

HUME CITY COUNCIL

DRAFT HOUSING DIVERSITY STRATEGY



Levels of Change - Moderate

Areas for a Moderate Level of Change have been identified in areas that are a convenient walking distance to either local shops or public transport. It is expected that new units, townhouses and some apartment buildings will develop in these areas. Greater diversity of dwelling size is preferred in these areas with more one and two bedroom homes providing dwelling options for the local community. Housing change will occur at an incremental rate over the next 20 or more years.

What is a Moderate Level of Change?

Areas are identified for a Moderate Level of Change where:

- They are convenient walking distance to public transport and activity centres.
- Housing is generally more than 25 years old.

Areas preferred for a Moderate Level of Change have been identified as preferred locations for more housing diversity due to their good walkable access to either public transport or activity centres where there is a range of jobs, services, entertainment and facilities. Further, because the age of housing is generally more than 25 years old - particularly if the lot is larger than 500 square metres, this provides increased potential for development.

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

It is expected that new development will incrementally take the place of some existing houses over time. This would create many new housing options and a mix of housing types.

New units, townhouses and apartments are anticipated to be built at an incremental rate over this time and it is expected that they will provide a range of one and two-bedroom homes for smaller households in the area. Some new homes are also expected to have three or more bedrooms to increase the options available.

The preferred height of new housing will be two storeys, with some well-designed three-storey development. At an incremental level of change, these areas will have a mixed pattern and scale of development 20 years in the future.

Illustrative Moderate Change Streetscape



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How much housing diversity is expected in Moderate Change Areas?

Moderate Change Areas are expected to see an incremental rate of change and in combination with High Change Areas will contribute significantly towards Council's housing diversity goals by 2040 to provide a greater mix of housing for the community.

Some existing homes will remain, but a high number of new houses will develop incrementally over time. Council will encourage these to include a range of one and two-bedroom homes.

How will this affect my property?

The current controls on your land may change to allow 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 Moderate Change Streetscape

