

HUME CITY COUNCIL

DRAFT HOUSING DIVERSITY STRATEGY

Levels of Change - Limited Change



Areas for a Limited Level of Change has been identified in areas that are least suitable for development due aircraft noise or a low density development pattern. Limited Change is also applied to master planned estates developed in the last 25 years which often have smaller lots and narrow, winding streets. Given these factors, new units or townhouse developments are not preferred in these areas.

What is a Limited Level of Change?

Areas for a Limited Level of Change are identified for:

- Newly master planned estates developed in the last 25 years. These areas are unlikely to change because of their small lot sizes and the recent age of housing. Narrow streets in some of these areas create local concern with on street parking availability and road safety. Limited Change minimises new development opportunities in recognition of this.
- Areas affected by the flight paths of Melbourne Airport and Melbourne Airport Environs Overlay planning controls where development of additional dwellings is restricted or limited to minimise the number of dwellings and people affected by aircraft noise.
- Areas zoned Low Density Residential Zone (LDRZ) to maintain the housing choice that homes on larger lots provide in these areas.

The Limited Change Area recognises the existing constraints on the land which limit development potential of these areas. It is therefore anticipated that these areas will experience the least amount of change to housing.

Illustrative Limited Change Streetscape



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

It is expected that most of the existing homes in these areas will remain, and large family homes with three or four bedrooms will continue to be the dominant housing type.

New units and townhouses are anticipated to be built at a slow rate over this time and will be encouraged to provide some one and two bedroom homes to enable smaller households to find appropriate housing locally.

The preferred height of new housing will continue to be one and two storeys. Given the limited rate of change, these areas are likely to appear relatively unchanged 20 years in the future.

How much housing diversity is expected in Limited Change Areas?

Limited Change Areas are expected to see a slow rate of change and make a minor contribution towards Council's housing diversity goals by 2040.

Larger, family homes will continue to be dominant. However, where new unit and townhouse developments are proposed, Council will encourage them to include one and two bedroom homes that provide housing choice for the local community.

How will this affect my property?

It is anticipated that the current controls will remain and current opportunities for development will be maintained. If you or an adjoining property wishes to develop units or townhouses on your land in the future, impacts to traffic and parking will be considered to ensure on-street parking and road safety are not adversely impacted.

Illustrative Limited Change Streetscape

