDA EAST FRAMEWORK PLAN



22.07-1

19/01/2006
VC37

Policy basis

The policy identifies, through the Suburb Framework Plans, the areas where housing diversity will be encouraged (housing diversity areas). The policy is based on the principles of the Glen Eira Housing and Residential Development Strategy (2002) and is informed by the Glen Eira Urban Character Study (1996). The policy is also guided by the Municipal Strategic Statement - Housing and Residential Development (Clause 21.04) and the State Planning Policy Framework (SPPF) provisions relating to Metropolitan Development (Clause 14.02) and Medium Density Housing (Clause 16.02).

A range of housing types is encouraged in housing diversity areas, including multi-unit development. The character of housing diversity areas will continue to evolve over time as new single houses, two dwelling developments and multi-unit developments are constructed. However, being in a housing diversity area does not guarantee approval of a development and all developments in these areas should be of the highest design quality.

Housing diversity areas include:

- Urban villages at Elsternwick, Carnegie and Bentleigh.
- Phoenix Precinct (around the Caulfield Station, Caulfield Racecourse and Monash University).
- Neighbourhood centres (10 smaller centres throughout the City which include the commercial areas and a residential area around them).
- Local centres (the commercial areas of these centres).
- Along tram lines (properties directly abutting tramlines).
- Along selected main roads (properties directly abutting Dandenong Road and Hotham Street).

For each housing diversity area, a different density, mass and scale of development is sought and different issues should be taken into account. The different outcomes sought for each housing diversity area are outlined in this policy.

The policy recognises that some locations in housing diversity areas may be constrained by their heritage significance or local flooding and that this could reduce their development potential.

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19/01/2006
VC37

Objectives

- To encourage housing diversity in preferred strategic locations that have good access to public transport, commercial, community, educational and recreational facilities.
- To promote a range of housing types, comprising of a mix of single dwellings, two dwelling developments and other forms of multi-unit development.
- To promote a diversity of dwelling layouts and sizes.
- To ensure that the density, mass and scale of residential development is appropriate to the location, role and neighbourhood character of the specific housing diversity area.
- To ensure that key development sites contribute to the provision of housing diversity in Glen Eira.
- To ensure that key development sites that are located in close proximity to fixed public transport or commercial areas are developed for multi-unit development.
- To ensure that the siting and design of new residential development takes account of its interface with existing residential development on adjoining sites.
- To ensure that the design of new residential development is sensitive to and respectful of the scale of existing residential development on adjoining sites.

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Policy

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Housing diversity areas

a) Neighbourhood centres

Application

These policies apply to neighbourhood centres.

It is policy to:

- Recognise neighbourhood centres as locations which provide significant opportunities for housing diversity, but at a lesser scale and density than developments in urban villages and the Phoenix Precinct.
- Recognise that different development outcomes are sought in the commercial and residential areas of neighbourhood centres.

Commercial areas

Application

These policies apply to commercially zoned land in neighbourhood centres.

It is policy to:

- Encourage residential uses (such as shop top housing and apartment style developments) at first floor level and above.
- Ensure that the density, mass and scale of development is appropriate to the scale, character and physical size of the neighbourhood centre.
- Ensure that new residential developments provide a recognisable and accessible pedestrian access point from the principal street frontage to the residential component of the building, except where the development involves a contributory shopfront in a Heritage Overlay area and the heritage significance of the building would be adversely affected by complying with this policy.
- Ensure that the retail function and active frontage of centres is retained on the ground floor.
- Ensure that any new residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.
- Ensure that residential buildings are encouraged to step down at the rear to achieve a transition to residential areas.
- Ensure that the rear boundaries of residential buildings incorporate a landscaped buffer (except where the premises adjoin a publicly owned car park or laneway) to ensure a sensitive interface to the residential area behind.
- Ensure that building heights are compatible with their site context and the wider neighbourhood centre.
- Ensure that where the new building is greater in height than the prevailing building height or where significant changes in building height are proposed for residential buildings:
 - There is a graduated transition in building height between the proposed building and adjoining buildings.
 - The resulting height, mass and scale of the building does not dominate or visually intrude on the streetscape and takes account of views from the wider neighbourhood and at a distance.
 - The upper storeys are recessive so that the visibility of upper storeys is reduced when viewed from the footpath opposite or residential properties to the rear.

- Provision be made for the establishment of new landmark buildings on strategic redevelopment sites that are made available through the removal of a level crossing.
- Ensure that car parking does not dominate the frontage of residential developments.
- Ensure that noise attenuation measures are included in the design of residential developments that adjoin other dwellings or commercial activities.
- Discourage inappropriate uses with undesirable off-site amenity impacts (eg sexually explicit adult entertainment venues) from locating in areas where residential uses and community facilities are encouraged.

