HOUSING FRAMEWORK PLAN
- EASTERN PRECINCT
Newport East

Overview

Newport East is predominantly a residential area with the eastern boundary adjacent to the Yarra River. There are industrial uses to the north and east of the suburb.

The housing is low-scale detached housing with the exception of a pocket of medium density housing west of Melbourne Road (Williamstown Junction). There is strong neighbourhood character in the area and a Heritage Overlay applies to all land on the east side of Melbourne Road, there has been little change in residential infill development due to heritage constraints and smaller lot sizes.

The closest activity centre is at Newport Junction which also has train and bus interchanges and a commercial shopping strip on Melbourne Road.

What do we need to plan for?

Population

The population of Newport East is expected to experience minimal change from 4,608 in 2016 to 4,618 in 2036.

It is estimated that around an additional 1 new residents per annum will need to be accommodated in this suburb until 2036.

Population growth:

- (2016-36)
- +112,642
- +35,252

Household types

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

By 2036, couple families with dependents is expected to decline and couples without dependents will be the most common household.

Dwelling types (2016)

- Separate house: 77%
- Medium density: 23%

Residential development

The expected dwelling demand to 2036 is 5 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 3 new homes per annum.
Newport East

How are we going to plan for future housing?

- **Limited change for areas within the Major Hazard Facility Buffer**
- **Limit future housing change to the majority of this suburb due to strong heritage and neighbourhood character values**
- **Allow moderate change close to the commercial areas within the Newport activity centre**
- **Existing medium density development (The Junction)**
- **Paine Street – new townhouse development**

**LEGEND**
- Limited Change
- Moderate Change
- Substantial Change
- Area subject to future Commercial Zoning
- Centres subject to future Structure Plan
- Commercial Zone
- Public Park and Recreation Zone
- Public Conservation and Resource Zone
- Rail Line and Train Station
Newport West

Overview
Newport West has a mix of housing styles from original weatherboards to new townhouses. Some areas in the east and south of the suburb are protected by a Heritage Overlay.

The suburb has a train station, bus interchange, areas of open space and relatively easy access to the CBD. The housing stock has been undergoing change over recent years with the replacement of original detached houses with medium density infill development.

There is a small portion of higher density housing (four storey apartment block) located within the Newport Activity Centre.

What do we need to plan for?

Population
The population of Newport West is expected to experience an increase from 8,822 in 2016 to 9,694 in 2036.

It is estimated that around an additional 44 new residents per annum will need to be accommodated in this suburb until 2036.

Household types
In 2016, the most common household types were couples with dependents and lone person households.

By 2036, it is expected that couples with dependents and lone person households will remain the most common households.

Dwelling types (2016)

<table>
<thead>
<tr>
<th>Type</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Separate house</td>
<td>33%</td>
</tr>
<tr>
<td>Medium density</td>
<td>33%</td>
</tr>
<tr>
<td>High density</td>
<td>34%</td>
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</tbody>
</table>

Population: (2036)
- 0 +9,694

Population growth: (2016-36)
- 0 +9,642

Housing growth: (2016-36)
- 0 +19,252

New dwellings per year: (2016-36)
- 0 +8,849

Residential development
The expected dwelling demand to 2036 is 25 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 41 new homes per annum.
Newport West

How are we going to plan for future housing?

- Limited change in areas impacted by the Major Hazard Facility buffer
- Substantial change to encourage higher density housing around the train station, activity centre and open space
- Limited change in areas where there is strong heritage values
- Moderate change along Mason Street
- Limit housing change in areas less well located to the train station and other services
- Encourage housing diversity around Chaffills Street activity centre

LEGEND
- Limited Change (neighbourhood renewal zone)
- Moderate Change (external residential land)
- Substantial Change (residential renewal zone)
- Centres subject to a future structure plan
- Commercial Zone
- Public Park and Recreation Zone
- Utility and other services
- Rail Line and Train Station

Scale: 1:2000

0 20 40 60 Metres
Spotswood – South Kingsville

What do we need to plan for?

Population

The population of Newport West is expected to experience a significant increase from 4,790 in 2016 to 8,841 in 2036.

It is estimated that around an additional 208 new residents per annum will need to be accommodated in this suburb until 2036.

Household types

In 2016, the dominant household type was lone person households & couple families with dependents.

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

Overview

Spotswood and South Kingsville are located approximately 7km from the CBD. Spotswood has a mixture of housing types with some pockets covered by Heritage Overlays.

