

INCREASED HOUSING DIVERSITY AREA

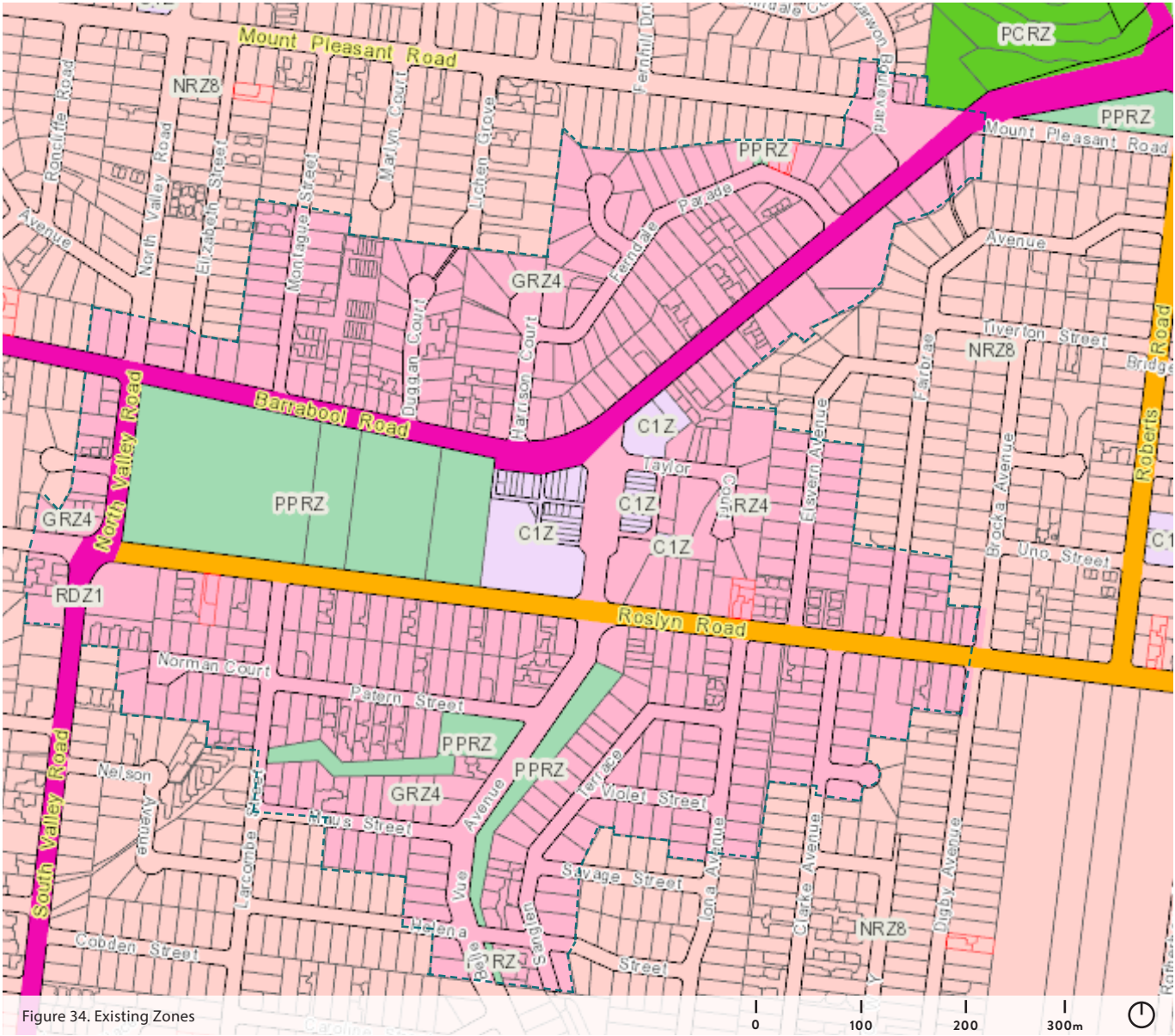
The Highton Increased Housing Diversity Area (IHDA) is located within the walkable catchment of the Highton Village activity centre. It is earmarked to accommodate residential growth and increased housing diversity including townhouses, units and other multi-dwelling developments.

The dwellings in the Highton Village IHDA represent a range of suburban styles. Currently, this area comprises of low site coverage, established gardens, low front fences and sloping topography. Mature trees are a prominent feature on the ridge line to the south of Barrabool Road.

The IHDA is within the Residential Zone 4 and is not influenced by any overlays. Clause 22.63 - Increased Housing Diversity Areas require the design of new buildings to respond to the unique attributes of the local context.

In this aspect, the current Policy and Zoning provisions are appropriate to deliver the housing diversity objectives for the area. Additional decision guidelines are pertinent to response to local topography including encouraging buildings that follow the natural slope of the land and reduce the need for site excavation or filling in order to ensure buildings do not dominate long distance views or the pedestrian experience.

- A Taylor Court - IHDA
- B Norman Court - IHDA
- C Duggan Court - IHDA



KEY

General Residential Zone 4	Road Zone Category 1
Neighbourhood Residential Zone 8	Road Zone Category 2
Commercial 1 Zone	
Public Conservation And Resource Zone	Increased Housing Diversity Area
Public Park And Recreation Zone	