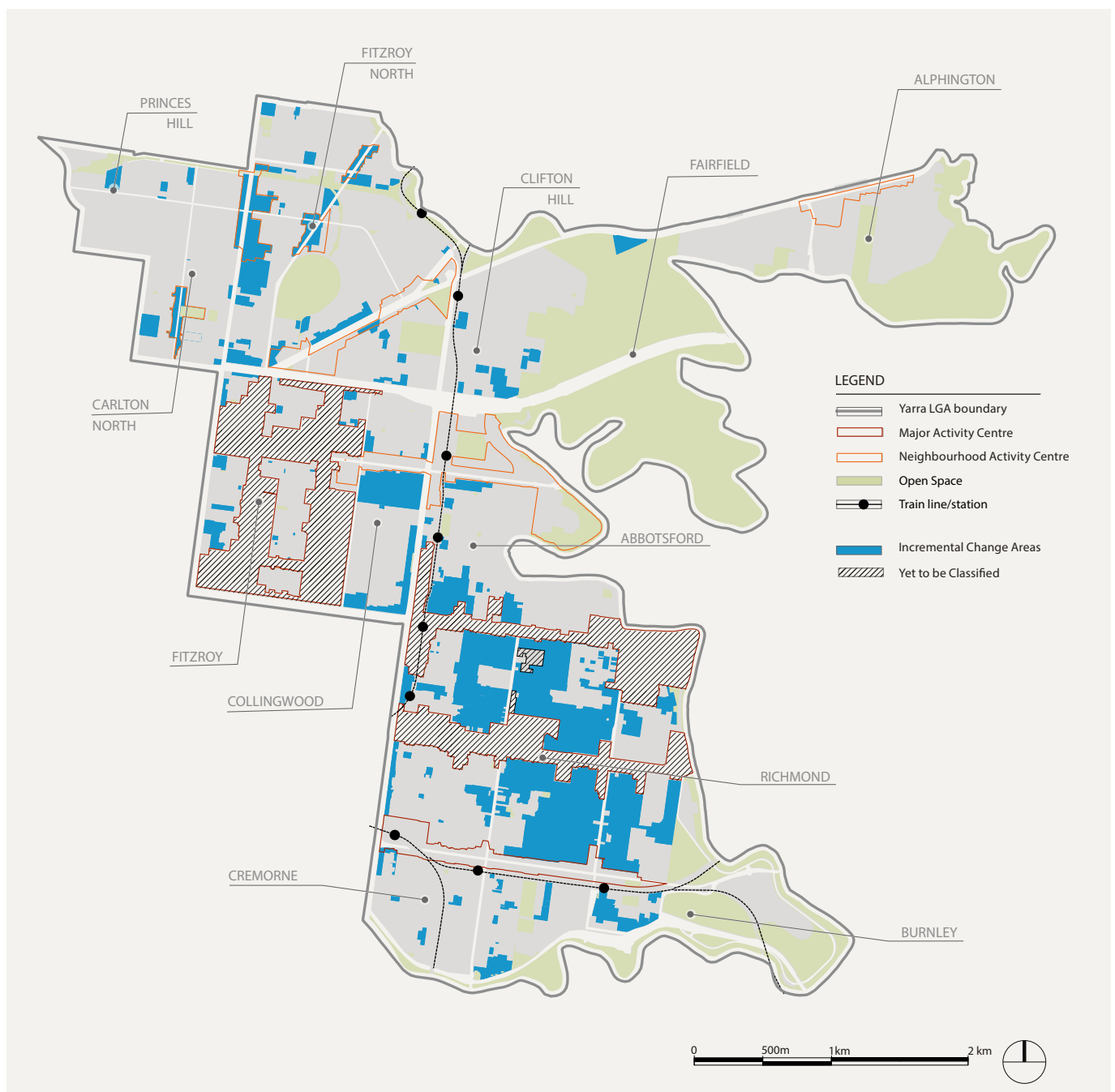
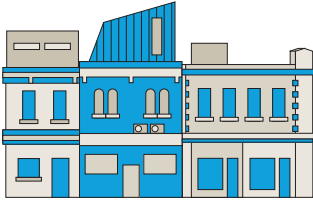


# Incremental Change Areas

ABBOTSFORD





## Incremental Change Areas

### Level of growth:

- Incremental housing growth

### Where:

- General Residential Areas
- Neighbourhood Activity Centres (General Residential Zone land) that do not have recognised heritage significance.

Development will occur in these areas incrementally, must be consistent with the scale and character of the streetscape context, and respond appropriately to sensitive residential interfaces. The Incremental Change Area designation is proposed to apply to approximately 23% of Yarra's residential land.

### What type of development is likely in Incremental Change Areas?

Future housing development will be predominantly low-rise residential development in the form of renovations and extensions to individual houses, dual occupancy development and small scale residential developments.

In Neighbourhood Activity Centres, development will be predominantly low to mid-rise infill residential development – depending on the site context. Some developments will be mixed-use to ensure the preservation of their “high street” function for retail, commercial and entertainment purposes.

The provisions of the General Residential Zone and Urban Design Policies will determine the built form outcomes on these sites.

