

21.07 HOUSING

29/11/2018
C188Pt1

Key Issues

21.07-1 Residential Growth

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In response to the Metropolitan Strategy, the Western Regional Housing Statement was developed to identify opportunities for residential development in Brimbank and the western region. It was identified that the City of Brimbank could accommodate an increase of some 7,800 additional households to the year 2030. The study anticipated that 4,500 households will be in the form of dual occupancy and medium density housing. The *Victoria in Future 2012* analysis undertaken by the State Government suggests that these figures are understated and that households are expected to increase in excess of 19,138 households to the year 2051.

There are no longer large scale greenfield sites within the municipality available for substantial residential development. Any future development is likely to be located in key strategic development sites, surplus industrial areas, and within activity centres. Future structure planning will provide direction for the provision of increased residential development within the activity centres.

Housing intensification can increase the urban heat island effect. Increased tree planting and green open spaces can reduce urban temperatures and can help to manage this impact and will be required in to be included in all new medium and higher density developments.

The Brimbank Housing Strategy, 'Home and Housed' specifies locations of substantial, incremental and limited change, and recommends preferred built form and design outcomes.

Objective 1

To accommodate appropriate residential growth in identified locations.

Strategies

- 1.1 Support lower density housing in the Neighbourhood Residential Zone.
- 1.2 Support increased residential densities in the General Residential Zone.
- 1.3 Encourage higher residential densities within the Residential Growth Zone. Encourage higher residential densities within activity centres which are well serviced by public transport, services and community facilities.
- 1.4 Encourage reverse living only in the Residential Growth Zone

Objective 2

To protect the operations of Melbourne Airport.

Strategy

- 2.1 Limit residential development within the Melbourne Airport Environs Overlay areas and apply the Neighbourhood Residential Zone.

21.07-2 Housing Diversity

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Housing in Brimbank is dominated by detached dwellings, which generally consist of three or more bedrooms.

The current demographic trends within the municipality show almost one in five people live in single households, the population is ageing and household size is decreasing. Encouraging diversity and adaptability in housing, in terms of housing type, size, form and affordability is identified as major issue.

The *Ageing Well Strategy 2004 – 2016* (prepared for the Cities of Maribyrnong & Brimbank and the Shire of Melton) identified the need for Brimbank to address the shortage of older persons housing for the anticipated increase of people over the age of 55 years from the year 2016 to 2031.

Objective 1

To ensure a range of housing types are available to meet the diverse needs of residents.

Strategies

- 1.1 Encourage dwellings that are adaptable to changing housing needs.
- 1.2 Encourage new multi-unit residential developments to incorporate a diversity of housing types to meet the needs of different households.
- 1.3 Encourage the provision of affordable housing in new larger scale residential developments.
- 1.4 Encourage student accommodation to locate within walking distance of tertiary institutions at Victoria University campuses at Sunshine and St Albans.

Objective 2

To encourage the development of older persons accommodation.

Strategies

- 2.1 Encourage the provision of older persons accommodation to be located in areas well served by public transport, retail and community facilities and open space, preferably within walking distance of activity centres and public transport.
- 2.2 Ensure that older persons accommodation is secure, provides adequate open space and is designed to provide maximum amenity for residents.
- 2.3 Provide safe and convenient pedestrian and vehicle access within older persons accommodation developments.
- 2.4 Provide adequate on-site car parking to meet resident and visitor needs.

21.07-3 Residential Design

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The residential areas throughout Brimbank feature an eclectic mix of architectural styles, building quality and designs that have combined to form the character of our neighbourhoods. A key characteristic of residential neighbourhoods are side setbacks and the large open space areas located at the frontage and rear of detached housing. This is a typical feature of middle ring suburbs.

Council considers that increasing the focus on the design, function and appearance of residential buildings and streetscapes will contribute to the development and maintenance of a strong sense of identity and character that improves pride in our local neighbourhoods.

Council acknowledges that residential areas within the Residential Growth Zone have the potential to experience substantial change over time. The preferred character will consist of high quality design that responds to surrounding housing development in terms of appropriate building setbacks, colours and finishes, design detail, and landscape setting.

The General Residential areas will allow unit and town house development facilitating incremental change over time. New development will respect neighbourhood character in terms of appropriate siting, colours and finishes, setbacks, design detail, and landscape setting.

The Neighbourhood Residential areas will protect neighbourhood character, heritage areas and the suburban lifestyle our residents enjoy. Dwelling yield will be limited to 2 dwellings per lot and new dwellings will have larger backyards. New development will respect neighbourhood character terms of appropriate siting, colours and finishes, setbacks, design detail, and landscape setting.

Objective 1

To promote development that is well designed, innovative and responds to its location and context.

Strategies

- 1.1 Ensure new development reflects the objectives in character studies and design guidelines adopted by Council.

- 1.2 Ensure new development provides an address to the street and incorporates articulated facades.
- 1.3 Encourage new development to incorporate high quality urban design, architectural detail and use of robust materials.
- 1.4 Ensure new development respects neighbourhood character.

Objective 2

To facilitate the development of attractive, safe, high amenity neighbourhoods that have a strong sense of identity and neighbourhood character.

Strategies

- 2.1 Ensure new development integrates with its surrounding environment and does not detract from the rhythm of the streetscape in terms of building design, height, massing, location of garages and setbacks.
- 2.2 Encourage only one vehicle crossing per dwelling to ensure the preservation of on-street car parking and limit pedestrian conflict points.
- 2.3 Ensure access ways are located to minimise any impact on existing street trees.
- 2.4 Encourage roof forms to reflect the broad forms, pitch and eave detail of roofs that predominate in the neighbourhood.
- 2.5 Ensure fencing and boundary treatments are compatible with the architectural style of the dwelling and the street.
- 2.6 Ensure new development provides an active interface to the public realm to provide passive surveillance and to stimulate street life.
- 2.7 Ensure driveways and hard stand areas do not dominate the frontage of dwellings.
- 2.8 Ensure at grade private open space is located behind the front façade of dwellings within the Neighbourhood Residential Zone and General Residential Zone.

