POLICY TWO: HOUSING LOCATION AND HOUSING TYPE
POLICY TWO: HOUSING LOCATION AND HOUSING TYPE

The location and type of new housing are important considerations in planning for housing as they shape how a suburb functions and the choice of housing available to residents.

Determining where additional housing can go and the type of housing change required, ensures we are putting the right homes in the right places. A Housing Framework Plan has been prepared to guide and manage future housing in Hobsons Bay.

POLICY AREAS:

2.1Preferred locations for future housing

2.2Preferred types of housing change

2.1 Preferred locations for future housing

Housing location is one of the most important considerations when planning for future housing as it influences a number of land use, social, environmental and economic factors. These include: the provision of transport services and community infrastructure, residential amenity, access to open space and to retail and employment. The location of housing also contributes to community wellbeing and social cohesion.

Not all areas of Hobsons Bay are suitable to accommodate increased housing growth. Some areas have better access to train stations, shops and services, whereas other areas are located further away from public transport and services or are close to industrial areas with poor amenity.

POLICY TWO: HOUSING LOCATION AND HOUSING TYPE

To direct housing growth to identified Strategic Redevelopment Areas and activity centre catchments supported by public transport and community services, and ensure a diverse range of houses at appropriate locations and densities are provided across the municipality, to meet the needs of current and future residents in Hobsons Bay throughout their life stages.

KEY CHALLENGES:

- managing an increasing demand for medium and high density housing
- directing housing growth to locations with access to public transport infrastructure and community services to support urban consolidation principles
- increasing housing diversity to ensure there is a mix of housing types to meet residents’ needs
- ensuring that housing enables residents to age in place
Identifying preferred locations for additional housing provides the opportunity to better align housing growth in Hobsons Bay in more appropriate areas. This will support a shift in the trend of new medium and high density infill development occurring ad hoc across the municipality.

State planning policy is to encourage infill residential development in areas located within or close to activity centres and at sites that offer good access to transport and services.

However, a balanced approach is required to ensure that other factors are also considered when determining the preferred locations for future housing, for example, whether there is strong heritage or neighbourhood character values in an area or other constraints such as being located in proximity to a Major Hazard Facility.

Four key criteria have been used to help determine the location and type of future housing in Hobsons Bay (see Figure 24). Consideration of this criteria has been applied in a balanced manner to ensure we are putting the right homes in the right places.

**Figure 24: Criteria for guiding housing location and change**

[Diagram showing criteria]

This criteria has been assessed in more detail in the Housing Framework Plan and Housing Capacity Assessment (Volume Two) along with an understanding of the estimated housing demand based on Hobsons Bay’s growing and changing population.

**Opportunities for new housing**

Hobsons Bay is an established municipality with no greenfield (undeveloped) sites, new housing therefore has to be absorbed into existing suburbs. There are, however, significant ex-industrial brownfield sites (Strategic Redevelopment Areas) that have been identified for potential residential use in the central and eastern areas of the municipality.

Over the past decade, the majority of new dwellings in Hobsons Bay have come from infill development rather than large redevelopment sites. There are key SRAs that are expected to accommodate a significant proportion of new housing supply (e.g. in Altona North and South Kingsville). Some of these redevelopment areas are not ideally located to existing services. In these instances, it is important that the necessary community infrastructure and services are provided to support a new residential population community.

The housing capacity assessment identifies four opportunities for accommodating increased housing growth in the municipality:

**Figure 25: Opportunities for new housing**

- i Strategic Redevelopment Areas & Sites
- ii Activity Centre Catchments
- iii Other Infill Development
- iv Commercial Areas (Shop top housing in C12)
2.2 Preferred types of housing change

The level of housing change will not be uniform for all areas across Hobsons Bay. Some areas are better placed to accommodate more diverse housing types whilst others are more suited to limited change in the housing stock.

In order to accommodate additional new housing and to achieve housing diversity that better matches residents' needs, three Housing Change Areas have been identified for Hobsons Bay (see Table 7):

- Limited Change Area
- Moderate Change Area
- Substantial Change Area

New Residential Zones

There is a suite of residential zones and planning tools available to help achieve the preferred level of change required to meet housing needs. The three residential zones (New Residential Zones) include:

- Neighbourhood Residential Zone (NRZ)
- General Residential Zone (GRZ)
- Residential Growth Zone (RGZ)

The New Residential Zones were introduced by the Victorian Government to provide more certainty to the community and developers about the type of development that can be expected in an area. The proposed translation of the housing change areas to the New Residential Zones are outlined in Table 7.

The New Residential Zones have different purposes and requirements which impact on built form, this is identified further in Sections 2.4 to 2.6.

The Housing Change Areas have been applied in a balanced way across the suburbs to ensure a diversity of housing stock can be achieved, whilst factoring in any constraints and meeting Hobsons Bay's housing needs.

The application of the Housing Change Areas are shown in the Housing Framework Plan in Figure 27.