There is a train station in Spotswood and a small but vibrant commercial area along Hudsons Road. Aside from the proposed high density development at McIvester Street, there is limited opportunity for infill development due to various land use constraints, including the industrial uses along the eastern boundary. The future of large vacant Mixed Use Zoned land west of Melbourne Road is currently unknown.

South Kingsville is situated in between Altona North and Spotswood. Housing was mostly built from the 1930s onwards. The suburb has been experiencing increased medium density infill development in recent years and the large strategic redevelopment areas (Precinct 15 and 10) is expected to bring significant population change.

There is a small but vibrant shopping strip along Vernon Street.

Dwelling types (2016)

New dwellings per year:

The expected dwelling demand to 2036 is 90 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 21 new homes per annum.
How are we going to plan for future housing?

- Limited change in areas further from the train station and services and within proximity to the freeway.
- Moderate change along Melbourne Road & Nicholas Road near the train station and activity centre.
- Limited change to majority of this area – significant new housing opportunities available on the major Strategic Redevelopment Areas.
- Moderate change in areas adjacent to Strategic Redevelopment Areas.
- Strategic Redevelopment Area (Precinct 16) Proposed zoning implements Planning Permit PA1730660
- Limited change in areas surrounded by industry.
Williamstown

What do we need to plan for?

Overview

Williamstown is an historic suburb and the site of the first permanent settlement in the Port Phillip district in the 1830s. Williamstown has the most diversity of all the suburbs in Hobsons Bay with a mix of housing density and types from different eras, some with important heritage significance and a Heritage Overlay applies to the whole suburb.

Williamstown is relatively well serviced by two train stations and buses. It has a beach, is within close proximity to the CBD and a Major Activity Centre (Douglas Parade/Ferguson Street shopping strip and Nelson Place tourist precinct).

Opportunities for future development are limited due to various land use constraints. However, there is a large Strategic Redevelopment Area at Nelson Place which is providing high density dwellings.

Population

The population of Williamstown is expected to experience an increase from 11,810 in 2016 to 13,656 in 2036.

It is estimated that around an additional 92 new residents per annum will need to be accommodated in this suburb until 2036.

Household types

In 2016, couple families with dependents & lone person households were the dominant household types.

By 2036, there is expected to be no change in the dominant household types from 2016.

Dwelling types (2016)

- Separate house: 35%
- Medium density: 5%
- High density: 60%

Population:

- 2036: +13,656
- Hobsons Bay Total: +112,642

Population growth:

- 2016-2036: +1,846
- Hobsons Bay Total: +19,252

Housing growth:

- 2016-2036: +997
- Hobsons Bay Total: +8,849

New dwellings per year:

- 2016-2036: +1445
- Hobsons Bay Total

Residential development

The expected dwelling demand to 2036 is 50 new homes per annum.

Over the period 2011-16, the dwelling rate in this suburb was 24 new homes per annum.
Williamstown

How are we going to plan for future housing?

- Moderate change along Power Street (no heritage significance)
- Substantial change at key opportunity sites
- Limited change across the majority of the suburb due to strong heritage and neighbourhood character values and smaller lot sizes in most locations
- Moderate change where there is existing medium density development
- Moderate change to continue to allow for new medium/higher density housing near the activity centre
- Moderate change where there is existing 3 storey developments
- Moderate change as part of Design and Development Overlay 11
Williamstown North

Overview

Williamstown North comprises a mix of land uses including a Comprehensive Development Zone (Stonehenge), Public Use Zones and industrial land.

There’s a mix of housing styles, the majority of housing is located at the Rifle Range housing estate developed in the 1990s.

There is a train station and a shopping centre (The Range) located on Kororoit Creek Road.

Population

The population of Williamstown North is expected to experience a slight increase from 4,591 in 2016 to 5,013 in 2036.

It is estimated that around an additional 21 new residents per annum will need to be accommodated in this suburb until 2036.

Household types

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

By 2036, there is not expected to be much change in the household types although couples with dependents are expected to decline.

Dwelling types (2016)

- Separate house: 57%
- Medium density: 41%
- High density: 2%

Population: (2036)

- Total: 11,642
- Habsons Bay Total: +5,013

Population growth: (2016-36)

- Total: 12,252
- Habsons Bay Total: +422

Housing growth: (2016-36)

- Total: 20,849
- Habsons Bay Total: +137

New dwellings per year: (2016-36)

- Total: 443
- Habsons Bay Total: +7

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 9 new homes per annum.
Williamstown North

How are we going to plan for future housing?

- Moderate change for majority of the suburb
- Limited change due to heritage in this area
- Substantial change at key opportunity sites
- Limited change for The Rifle Range estate due to distinct neighbourhood character