Objective 3

To ensure new development demonstrates best practice environmentally sustainable design.

Strategies

- 3.1 Encourage new development to incorporate water sensitive urban design and other environmentally sustainable design initiatives.
- 3.2 Ensure new development is orientated to achieve maximum passive solar access to living areas.
- 3.3 Ensure new dwellings incorporate canopy tree planting in the front and rear setbacks.

Policy Guidance (criteria for the exercise of discretion)

It is policy that, as appropriate:

- New development should sit harmoniously within the streetscape in terms of scale, proportion and design.
- Residential development in or close to activity centres should include appropriate noise attenuation to protect the amenity of residents.
- Private open space should not be located within the frontage of new developments unless it is integrated within an apartment complex. New development should use high quality robust building materials.
- Covered car parking spaces should include a significant setback behind the façade of the dwelling.
- New development should provide active street frontages and avoid blank walls facing streets.

- New development should provide for significant landscaping opportunities within front and side setbacks and between dwellings.
- External services and equipment such as plumbing, heating, ventilation, lift over-runs and other plant should be incorporated into the building design and be concealed from public view to minimise amenity impacts on surrounding residential areas.
- Residential subdivisions should be encouraged to incorporate underground power and solar street lighting.
- Waste collection areas should be sited in unobtrusive locations and be adequately screened from the streetscape view.
- Waste collection areas in cul de sacs and other constrained locations should be accessible by waste collection vehicles.
- New subdivisions should provide multiple through-block connections to provide for efficient pedestrian and cycling connections that are well overlooked and safe.
- New subdivisions should incorporate adequate street widths to provide for waste collection and emergency vehicles, public transport and walking and cycling infrastructure.
- New development and subdivisions should incorporate best practice storm water management practices.
- New streets should link together and where possible new cul de sacs and dead-end streets should be avoided.

21.07-4 Non-residential Uses in Residential Areas

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The primary purpose of residential areas is for the provision of land for housing, however there are a wide range of uses that are compatible with residential land use. Uses can include medical centres, convenience stores, schools, child care centres and service stations, providing local access to services within residential areas and creating a reinforced sense of community. Non-residential uses need to be managed to ensure the amenity of the residential area is not negatively impacted upon.

Objective 1

To provide the community with access to local services.

Strategy

- 1.1 Ensure any non-residential uses in residential areas provide a service to the local community.

Objective 2

To protect the amenity of residential areas from the negative impacts of non-residential uses.

Strategies

- 2.1 Ensure non-residential buildings in residential areas integrate with the streetscape in terms of design, form, massing and setbacks.
- 2.2 Ensure the days and hours of operation, and location and access to car parking and bicycle facilities, protect the amenity of existing residential land use.

Policy Guidance (criteria for the exercise of discretion)

- Encourage buildings to address the street.
- Ensure car parking does not visually dominate the locality
- Ensure significant landscaping and canopy trees are provided.

- Ensure the following matters are considered in the design, location and use of buildings for non-residential uses:
 - Safe pedestrian access that is separated from vehicle accessways;
 - Number of staff/patrons on the premises at any one time; and
 - Noise attenuation measures.
- The preferred location of non-residential uses in residential areas are:
 - Sites with convenient access to public transport;
 - Sites with a frontage to main roads; and
 - Sites which abut non-residential zones and uses such as commercial and retail activity.
- Child care centres in residential zones should provide:
 - The provision of a drop off and pick up area; and
 - The provision of car parking of at least 1 car space per 5 children.

21.07-5 Implementation

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Zones and Overlays

- Apply the Neighbourhood Residential Zone to land designated for limited change.
- Apply the General Residential Zone to land designated for incremental change.
- Apply the Residential Growth Zone to land designated for substantial change.
- Apply the Neighbourhood Residential Zone to land affected by the Melbourne Airport Environs Overlay.
- Apply the Melbourne Airport Environs Overlay to land affected by high levels of aircraft noise located beneath existing and future flight paths.

Further Strategic Work

- Implement the Brimbank Housing Strategy.
- Support the application of Design and Development Overlays or the Activity Centre Zone to activity centres and large scale development sites to ensure development occurs in a coordinated manner.
- Investigate the implementation of community sustainability targets upon completion of the Brimbank Environmental Sustainability Policy Framework.
- Support policy initiatives for the inclusion of Environmentally Sustainable Design.
- Investigate mechanisms to control development within the prescribed airspace of Melbourne Airport.
- Prepare preferred character statements for areas undergoing incremental and substantial change.
- Prepare neighbourhood character studies to identify areas with neighbourhood character.
- Investigate the application of Neighbourhood Character Overlays or Design and Development Overlays as a statutory mechanism to protect neighbourhood character and provide for appropriate development.

Reference Documents

Ageing Well Strategy, Cities of Brimbank and Maribyrnong and the Shire of Melton, 2004.

Western Regional Housing Statement, Cities of Brimbank, Hobsons Bay, Maribyrnong, Moonee Valley, Wyndham, the Shire of Melton, the Department of Sustainability and Environment and the Department of Human Services, August 2006.

Melbourne Airport Master Plan, Australia Pacific Airports (Melbourne) Pty. Ltd., 2008.

Victoria in Future 2012

Brimbank Housing Strategy, Home and Housed (February 2014).

