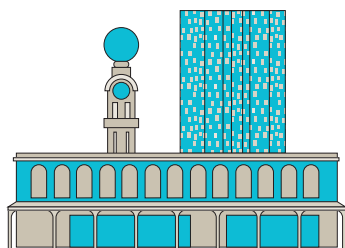


Moderate Change Areas

ABBOTSFORD





Moderate Change Areas

Level of growth:

- Moderate housing growth

Where:

- Activity centres
- Mixed use zone precincts
- Key development sites.

Moderate Change Areas are identified from the residentially zoned land at a site or precinct level, and have been identified in a detailed heritage and built form review or structure planning process as requiring a more moderate development outcome.

Typical Characteristics:

- Medium to large development sites that are in the Heritage Overlay, Significant Heritage Streetscape
- Sensitive residential interfaces or other site constraints (Lot size, access etc.) that need to moderate the development outcome
- Highly accessible to public transport, jobs and services
- Located in (or close to) activity centres

Moderate Change Areas in activity centres are often located within a significant Heritage Streetscape area which requires retention of existing building fabric and a more considered design response to ensure development is complementary to the heritage character and elements of significance.

What type of development is likely in Moderate Change Areas?

Future housing development will be predominantly medium to large, mid-rise residential developments that respond to the identified elements of heritage significance and streetscape character. In activity centres, development will predominantly deliver housing in a mixed-use capacity to ensure the preservation of their “high street” function for retail, commercial and entertainment purposes. The scale and form of development in Moderate Change Areas will be informed by Design and Development Controls prepared for each activity centre. Where no site-specific planning controls apply, the Zone provisions and Urban Design Policies will determine the built form outcomes for the sites.



FURTHER ENQUIRIES

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