

# High Change Areas

ABBOTSFORD



## FURTHER ENQUIRIES

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## High Change Areas

### Level of growth:

- Moderate housing growth

### Where:

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

High 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 suitable for accommodating substantial change.

### Typical Characteristics:

- Superior access to public transport, jobs and services
- Located in (or close to) activity centres
- Tend to be larger development sites with fewer physical development constraints
- Not covered by a Heritage Overlay or located within a significant Heritage Streetscape.

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

Future housing development will be predominantly medium to large, mid-rise residential developments that establish a new built form character for the site or precinct that is complementary to the surrounding context. These sites are not in the Heritage Overlay.

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 High 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.



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