

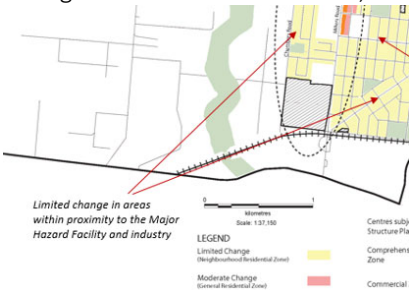
## CHANGES TO HOUSING STRATEGY POST PPN90 & 91

### Housing Capacity Assessment (Volume 2)

Page	Description	Change
3	<ul style="list-style-type: none"> <li>Reference 4 change areas</li> <li>Delete alignment with New Res Zones, as the change areas are no longer linked to specific zones</li> </ul>	<p><del>Three housing</del>Four housing change areas are identified:</p> <ul style="list-style-type: none"> <li><del>Minimal</del>Limited Change Areas</li> <li><del>Moderate-Incremental</del> Change Areas</li> <li><del>Moderate Change Areas</del></li> <li>Substantial Change Areas</li> </ul> <p>The housing change areas align with the New Residential Zones introduced by the Victorian Government in 2013 and further reformed in 2017.</p>
10	Reference 4 change areas and provide definitions as per PPN90 and with input from DELWP	<p>constraints and opportunities. The framework plan proposes <del>three-four</del> levels of housing change to guide future housing growth over the next 20 years:</p> <ul style="list-style-type: none"> <li><del>→ Limited-Minimal Change Area (2-storey building height)</del> <p>Areas that should be protected because of their special heritage or environmental characteristics. This could include natural hazards or due to their location within close proximity to industrial areas, and housing growth may be limited.</p> </li> <li><del>→ Moderate-Incremental Change Area (2-storey building height)</del> <p>Housing growth within these areas occurs within the context of existing or preferred neighbourhood character. The existing neighbourhood character will evolve and change over time with reference to the key identified neighbourhood attributes.</p> </li> <li><del>→ Moderate Change Area (3-storey building height)</del> <p>Areas where housing will evolve up to three storeys whilst respecting neighbourhood character. These include locations close to activity centres and where there are opportunities for increased residential development and housing diversity.</p> </li> <li><del>→ Substantial Change Area (3+ storey building height)</del> <p>Areas where housing intensification will occur that results in a substantially different scale and intensity of housing compared to other areas. This includes strategic development areas and locations in and around activity centres and public transport.</p> </li> </ul> <p>¶</p> <p>Ultimately aligning the Housing Change Areas <del>align</del> with the three New Residential Zones that were introduced by the Victorian Government in 2013 and reformed in March 2017 <del>will</del>. The three residential zones impact on the type and densities of housing that can be developed in areas and therefore, have a bearing on housing capacity. ¶</p>

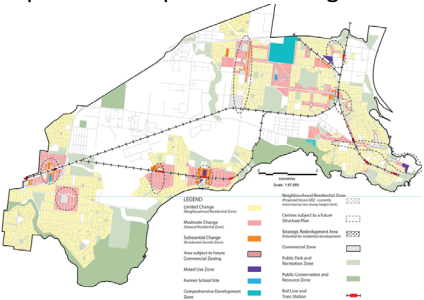
49	Reference Minimal Change to apply to where Neighbourhood Character Overlays are to be applied	The Neighbourhood Character Study (2019) identifies certain residential pockets as having particularly intact neighbourhood character which is worthy of protection (areas of special character). These areas are recommended as <u>Limited Minimal</u> Change to protect the special character and shown on Figure 18.
63	Reference 4 change areas as well as the Mixed Use Zone and Comprehensive Development Zone now included on the Housing Framework Plan	<p>In order to plan for and manage future housing growth, <del>three-four</del> levels of housing change have been identified for Hobsons Bay, these include the:</p> <ol style="list-style-type: none"> <li>1. <u>Limited-Minimal</u> Change Area (2 storey building height)</li> <li>2. <u>Moderate-Incremental</u> Change Area (2 storey building height)</li> <li><del>2-3.</del> <u>Moderate</u> Change Area (3 storey building height)</li> <li><del>3-4.</del> <u>Substantial</u> Change Area (3+ building height)</li> </ol> <p>A description of the housing change areas is provided in Figure 28.</p> <p><b>New Residential Zones</b></p> <p>The <u>alignment of the</u> Housing Change Areas <del>align</del> with the three New Residential Zones <del>that were</del> introduced into the Victoria planning scheme on 1 July 2013 and further reformed in April 2017 <u>are shown in Figure 28</u>. The three residential zones are the:</p> <ul style="list-style-type: none"> <li>▪ Neighbourhood Residential Zone (NRZ)</li> <li>▪ General Residential Zone (GRZ)</li> <li>▪ Residential Growth Zone (RGZ)</li> </ul> <p><u>Figure 28 also shows the alignment of the Housing Change Areas with the Mixed Use Zone (a residential zone) and the Comprehensive Development Zone (Precinct 15 and The Range Estate, Williamstown), as future housing growth is encouraged on these sites.</u></p>

