HOUSING FRAMEWORK PLAN
- CENTRAL PRECINCT
Altona - Seaholme

Overview

Altona and Seaholme are beachside suburbs located approx. 13 km from the CBD. The suburbs are surrounded by industry to the north and significant conservation/open space areas. The main commercial area is at Pier Street identified as a Major Activity Centre in Plan Melbourne.

There are three train stations located on the Werribee to City line and a bus service.

The proximity to the CBD, beach/coast, larger lot sizes, ageing dwelling stock and land zoned for higher density mixed use (Mixed Use Zone) in Altona has attracted medium and higher density infill development in recent years.

Population

The population of Altona-Seaholme is expected to increase from 13,277 in 2016 to 15,031 in 2036.

It is estimated that an additional 88 new residents per annum will need to be accommodated in this suburb until 2036.

Household types

In 2016, lone person households were the dominant household type.

By 2036, the most common household type is expected to be couples without dependents & lone person households.

Dwelling types (2016)

- Separate house: 37%
- Medium density: 59%
- High density: 4%

Population:

- 2036: +15,031
- Total: +112,642

Population growth:

- 2016-36: +19,252

Housing growth:

- 2016-36: +8,849

New dwellings per year:

- 2016-36: +443

Residential development

The expected dwelling demand to 2036 is 43 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 92 new homes per annum.
How are we going to plan for future housing?

Altona – Seaholme

Limited change in areas within proximity to industry and with consideration of existing neighbourhood character

Limited change in areas located further from services and with consideration of existing neighbourhood character

Substantial change around Pier Street Activity Centre – transition from Mixed Use Zone

Limited change in areas located further from services and with consideration of existing neighbourhood character

Limited change located along the foreshore due to the Two Storey Height Limit (DD04) and foreshore flooding

Moderate change is proposed for the majority of the suburb where there is good access to train station, services and where there is already evidence of medium density housing occurring

LEGEND

- Limited Change (Neighbourhood Residential Zone)
- Moderate Change (General Residential Zone)
- Substantial Change (Residential/Commercial Zone)
- Mixed Use Zone
- Commercial Zone
- Public Park and Recreation Zone
- Public Conservation and Resource Zone
- Rail Line and Train Station
Altona North

Overview

Altona North is located approximately 11km from the CBD and is Hobsons Bay’s second largest suburb. The predominant land uses are residential, industrial and commercial. However, there has been a loss of industrial uses over recent years.

The main commercial area runs along Millers Road and includes Altona Gate shopping centre (Major Activity Centre). The suburb is not serviced by a train but does have a SmartBus service.

Altona North has very little open space and will see significant pressure from further infill development over the coming years.

The majority of new housing growth is expected to come from the large strategic redevelopment area on Blackshaws Road (Precinct 15), with the potential for 3,000 new homes and a new commercial area (activity centre).

What do we need to plan for?

Population

The population of Altona North is expected to experience a significant increase from 12,916 in 2016 to 20,926 in 2036.

It is estimated that an additional 400 new residents per annum will need to be accommodated in this suburb until 2036.

Household types

In 2016, couples with dependents were the most common household type.

By 2036, couples with dependents continue to be the most common household type.

Dwelling types (2016)

- Separate house: 7.1%
- Medium density: 23.9%
- High density: 69%

Residential development

The expected dwelling demand to 2036 is 144 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 54 new homes per annum.
Altona North

How are we going to plan for future housing?

The former school site has already been rezoned to residential growth.

Strategic Redevelopment Area (Precinct 15) estimated to provide 3,000 new homes.

Allow for higher density housing (apartment style developments) along Millers Road (connecting the activity centres).

Allow moderate change in areas located around existing activity centres. Also along Blackshaw's Road connecting to the future new residential development (Precinct 15).

Limited change in areas located further away from services and/or have strong neighbourhood character.
Brooklyn

Overview
Brooklyn is Hobsons Bay’s smallest suburb and is located in the most northern part of the municipality. The suburb is impacted by the industrial uses to the north which has adverse amenity impacts (dust and odour issues) on residents.

The original housing was developed in the 1950s and 1960s but has been undergoing a lot of infill development recently with the replacement of low density dwellings with medium density dwellings.

There are no activity centres in Brooklyn, just a small local shopping strip at the northern end of Millers Road and a micro centre at Lamos Avenue/Millers Road. A bus service operates along Millers Road and Geelong Road.

What do we need to plan for?

Population
The population of Brooklyn is expected to experience a slight increase from 1,945 in 2016 to 2,179 in 2036.

It is estimated that an additional 12 new residents per annum will need to be accommodated in this suburb until 2036.

Population growth:
(2016-36)
0 +2,179
Hobsons Bay Total

Housing growth:
(2016-36)
0 +234
Hobsons Bay Total

New dwellings per year:
(2016-36)
0 +140
Hobsons Bay Total

Residential development
The expected dwelling demand to 2036 is 7 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 17 new homes per annum.
Limit housing change across the whole suburb due to amenity issues and proximity to services.