

# Moderate Change areas

## Where will Moderate change apply?

Areas within walking distance to activity centres or train stations, identified for 'moderate' change in council's Housing Diversity Strategy.

## What is the preferred future neighbourhood character?

Over time, housing growth will evolve to a new three storey built-form character that will provide a transition between substantial change and incremental areas.

## What is the preferred housing type?

Two and three storey fully attached townhouses (under consolidated roofs) and three storey apartment buildings that include a substantial proportion of one and two-bedroom homes. two-bedroom homes and low-scale apartment development.

Development across consolidated lots that can provide good design and landscaping outcomes is strongly encouraged.

## What is the proposed zone?

The General Residential Zone (GRZ) will be applied.

The Hume Planning Scheme is proposed to be amended to include the following schedule:

- *Schedule 2 to Clause 32.08 (GRZ2)  
Moderate Change - Sloping Hilltops*
- *Schedule 3 to Clause 32.08 (GRZ3)  
Moderate Change – Suburban Curvilinear.  
Suburban Grid, New Estate and Traditional Grid*
- *Schedule 4 to Clause 32.08 (GRZ4)  
Moderate Change – Traditional Grid (Sunbury)*
- *Schedule 5 to Clause 32.08 (GRZ5)  
Moderate Change - Suburban Curvilinear  
(Airport Environs)*

## Summary of proposed controls

<b>Proposed zone</b>	General Residential Zone (GRZ)
<b>Maximum building height</b>	Must not exceed 11m metres (three storeys)
<b>Key design outcomes</b>	<ul style="list-style-type: none"> <li>• Contemporary buildings that provide high quality amenity outcomes for residents and the public realm (street).</li> <li>• Side setbacks (space between neighbouring dwellings) that provide better landscaping and high-quality amenity outcomes for residents.</li> <li>• Landscaped frontages that increase canopy cover and provide high quality outcomes for the public realm (street).</li> </ul>
<b>Variations to Rescode controls</b>	<ul style="list-style-type: none"> <li>• Reduced front setback requirement to 5m to better activate the street.</li> <li>• Increased side and rear setback requirements to 4.5m for private open space at upper levels to achieve better amenity outcomes for residents.</li> <li>• Provision of at least one canopy tree in front setback to increase landscaping and canopy cover.</li> <li>• Reduced front fence height to 0.9m to better activate the street.</li> </ul>

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## Summary of any specific controls proposed to zone schedules

Proposed zone schedule	Specific character outcomes
<b>GRZ2</b>	<ul style="list-style-type: none"> <li>Buildings that are designed to respond to sloping sites and capture escarpment views.</li> </ul>
<b>GRZ4</b>	<ul style="list-style-type: none"> <li>Building heights that do not detract from the visual prominence of the traditional treelined streetscapes.</li> <li>Buildings with simple pitched roofes and gable ends to the street where it is part of the existing character of the street.</li> </ul>

## HumeLink

Multilingual telephone information service

### Enquiries 9205 2200

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