

Glossary - Increased Housing Diversity Areas/Further Work Areas

Increased Housing Diversity Area (IHDA):

Areas where a mix of high, medium and conventional density housing will be encouraged, with the density of development being highest within the commercial core of the area and lower at the edge of the area.

IHDA boundaries have been drawn around activity centres and transport hubs. Activity centres include regional, sub-regional, community, neighbourhood and town level commercial services such as retail. Transport hubs include train stations such as South Geelong and Marshall.

IHDAs have statutory weight as areas for housing change under the Greater Geelong Planning Scheme through the incorporated document Key Development Area and Increased Housing Diversity Areas July 2009 Updated September 2013.

Walkable Catchments:

Walkable catchments have been used to determine the extent of Increased Housing Diversity Area boundaries. The walkable catchments are also known as “ped-sheds” and are based on the premise that the majority of people will walk 400m (or 5 minutes) to a community level or lower order activity centre or train station and 800m (10 minutes) to a sub-regional level activity centre.

Site Context:

This provides an overall picture of an area. It looks at such things as area size, no. of dwellings and population. It also looks at topography through the lie-of-the land, winter and summer solar orientation, and views.

Lot size:

The size of each individual lot in a study area.

Density:

Density considers the size of an area and the extent of development. In the case of the Increased Housing Diversity Areas, the IHDA studies look at the number of dwellings per hectare and lots per hectare.

Building Height:

The distance from natural ground level to the roof or parapet at any point.

Site Coverage:

The proportion of a site covered by buildings.

Storey:

That part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.

Street Setback:

The distance between the closest part of the dwelling to the street.

Public Realm:

The public realm includes all exterior places, linkages and built form elements that are physically and/or visually accessible. These elements include streets, pedestrian ways, bikeways, squares parks, and natural features.

Heritage Overlay (HO):

The heritage overlay is a planning scheme control applied to areas (or precincts), or individual buildings, land, gardens, trees, or other items that have been determined to be of cultural heritage significance. The purpose of a heritage overlay is to conserve cultural heritage values by controlling new development and works.

Design and Development Overlay (DDO):

The design and development overlay is a planning scheme control applied to areas to identify those which are affected by specific requirements relating to design and built form of new development.

Land Subject to Inundation Overlay (LSIO):

The land subject to inundation overlay identifies land affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.

Special Building Overlay (SBO):

The special building overlay identifies land in urban areas that is vulnerable to inundation by overland flows from the urban drainage system.

Increased Housing Diversity Area/Further Work Area- Opportunities plan**Development Constraints:**

Development constraints include heritage areas, land subject to inundation and land affected by overland flows from the urban drainage system.

Design Considerations:

Areas that may be located opposite or surrounded by heritage areas and established character areas. These areas will require particular attention to design and built form outcomes given their proximity to areas of constraints.

High Opportunity Areas:

Areas that generally have no known constraints that would restrict the provision of increased housing diversity.