

21.05 HOUSING

15/03/2018
C279

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

21.05-1 Residential development

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Boroondara’s residential areas are much sought after, having an abundance of high quality community facilities and public infrastructure, a high level of residential amenity and quality of residential design.

Council has established a clear vision to facilitate a diverse range of housing in line with housing demand while ensuring the preferred character of established residential areas is achieved and residential amenity is maintained.

The Housing Framework is summarised below and is shown on Map 1 of this clause. The framework seeks a balanced approach to manage residential development within Boroondara.

Key issues

- Maintaining and enhancing the City’s residential amenity in residential areas.
- Ensuring major activity centres, neighbourhood shopping centres, local centres and the Burwood/Camberwell Road Commercial Corridor provide housing diversity while protecting adjoining residential amenity.
- Ensuring that residential development in residential zones is consistent with the purpose of the zone for low, moderate and high levels of housing diversity.

Objective 1

To facilitate residential development in accordance with Boroondara’s Housing Framework.

Strategies

1.1 Implement the Housing Framework in Table 1 in Boroondara.

Table 1: Boroondara Housing Framework

Outcome	Location	Zone
Support increased housing density and diversity at the upper levels above commercial uses.	Major activity centres, neighbourhood shopping centres, local centres and the Burwood/Camberwell Road Commercial Corridor.	Commercial 1 Zone
Support increased housing density and diversity in the context of a transition between the Commercial 1 Zone and the General Residential Zone, and in some cases, the Neighbourhood Residential Zone.	Land along Riversdale Road west of Camberwell Junction, Power Street (south of Burwood Road) and parts of Glenferrie Road.	Residential Growth Zone
Support moderate change consisting of detached dwellings, villas and townhouses as well as apartment buildings where appropriate along main roads.	Suburban precincts without a consistent, open back yard character.	General Residential Zone 1

Outcome	Location	Zone
Support moderate change reflecting a mixture of detached dwellings, villas and townhouses as well as apartment buildings.	Contemporary townhouse and general inner urban precincts.	General Residential Zone 2
Support moderate change reflecting a mixture of detached dwellings, villas and townhouses as well as apartment buildings.	Eclectic inner urban and eclectic suburban precincts	General Residential Zone 3
Support development at greater density and height than the surrounding area and precinct, while maintaining amenity and character.	'Super-sized' lots.	General Residential Zone 4
Facilitate development outcomes in accordance with any adopted structure plan and/or Design and Development Overlay.	Residential land in commercial centres.	General Residential Zone 4
Support moderate change consistent with preferred neighbourhood character.	Land along main roads and transport corridors.	General Residential Zone 5
Support minimal change and protection of preferred neighbourhood character.	Traditional suburban areas with a dominance of single detached and semi-detached dwellings.	Neighbourhood Residential Zone 3
Facilitate high density residential development while recognising a commercial context.	Former Hawthorn Tram Depot and land along the northern side of Toorak Road west of Tooronga Road.	Mixed Use Zone
Support outcomes in accordance with a site master plan.	Applied on a site-by-site basis.	Priority Development Zone and Comprehensive Development Zone

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Housing diversity

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Boroondara's population is changing with an ageing population, declining household size and changing dwelling preferences. Future housing provision needs to be responsive to demand and must provide flexible options for a mix of household types.

Key issues

- Maintaining a diverse housing stock while protecting high quality residential amenity and character.
- An ageing population and changing household size driving demand for diverse housing options, including smaller residential dwelling sizes and allotments.
- Providing housing which is sufficiently flexible to account for age, temporary or permanent injury or impairment, and disability.

Objective 2

To provide a diverse range of housing types while protecting preferred neighbourhood character and adjoining residential amenity.

Strategies

- 2.1 Require new development to respect and respond to the preferred neighbourhood character in the General Residential Zone and Neighbourhood Residential Zone.
- 2.2 Facilitate development that provides a genuine mix of dwelling types and sizes including 1, 2 and 3+ bedroom dwellings.
- 2.3 Require high quality design and internal amenity for residents.
- 2.4 Facilitate the provision of accessible and adaptable housing in Boroondara.

