

# HUME CITY COUNCIL

## DRAFT HOUSING DIVERSITY STRATEGY



### Levels of Change - High

Areas for a High Level of Change have been identified for areas that are in a very convenient walkable distance to both the local shops and a train station and may include land within activity centres and along specified main roads. It is expected that townhouses and apartment buildings will develop in these areas and make a strong contribution to the diversity of housing choice for Hume residents. This housing change will occur at an incremental rate over the next 20 or more years.

#### What is a High Level of Change?

Areas for a High Level of Change are identified where they are:

- Within good walkable access to both a train station and a higher order activity centre.
- within in a higher order activity centre.
- along main roads with good walkable access to high frequency public transport.

High Change Areas have been identified as preferred locations for the majority of new housing diversity as they have good walkable access to public transport and activity centres that means they are close to a range of jobs, services, entertainment and facilities. Some properties on main roads are also preferred for a High level of housing diversity, where these locations have good walkable access to high frequency public transport.

Some larger sites in Hume have also been identified as strategic redevelopment sites in the Draft Strategy, which have potential to provide additional housing diversity. These sites would be subject to further investigation and master planning by Council. These areas include:

- Land in the Northmeadows area in Broadmeadows (which forms part of the Greater Broadmeadows Framework Plan)
- Land at Jacksons Hill in Sunbury; and
- Land north of Johnston Street and Camp Road in Broadmeadows

#### Illustrative High Change Residential Streetscape



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#### **How much housing diversity is expected in High Change Areas?**

High Change Areas are expected to see an incremental rate of change and contribute significantly towards Council's housing diversity goals by 2040.

Some existing homes will remain, but a high number of new homes will be redeveloped over time. New development will be encouraged to include a range of one and two-bedroom homes, and some with three or more bedrooms to provide housing choice for the local community.

#### **What changes might I see in areas with a preferred High Level of Change over the next 15 – 20 years?**

It is expected that some existing houses will remain in these areas, but there will be a high number of new homes and a mix of housing types which transform the pattern and scale of development over the next 20 years.

New townhouses and apartments are anticipated to be built at an incremental rate over this time, with apartments preferred around train stations. In activity centres, it is preferred that new homes will be apartments above commercial premises. It is expected that new development will provide a range of one and two-bedroom homes for smaller households in the area along with some with three or more bedrooms homes.

The preferred height of new housing is between two and four storeys in residential areas, with potential for up to six storeys in activity centres (above shops). At an incremental level of change, these areas will have a mixed pattern and scale of development 20 years in the future.

#### **How will this affect my property?**

The current controls on your land may change to increase opportunities for development of land for more housing over the next 20 years.

You may see properties in your area selling and development occurring across one or more combined properties to create more of a mix of housing options. Design, amenity and contribution to dwelling diversity will be important considerations if you or an adjoining property owner seek to develop units, townhouses or apartments.

#### **Illustrative High Change Residential Streetscape**

