

CHANGES TO NEIGHBOURHOOD CHARACTER STUDY 2019 POST PPN90 AND 91

This is a summary of the changes proposed to the adopted Neighbourhood Character Study to respond to Planning Practice Notes 90 & 91 released by the Department of Environment, Land, Water and Planning (DELWP) in December 2019.

	Page	Description	Change								
Volume 1	P18	Changes to reflect new change areas	<ul style="list-style-type: none"> land at 38-48 Blackshaws Road, South Kingsville in Precinct 16 of the Industrial Land Management Strategy 2008 is proposed to be excluded. This land was included in the 2002 Study as part of 'North' Precinct 4 when it still had industrial zoning. Although this land has subsequently been rezoned to residential, it is also covered by DDO10, which has a requirement for a masterplan with design guidelines that will guide the future character of the area. Additionally, the Housing Strategy 2018-36 identifies this land as a substantial change area that implies contemporary-style medium to high density residential development. Therefore, this land is not suitable for inclusion with the limited-incremental and moderate change areas in surrounding 'Garden Suburban' character type precincts 								
	P27	Changes to reflect new change areas	A Housing Framework Plan developed as part of the Housing Strategy sets out the areas for limited <u>minimal, incremental</u> , moderate and substantial housing growth.								
	P28	Changes to reflect new change areas	Council's Housing Strategy 2018-36 conservatively estimates that the application of the limited <u>minimal, incremental</u> , moderate and substantial change areas under the Housing Framework Plan will create almost 16,300 new dwelling opportunities. This equates to around 45 years of supply based on the construction rate of around 361 new dwellings per annum within the municipality over the period 2011-14. This would potentially accommodate an additional 19,252 people (8,849 new homes at a rate of 443 per annum) over the next 20 years, which is more than sufficient to accommodate the projected increase in population from 96,470 residents in 2018 to around 112,642 residents by 2036.								
	P29	Changes to reflect new change areas	<p>The assumption made in this Study is that residential areas will be allocated one of three<u>four</u> categorisations by the Housing Strategy, corresponding to the Reformed Residential Zones as shown below.</p> <table border="1"> <thead> <tr> <th>ZONE</th> <th>CHANGE AREAS</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone (NRZ)</td> <td><u>Minimal and Incremental change</u></td> </tr> <tr> <td>General Residential Zone (GRZ)</td> <td>Moderate change areas</td> </tr> <tr> <td>Residential Growth Zone (RGZ)</td> <td>Substantial change areas</td> </tr> </tbody> </table> <p>Table 3: Potential application of Reformed Residential Zones according to change areas in Housing Strategy.</p>	ZONE	CHANGE AREAS	Neighbourhood Residential Zone (NRZ)	<u>Minimal and Incremental change</u>	General Residential Zone (GRZ)	Moderate change areas	Residential Growth Zone (RGZ)	Substantial change areas
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	P30	Changes to reflect new change areas	Therefore consideration is given, at various points in this Study, to differences in neighbourhood character policy that should apply in limited-minimal, incremental, change, moderate change and substantial change areas.
Volume 2	P62	Changes to reflect new change areas	Limited-Minimal and Incremental Change Areas Areas designated Limited-minimal or incremental Change in the Housing Strategy are candidates for rezoning to 'Neighbourhood Residential'. Schedule variations able to be contemplated for this zone include:
	P64	Changes to reflect new change areas	Heritage Overlay Areas Numerous streets with neighbourhood character significance are already subject to heritage protection in Hobsons Bay, as shown by the existing Heritage Overlay areas on the Proposed Special Character Areas Map 11, on page 69. As this study is not a heritage study, no extensions to Heritage Overlay areas are proposed. It is neither appropriate nor necessary for additional overlay protection to be applied to these areas for character reasons. Heritage Overlay areas are generally categorised as Limited Minimal Change or Moderate Change in Council's Housing Strategy.
	P65	Changes to reflect new change areas	Further investigation has confirmed the character significance of these areas. Definitive boundaries have been drawn in association with development of the Housing Strategy. These areas are appropriate to be designated Limited-Minimal Change, and are therefore be candidates for rezoning to 'Neighbourhood Residential'. Schedule variations able to be contemplated for this zone include:
Volume 3	P108	Changes to reflect new change areas	HOUSING STRATEGY FINDINGS As discussed in Chapter One, Council has prepared a Housing Strategy which sets a housing growth framework for the next 20 years. The Strategy includes a Housing Framework plan which identifies locations for limitedminimal, incremental, moderate and substantial housing change.

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	P109	Update table	<table border="1"> <thead> <tr> <th>ZONE</th> <th>CHANGE AREA</th> <th>ZONE PURPOSE</th> </tr> </thead> <tbody> <tr> <td>Neighbourhood Residential Zone (NRZ)</td> <td><u>Minimal and Incremental Change Areas</u></td> <td>To recognise areas of predominantly single and c storey residential development. To manage and ensure that development respects identified neighbourhood character, heritage, env or landscape characteristics</td> </tr> <tr> <td>General Residential Zone (GRZ)</td> <td>Moderate Change Areas</td> <td>To encourage development that respects the neighbourhood character of the area To encourage a diversity of housing types a</td> </tr> </tbody> </table>	ZONE	CHANGE AREA	ZONE PURPOSE	Neighbourhood Residential Zone (NRZ)	<u>Minimal and Incremental Change Areas</u>	To recognise areas of predominantly single and c storey residential development. To manage and ensure that development respects identified neighbourhood character, heritage, env or landscape characteristics	General Residential Zone (GRZ)	Moderate Change Areas	To encourage development that respects the neighbourhood character of the area To encourage a diversity of housing types a
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	P113	Changes to reflect new change areas	Increase permeability to encourage the provision of vegetation in Garden Suburban, Garden Court and Waterfront Suburban <u>limited-minimal and incremental</u> changes areas.									
	P114	Changes to reflect new change areas	In Garden Suburban, Garden Court and Waterfront Suburban areas require a minimum setback from one side boundary of 1 metre for moderate area and at least 1 metre from both side boundaries in <u>limited-minimal and incremental</u> change areas									
	P115	Changes to reflect new change areas	In Garden Court and Garden Suburban <u>limited-minimal, incremental</u> and moderate change areas, the minimum dimension for secluded private open space should be 4 metres, (with a minimum 40square metres private open space in moderate change areas and minimum 60square metres in <u>limited minimal and incremental</u> change areas unless Clauses 32.08-4 and 32.09-4 require a greater area to be provided									
Volume 5			No changes									