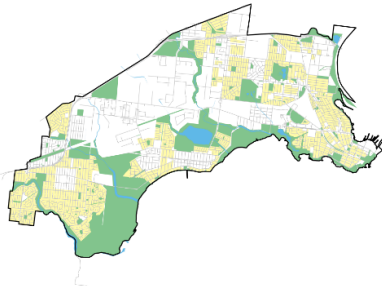
63	Replace figure 28 to show alignment of 4 Change Areas with zones	<table border="1"> <thead> <tr> <th></th> <th>MINIMAL CHANGE AREA 2 storey building height</th> <th>INCREMENTAL CHANGE AREA 2 storey building height</th> <th>MODERATE CHANGE AREA 3 storey building height</th> <th colspan="4">SUBSTANTIAL CHANGE AREA 3+ storey building height</th> </tr> </thead> <tbody> <tr> <td>Change area definition</td> <td>Areas that should be protected because of their special heritage or environmental characteristics. This could include natural hazards or due to their location within close proximity to industrial areas, and housing growth may be limited.</td> <td>Housing growth within these areas occurs within the context of existing or preferred neighbourhood character. 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69	Change Newport East map to reflect 4 Change Areas	Change Limited to Minimal Change legend to correspond with “new” change areas, no reference to zones other than Commercial. This goes for all the map changes listed below.																																								
73	Change Newport West map to reflect 4 Change Areas	Change Limited to Minimal: <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <i>Limited change in areas impacted by the Major Hazard Facility buffer</i> </div> Change Limited to Incremental everywhere else																																								
77	Change Spotswood – South Kingsville map to reflect 4 Change Areas	Change reference from Limited to Minimum. Delete this reference: <i>Limited change in areas further from the train station and services and within proximity to the freeway</i>																																								

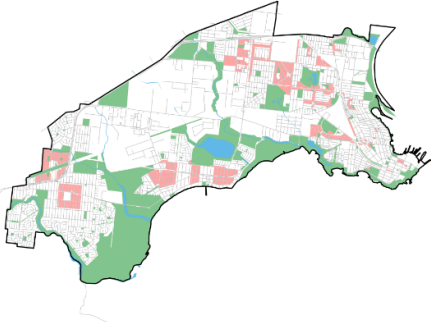
81	Change Williamstown map to reflect 4 Change Areas	Change references from Limited to Minimum, and Moderate Change (P20) to Substantial)
85	Change Williamstown North map to reflect 4 Change Areas	Change references from Limited to Incremental
91	Change Altona-Seaholme map to reflect 4 Change Areas	Change references from Limited to Incremental
95	Change Altona North map to reflect 4 Change Areas	<p>Change Limited to Minimal here, and delete top arrow</p>  <p>Change references from Limited to Incremental everywhere else</p>
99	Change Brooklyn map to reflect 4 Change Areas	Change references from Limited to Incremental
104	Change Altona Meadows map to reflect 4 Change Areas	Change references from Limited to Incremental
108	Change Laverton map to reflect 4 Change Areas	Change referenced from Limited to Incremental
112	Change Seabrook map to reflect 4 Change Areas	Change reference from Limited to Incremental
113	Delete reference implying direct link between the New Residential Zones and Change Areas	Figure 29 shows the breakdown of the three New Residential Zones ( <b>Housing Change Areas</b> ) based on the proposed boundaries shown in the Housing Framework Plan.
114	Replace adopted Housing Framework Plan with updated version.	

