

HUME CITY COUNCIL

DRAFT HOUSING DIVERSITY STRATEGY

Levels of Change - Gradual Change



Areas for a Gradual Level of Change has been identified in as they are generally distant from local shops and public transport and are not a preferred location for change. It is likely that one and two storey detached homes will continue to be the dominant housing in these areas. Some unit and townhouses may gradually be developed and provide one and two bedroom homes for smaller households in these areas.

What is a Gradual Level of Change?

A Gradual Level of Change are identified for:

- Areas where local shops and public transport is not a convenient walk.
- Areas where there is an indirect local road network and narrow streets which create local concern with on street parking availability and road safety

Gradual Change Areas mostly have a strong reliance on cars to access local shops and public transport. Some of the road networks in these areas are also windy and indirect with narrow streets which contributes to traffic and parking problems.

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

It is expected that large family homes with three or four bedrooms will continue to be the dominant housing type, but more units and townhouses are likely to be built as properties are sold and developed over time. At a gradual level of change, these areas will have a mix of dwelling styles 20 years in the future.

New units and townhouses are anticipated to be built at a gradual rate over this time and would be encouraged to provide one and two-bedroom homes to enable smaller households to find appropriate housing in the area.

The preferred height of new housing will continue to be one and two storeys.

Illustrative Gradual Change Streetscape



HUME CITY COUNCIL

DRAFT HOUSING DIVERSITY STRATEGY

Levels of Change - Gradual Change



How much housing diversity is expected in Gradual Change Areas?

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

Larger family homes will continue to be dominant, but there is likely to be some new units and townhouses developed over time. Council will encourage new units and townhouses to include one and two-bedroom homes that provide housing choice for the local community.

What does this mean for 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, the design of dwellings and their impacts to traffic, parking, amenity and diversity will be considered by Council.

Illustrative Gradual Change Streetscape