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Discretionary uses in residential areas

The residential zones allow for a range of non-residential uses. These include land uses which may be able to co-locate within residential areas from an amenity perspective or land uses which may provide a service to the surrounding residential area.

While discretionary uses may provide a useful supporting role for residential areas, these uses have the potential to create amenity impacts on surrounding residential areas.

Key issues

- Protecting the preferred character of residential areas from any adverse impacts from discretionary uses.
- Protecting residential amenity from the impacts of discretionary uses in residential areas.

Objective 3

To ensure proper integration of appropriate discretionary uses into residential areas.

Strategies

- 3.1 Support discretionary uses being established on main roads in residential areas.
- 3.2 Minimise the impact of non-residential uses on their surrounding areas.

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Implementation

Application of zones and overlays

- Apply the Commercial 1 Zone (C1Z) to most commercial areas to encourage higher density residential development to locate in appropriate locations within commercial centres.
- Apply the residential zones in a way which recognises established neighbourhood character.
- Apply the Mixed Use Zone (MUZ) to the former Hawthorn Tram Depot, and 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.
- Apply the Priority Development Zone (PDZ) to the Tooronga Village site.
- Apply the Development Plan Overlay Schedule 2 (DPO2) to private institutions in a residential area in a residential zone to ensure the preparation of Masterplans.
- Apply the Development Plan Overlay Schedule 3 (DPO3) to Kew Residential Services to guide redevelopment of the site.
- Apply the Design and Development Overlay Schedule 6 (DDO6) to ensure an appropriate built form design outcome at the former Hawthorn Tram Depot.
- Apply the Design and Development Overlay Schedule 7 (DDO7) to ensure an appropriate built form design outcome at 5-9 Burwood Road, Hawthorn.

- Apply the Design and Development Overlay Schedule 12 (DDO12) to the West Hawthorn Area to guide built form outcomes in the area.
- Apply the Design and Development Overlay Schedule 14 (DDO14) to the Kew Junction Activity Centre to implement the Kew Junction Structure Plan.
- Apply the Design and Development Overlay Schedule 15 (DDO15) to the Glenferrie Activity Centre to implement the Glenferrie Structure Plan.
- Apply the Design and Development Overlay Schedule 16 (DDO16) to the Neighbourhood Centres to guide built form outcomes in these areas.
- Apply the Design and Development Overlay Schedule 17 (DDO17) to the Commercial Corridors to guide built form outcomes in these areas.
- Apply the Design and Development Overlay Schedule 23 (DDO23) to the Maling Road area.

Policy guidelines

- Apply local policy (Advertising Signs Policy at Clause 22.01) to manage the development of advertising signs in residential areas.
- Apply local policy (Discretionary Uses in Residential Areas Policy at Clause 22.02) to control non-residential uses and development within residential areas.
- Apply local policy (Heritage Policy at Clause 22.03) to protect, conserve and enhance all heritage places within the Heritage Overlay.
- Apply local policy (Public Open Space Contributions Policy at Clause 22.04) to collect funds for public open space from non-exempt subdivisions.
- Apply local policy (Neighbourhood Character Policy at Clause 22.05) to protect valued neighbourhood character in Boroondara's residential areas.
- Apply local policy (Neighbourhood Centres and Commercial Corridors Urban Design Policy at Clause 22.06) to achieve high quality urban design and built form outcomes in neighbourhood centres, and commercial corridors.

Further strategic work

- Investigate the need for a Student Housing Policy.
- Investigate the need for a local residential design/apartment design code to guide internal design outcomes.
- Investigate potential ResCode variations and amendments to the schedules to the residential zones as a means of ensuring site responsive design for residential development.

Reference documents

Boroondara Access and Inclusion Plan 2013-17 (City of Boroondara, 2013)
Neighbourhood Character Study and New Residential Zones Methodology and Implementation Report (City of Boroondara, 2013)

Map 1: Housing Framework Plan