Housing Strategy Volume 3

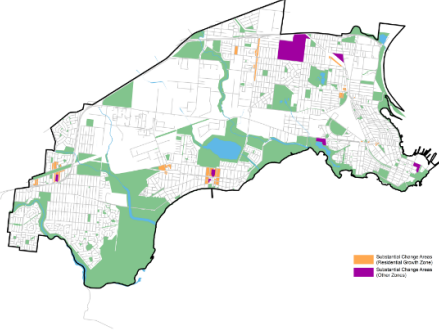
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4	Reference 4 change areas	It is important that this new housing growth is directed to areas suited to accommodate change and increased densities. This is why <del>three</del> <b>four</b> levels of housing change have been identified to appropriately identify where <del>limited</del> <b>minimal, incremental,</b> moderate and substantial change can be accommodated across the suburbs—these housing change areas have been identified in the Housing Framework Plan. ¶																																			
8	Change index reference to figures to include all change areas, and remove link to zoning	Figure 28: Proposed <del>Limited-Minimal-and-Incremental</del> Change Areas ( <del>Neighbourhood Residential Zone</del> ) ..... 57 ¶ Figure 29: Proposed <del>Moderate-Incremental</del> Change Areas ( <del>General Residential Zone</del> ) ..... 59 ¶ Figure 30: Proposed <del>Substantial-Moderate</del> Change Areas ( <del>Residential Growth Zone</del> ) ..... <b>Error! Bookmark not defined.</b> ¶ Figure 31: Hobsons Bay Affordable Housing definition ..... 70 ¶																																			
51	Reference 4 change areas	In order to accommodate additional new housing and to achieve housing diversity that better matches residents' needs, <del>three</del> <b>four</b> Housing Change Areas have been identified for Hobsons Bay (see Table 7): ¶  ▪ → <b>Limited-Minimal</b> Change Area ¶ ▪ → <b>Incremental</b> Change Area ¶ ▪ → <b>Moderate</b> Change Area ¶ ▪ → <b>Substantial</b> Change Area ¶																																			
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Zone purpose	Clause 32.06: • To recognise areas of predominantly single and double storey residential development. • To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.	Clause 32.07: • To encourage development that respects the neighbourhood character of the area. • To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.	Clause 32.08: • To encourage development that respects the neighbourhood character of the area. • To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.	Clause 32.07: • To provide housing of increased densities in buildings up to and including four storey buildings. • To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres. • To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.	Clause 32.04: • To provide for a range of residential, commercial, industrial and other uses which complement the mixed use function of the locality. • To provide for housing of higher densities. • To encourage development that provides a transition between the existing or preferred or preferred character of the area.	Clause 37.02: Schedule 1 (The Range Estate, Willstonsville) • To provide for the comprehensive planned development of the land in a way that integrates residential, recreational and limited commercial land uses... • To provide for a diverse range of dwellings and medium density housing types and permanent and temporary accommodation uses.  Schedule 2 (Precinct 15) • To facilitate the orderly development and integration of residential, commercial, retail and a mix of other uses.																															

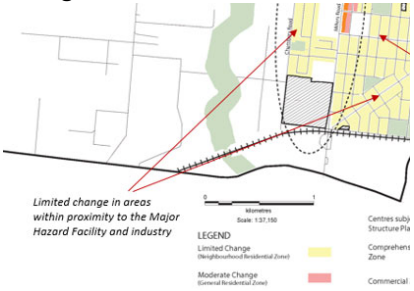
54	Refer to 4 change areas and add text explaining Incremental Change	<p>The <b>Limited-Minimal-Change-Areas</b> have been applied to areas with the least potential to accommodate housing growth or where growth is not encouraged, whilst the <b>Substantial-Change-Areas</b> show where higher levels of housing growth are supported.</p> <p>The <b>Incremental-Change-Areas</b> are where housing growth occurs within the context of existing or preferred neighbourhood character. There is capacity for housing growth and more diverse types of housing, but new development should respect existing valued neighbourhood character attributes. The <b>Moderate-Change-Areas</b> strike a balance between allowing increased housing densities whilst also respecting neighbourhood character.</p>
55	Correct Change Area references	<ul style="list-style-type: none"> <li>→ other infill development (from areas outside of SRA and activity centres) could potentially deliver around 6,466 new homes— estimates suggest that there is still a lot of suburban infill development that can occur within the <b>Limited-Minimal</b>, <b>Incremental</b> and <b>Moderate-Change-Areas</b> in Hobsons Bay</li> </ul>
56	Update Housing Framework Plan	<p>Replace with updated Housing Framework Plan</p> 

