

Housing Strategy Review - Summary

Managing Growth

What is it?

The *Housing Strategy* sets out how and where increased housing density in Bayside will be located. It focuses medium and high density development in Housing Growth Areas (activity centres, residential areas in close proximity to fixed rail public transport in Kingston and Glen Eira and strategic redevelopment sites) whilst retaining the low rise nature of the residential areas outside Housing Growth Areas (Minimal Residential Growth Areas).

Why is it important?

It is important to manage growth in a strategic way to ensure new medium and high density development is directed to locations that offer good access to jobs, services and transport. This enables development to take full advantage of investment in transport, utility, social, community and commercial infrastructure and services. By focusing increased development in these areas, the low rise character of the remaining areas of the municipality can be retained. Development will still occur in these Minimal Residential Growth Areas, but it will be in the form of single dwelling replacements and townhouses of up to 2 storeys.

What are the challenges?

There is continued policy support for the *Housing Strategy's* approach to directing housing growth to activity centres and other locations with good access to jobs, services and transport. However, recent changes to State planning policy has increased the prominence of the Principal Public Transport Network (a network of public transport routes where high quality public transport services are, or will be, provided) in the Planning Scheme. These changes support increased housing density along the Network by reducing car parking requirements. Substantial areas of land along the Principal Public Transport Network, shown in green on the map, are not identified as Housing Growth Areas in the *Bayside Housing Strategy*.

Other changes to State planning policy means that there is no longer a defined criteria for identifying strategic redevelopment sites. Having a defined criteria is important so that Council can fairly and transparently identify and/or consider requests from land owners for their site to be considered a strategic redevelopment site.

There has also been some community concern with the current activity centre boundaries, with some community members seeking a review of the boundaries with a view to reducing the extent of the activity centre. Given the defined PPTN, any changes to the growth area boundaries are likely to increase.

What are we proposing to do about it?

We are proposing to:

- Retain the current approach of directing housing growth to Housing Growth Areas. This approach seeks to increase density in areas with the best access to public transport, jobs and services, recognising that much of the Principal Public Transport Network in Bayside is bus based and that bus services in Bayside are often unreliable and with limited service.
- Clearly outline the scope of the Housing Strategy. Its role is to set the strategic framework for housing in Bayside, not to undertake detailed planning for specific local areas.
- Update the definition of strategic redevelopment sites to reflect changes to state policy.



To read the Housing Strategy Review or to have your say please go to:

bayside.vic.gov.au/HaveYourSay

Principal Public Transport Network Area - Bayside