Table 7: Housing Change Areas and the New Residential Zones

<table>
<thead>
<tr>
<th></th>
<th>LIMITED CHANGE AREA</th>
<th>MODERATE CHANGE AREA</th>
<th>SUBSTANTIAL CHANGE AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Example Housing Types</td>
<td>Areas where housing growth and densities should be limited. This could be where there is strong heritage and/or neighbourhood character which needs protecting, or in locations where increased growth is not desirable because they are located away from services and facilities, or within close proximity to industrial areas.</td>
<td>Areas where modest growth of additional housing types can be accommodated whilst respecting neighbourhood character. These include locations close to key activity centres and where there are opportunities for increased residential development and housing diversity.</td>
<td>Areas where future housing growth and increased densities should be encouraged, such as Strategic Redevelopment Areas and areas with good access to a train station and activity centre.</td>
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<tr>
<td>Overview</td>
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<tr>
<td>Neighbourhood Residential Zone (NRZ)</td>
<td>Clause 32.09: • 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.</td>
<td>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.</td>
<td>Clause 32.07: • To provide housing at 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.</td>
</tr>
</tbody>
</table>

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Achieving housing diversity

The three Housing Change Areas/New Residential Zones allow a mix of different housing types to be achieved through a range of densities.

A range of housing options are required to cater for the needs of a diverse and changing resident base in Hobsons Bay.

Housing diversity in our suburbs is important as it helps respond to the changing needs of the community throughout different life stages and helps support ageing in place. Housing diversity also impacts on housing affordability. An area with a mix of housing types also provides a mix of housing at different price points.

Housing diversity is changing in Hobsons Bay, particularly with the increase of medium density development occurring across the suburbs. The increase in density is also coupled with an increase in the number of bedrooms per dwelling.

Whilst there is an expectation and pressure on established neighbourhoods to accommodate higher density infill development, there is also the need to protect against the loss of family sized homes with good sized gardens, particularly in suburbs which are forecast to experience a growth in family households.

Diversity is ensuring there is a good mix of all housing types.

Whilst Council can use the New Residential Zones to assist with delivering housing diversity, there is currently no ability to specify diversity in terms of the number of bedrooms.

Supporting ageing in place

Planning for a diversity of housing types in areas with good access to transport (e.g. around train stations/bus services) and within walking distance to shops/community services is important to support an ageing friendly community.

Housing which enables residents to age in place will support an ageing population. This can be achieved through providing:

- housing types which match the preferences of older people e.g. single level living, smaller homes (for lower maintenance) with good access to transport and community services
- housing diversity which enables opportunities for older residents to downsize within their community
- housing which incorporates accessible/universal design (see Section 4.2)

Consultation on housing needs for the Housing Strategy identified that there is an unmet demand for these housing types in Hobsons Bay.

Managing the impacts of housing change in our suburbs

All suburbs experience change over time. Changes in housing development can be a contentious issue within communities with concern about the impact on character within streetscapes and the pressure on existing services and facilities.

Council cannot prevent change from occurring but can guide the preferred level of housing change and plan for an increasing number of residents.

Community concerns around the impact of new housing in their suburbs have been considered and factored into the decision-making process when determining where future housing can be accommodated.

The Hobsons Bay Neighbourhood Character Study along with the Schedules to the New Residential Zones have an important role in protecting neighbourhood character and in shaping the preferred built form outcomes for new residential development across the suburbs.

Further guidance on managing residential built form is provided in Policy Four: Housing design, functionality and sustainability.
2.3 Housing Framework Plan

A Housing Framework Plan has been prepared which identifies the location for future housing growth and the level of change that is appropriate (see Figure 27).

The Housing Framework Plan is one of the key outputs of the Housing Strategy as it determines how housing growth and change will be managed in Hobsons Bay over the next 20 years.

Directing housing growth to key activity centres and train stations is the overarching principle guiding the application of the Housing Change Areas. The preference for future housing is to concentrate new development in areas closest to activity centres to make better use of existing community infrastructure and services.

The Limited Change Areas have been applied to areas with the least potential to accommodate housing growth or where growth is not encouraged, whilst the Substantial Change Areas show where higher levels of housing growth are supported.

The Moderate Change Areas strike a balance between allowing increased housing densities whilst also respecting neighbourhood character.

There are some activity centres identified on the Housing Framework Plan as being subject to the preparation of a structure plan or urban design framework, which may further inform the application of the New Residential Zones in these locations. These include:

- Altona North (Millers Road)
- Newport
- Spotswood (being drafted)
- Williamstown North/Williamstown

Potential capacity for new housing

Based on the Housing Framework Plan provided in Figure 27, the housing capacity assessment conservatively estimates a total of 16,281 new dwelling opportunities (37 years of supply) based on estimated housing demand of 443 new dwellings per annum to 2036 in the municipality (refer Figure 26).

Figure 26: Estimated dwelling supply

The housing capacity assessment conservatively estimates that:

- over a quarter of the potential supply is from known large strategic redevelopment areas and other key sites.

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15 of Hobsons Bay’s activity centres are expected to provide around one third of the total new housing supply.

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 Limited and Moderate Change Areas in Hobsons Bay.

There are further opportunities to increase dwelling supply within activity centres in the Commercial 1 Zone in the form of shop top housing (would need to be investigated as part of a more detailed study e.g. a Structure Plan).

2.3.1 How will the Housing Framework Plan be implemented?

The Housing Framework Plan will be used to apply the three New Residential Zones in Hobsons Bay and will be included in the local planning scheme.

A more detailed overview of the recommended level of housing change for each suburb is provided in Appendix B.

Recommendation

It is recommended that Council directs future housing growth and densities in accordance with the preferred locations and housing change areas identified in the Housing Framework Plan and in accordance with the Neighbourhood Character Study guidelines.