57	<p>Add text explaining Minimal and Incremental Change</p> <p>No longer direct link between Change Area and Zone. Add “mostly” to indicate this.</p>	<p>2.4 → <del>Limited-Minimal-and-Incremental</del> Change Areas¶</p> <p><del>Limited-Minimal-Change-Areas-should-be-protected-because-of-their-special-heritage-or-environmental-characteristics.-This-could-include-natural-hazards-or-due-to-their-location-within-close-proximity-to-industrial-areas,-and-housing-growth-may-be-limited.-Incremental-Change-Areas-is-where-housing-growth-within-these-areas-occurs-within-the-context-of-existing-or-preferred-neighbourhood-character.-The-existing-neighbourhood-character-will-evolve-and-change-over-time-with-reference-to-the-key-identified-neighbourhood-attributes,-are-recommended-for-areas-where-housing-growth-and-densities-should-be-limited.-These-may-be-in-locations-where-there-is-a-strong-heritage-and/or-neighbourhood-character-which-needs-protecting,-or-where-increased-growth-is-not-desirable-because-they-are-located-away-from-services-and-facilities-or-within-close-proximity-to-industrial-uses.¶</del></p> <p><del>How-will-the-Limited-Minimal-and-Incremental-Change-Area-be-applied?¶</del></p> <p>The-Neighbourhood-Residential-Zone-(NRZ)-will-mostly-be-applied-to-the-areas-identified-for-<del>limited-minimal-and-incremental</del> change.¶</p> <p><del>What-type-of-housing-can-be-expected-in-the-Limited-Minimal-and-Incremental-Change-Area?¶</del></p>
58	Amend Change Area reference and map	<p>Change Figure 28 title to Proposed Minimal and Incremental Change Area and change map</p> 

59	No longer direct link between Change Area and Zone.	<p><b>2.5 → Moderate-Change-Areas¶</b></p> <p><del>Moderate-Change-Areas-are-recommended-for-areas-where-housing-will-evolve-up-to-three-storeys-modest-growth-of-additional-housing-types-can-be-accommodated-whilest-respecting-neighbourhood-character-These-include-locations-close-to-key-activity-centres-and-where-there-are-opportunities-for-increased-residential-development-and-housing-diversity-¶</del></p> <p><b>How-will-the-Moderate-Change-Area-be-applied?¶</b></p> <p>The-<b>General-Residential-Zone-(GRZ)</b>-will-<u>mostly</u>-be-applied-to-the-areas-identified-for-moderate-change.¶</p>
60	Update map and change title	<p>Replace with updated map and delete reference to General Residential Zone in title</p> 
61	No longer direct link between Change Area and Zone.	<p>The-<b>Residential-Growth-Zone-(RGZ)</b>-will-<u>mostly</u>-be-applied-to-the-areas-identified-for-substantial-change.¶</p>
62	Replace with updated map	<p>Replace with updated Substantial change map and delete reference to Substantial Change (other zones) from legend</p>



			
90	Change reference to Limited Change	<ul style="list-style-type: none"> <li>→ ensure substantial heritage precincts and those areas recommended for the application of the NCO be included as <del>Limited</del> <b>Minimal</b> Change Areas in the Housing Framework Plan</li> </ul>	
115	Change Newport East map to reflect 4 Change Areas	Change Limited to Minimal Change legend to correspond with “new” change areas, no reference to zones other than Commercial. This goes for all the map changes listed below.	
117	Change Newport West map to reflect 4 Change Areas	Change Limited to Minimal: <div style="border: 1px solid blue; padding: 5px; margin: 5px 0;"> <i>Limited change in areas impacted by the Major Hazard Facility buffer</i> </div> Change Limited to Incremental everywhere else	
119	Change Spotswood – South Kingsville map to reflect 4 Change Areas	Change reference from Limited to Minimum. Delete this reference: <i>Limited change in areas further from the train station and services and within proximity to the freeway</i>	
121	Change Williamstown map to reflect 4 Change Areas	Change references from Limited to Minimum, and Moderate Change (P20) to Substantial)	

	123 Change Williamstown North map to reflect 4 Change Areas	Change references from Limited to Incremental
	126 Change Altona-Seaholme map to reflect 4 Change Areas	Change references from Limited to Incremental
	128 Change Altona North map to reflect 4 Change Areas	<p>Change Limited to Minimal here, and delete top arrow</p>  <p>Change references from Limited to Incremental everywhere else</p>
	130 Change Brooklyn map to reflect 4 Change Areas	Change references from Limited to Incremental
	133 Change Altona Meadows map to reflect 4 Change Areas	Change references from Limited to Incremental
	135 Change Laverton map to reflect 4 Change Areas	Change referenced from Limited to Incremental
	137 Change Seabrook map to reflect 4 Change Areas	Change reference from Limited to Incremental