

**21.07 HOUSING**03/12/2015  
C102(Part 1)**Overview**

Residential areas provide a distinctive neighbourhood focus and a coherent sense of community and association. Their separation by natural conservation areas reinforces the sense of neighbourhood and unique village feel.

Residential areas will provide a choice of housing types to meet the needs of the diverse households in the municipality. They will contribute to housing affordability and sustainability and energy efficiency through urban consolidation, building design and public transport use.

**Objective 1**

To encourage and facilitate the provision of a range of dwelling types to suit the varying needs of the community in a high quality living environment.

**Strategies**

- Provide a mix of housing types that better reflects the cross section of household sizes and the provision of housing for people with particular needs.
- Encourage subdivision that provides a range of lot sizes to cater for a diversity of housing stock and a better matching of house size and type with varying community needs.
- Support medium density residential development where it can be accommodated within the capacity of existing infrastructure.
- Support medium density residential development where the character and amenity of the neighbourhood is not prejudiced.
- Encourage higher density residential development in activity centres where it can be accommodated within the capacity of existing infrastructure.
- Support higher density residential development in appropriate locations where there is access to safe, efficient and reliable public transport.
- Encourage higher density residential development within activity centres in a manner that does not detract from the concentration and viability of retail and commercial activity in the centres.
- Encourage shop top housing in neighbourhood activity centres.
- Provide housing to meet the needs of current and future residents within their local areas by encouraging the incorporation of universal design principles.
- Discourage non-residential land uses in or close to residential areas unless, the levels of activity and the traffic they generate, the times of operation and the amount of car parking provided are compatible with the protection and enhancement of the amenity of the residential area.

**Implementation**

These objectives and strategies will be implemented by:

**Policy Guidance (criteria for the exercise of discretion)**

- Use local policy at Clause 22.01 when considering to use or develop heritage places to enhance the heritage character and amenity of the city by contributing to the unique identity of each household.
- Use local policy at Clause 22.04 to ensure site responsive and well designed residential development that enhances and protects the strong neighbourhood character of the residential area of Altona Meadows bounded by Central Avenue, and Queen Street to the north, Victoria Street to the east, South Avenue Merton Street and the southern boundary of properties abutting Spicer Boulevard/May Avenue to the south, and Henry Drive and Skehan Boulevard to the west.
- Use local policies at Clause 22.07 – Clause 22.10 to retain and enhance identified elements that contribute to the character of Hobsons Bay and ensure that new development responds appropriately to the character of the precinct in which it is located.
- Use local policy at Clause 22.11 to ensure that signs respond to the character and amenity of sensitive areas and do not detract from the character of a locality, building or site.

#### **Application of zones and overlays**

- Apply the appropriate residential zone in established residential areas to protect and enhance existing neighbourhood character.
- Apply the Mixed Use Zone in the Altona Beach activity centres to facilitate a range of residential, commercial, office limited industrial and other uses which complement the mixed-use function of the locality.
- Apply the Environmental Audit Overlay to contaminated sites.
- Apply the Land Subject to Inundation Overlay and the Special Building Overlay to land identified as being flood prone.

#### **Further Strategic Work**

- Undertake a Hobsons Bay Housing Strategy to guide future residential development.

#### **Reference documents**

Hobsons Bay Neighbourhood Character Study, December 2002, including Neighbourhood Character Precinct Brochures

Hobsons Bay Landscape Design Guidelines 1999

Hobsons Bay Advertising Signs Guidelines 1999

Hobsons Bay Industrial Land Management Strategy 2008

Health and Wellbeing Plan. Hobsons Bay Municipal Public Health Plan 2007-2011

Ageing Well Strategy 2007-2017

Disability Action Plan 2008-2012