Residential areas

Application

These policies apply to residentially zoned land in neighbourhood centres.

It is policy to:

- Encourage a mix of dwelling types and layouts.
- Recognise that these areas offer opportunities for multi-unit development, but at a lower scale and density than development in the commercial and mixed use areas of neighbourhood centres.
- Ensure that the density, mass and scale of residential development is appropriate to that of the neighbourhood centre.
- Ensure that residential development is sited and designed so that it does not dominate the streetscape.
- Encourage the consolidation of sites to promote development opportunities.
- Encourage a decrease in the density of residential development as the proximity to the commercial area of the neighbourhood centre decreases.
- Ensure that the siting and design of residential development responds positively to its interface with existing residential development in minimal change areas.

b) Tram routes and selected main roads

Application

These policies apply to properties directly abutting the tram routes and selected main roads in the Suburb Framework Plans, including Hotham Street and Dandenong Road (between Orrong Road and Murrumbeena Road).

It is policy to:

- Encourage a mix of dwelling types and layouts.
- Recognise that these properties offer opportunities for multi-unit development but at a lower scale and density than development in the commercial areas and mixed use areas of neighbourhood centres.
- Ensure that the density, mass and scale of development is appropriate to the scale and character of the surrounding properties and the wider neighbourhood.
- Ensure that any residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.
- Encourage gradual changes in building heights between existing buildings and new developments.

- Ensure that where building heights are above the prevailing height of the surrounding properties and wider neighbourhood, the building design reduces the visibility of the additional storey(s) by either:
 - Incorporating the additional storey(s) into the roof space (attic style).

Limiting the additional storey(s) to an envelope that is significantly less than the floor immediately below and is significantly set back from the front and rear of the site to limit visibility from the street in front or the properties to the rear.

c) Local centres

Application

These policies apply to commercially zoned land in local centres which are identified on the Suburb Framework Plans.

It is policy to:

- Encourage shop top housing.
- Recognise the minor role that local centres will play in providing for housing diversity by encouraging development limited to low density shop top housing.
- Encourage the refurbishment and renovation of existing shop top housing.
- Ensure that residential development (except in Patterson and Gardenvale local centres) does not exceed two storeys in height.
- Ensure that residential buildings are encouraged to step down at the rear to achieve a transition to abutting residential areas.
- Ensure that the rear boundaries of residential buildings incorporate a landscaped buffer (except where the premises adjoin a publicly owned car park or a laneway) to ensure a sensitive interface to the residential area behind.
- Consider ground floor mixed use/residential development where the site is located at the periphery of the centre.
- Ensure that any residential development is designed and sited to minimise its adverse impacts on adjoining existing residential properties by way of building bulk, overlooking and overshadowing.
- Ensure that noise attenuation measures are included in the design of residential developments that adjoin other dwellings or commercial activities.
- Recognise that more intense forms of mixed use/residential development (including shop top housing) may be appropriate in the commercial areas of the Patterson and Gardenvale local centres compared to other local centres.
- Encourage gradual changes in building heights between existing buildings and new developments in the commercial areas of the Patterson and Gardenvale local centres.
- Ensure that where building heights are above the prevailing height of the Patterson and Gardenvale local centres, the building design reduces the visibility of the additional storey(s) by either:
 - Incorporating the additional storey(s) into roof space (attic style).
 - Limiting the additional storey(s) to an envelope that is significantly less than the floor immediately below and is significantly set back from the front and rear of the site to limit visibility from the street in front or the properties to the rear.

- Discourage inappropriate uses with undesirable off-site amenity impacts (eg sexually explicit adult entertainment venues) from locating in areas where residential uses and community facilities are encouraged.

22.07-3.2 Sites also affected by an Overlay

a) Heritage Overlay

Application

These policies apply to housing diversity areas affected by the Heritage Overlay.

It is policy to:

- Recognise that these areas may have a limited capacity for multi-unit development.
- Ensure that residential development respects the scale, form and setbacks of buildings on properties affected by the Heritage Overlay and does not compromise heritage values.
- Encourage residential development to retain contributory buildings on properties affected by the Heritage Overlay and incorporate these buildings into the overall development.

Special Building Overlay

Application

These policies apply to housing diversity areas affected by the Special Building Overlay.

It is policy to:

- Recognise that these areas may have a limited capacity for multi-unit development as they are liable to inundation from overland flows from the urban drainage system.
- Encourage applicants to consider character and amenity impacts when designing dwellings where the floor levels must be raised as a result of the Special Building Overlay.

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Policy references

Housing and Residential Development Strategy, Glen Eira City Council, 2002

Urban Character Study, Anne Cunningham & Anne Keddie, 1996