

Where will Incremental change apply?

Areas outside of walking distance to activity centres or train stations, identified for 'gradual' or 'limited' change in council's Housing Diversity Strategy.

What is the preferred future neighbourhood character?

These areas will look similar to how they do today, with new housing maintaining the existing low-scale character.

What is the preferred housing type?

Detached houses with some new units and townhouses.

What is the proposed zone?

The Neighbourhood Residential Zone (NRZ) will be applied.

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

- *Schedule 4 to Clause 32.09 (NRZ5)
Incremental Change – Sloping Hilltops*
- *Schedule 5 to Clause 32.09 (NRZ6)
Incremental Change – Suburban Curvilinear,
Suburban Grid, New Estate and Traditional Grid*
- *Schedule 6 to Clause 32.09 (NRZ7)
Incremental Change – Traditional Grid
(Westmeadows)*
- *Schedule 7 to Clause 32.09 (NRZ8)
Incremental Change – Traditional Grid
(Sunbury)*

Summary of proposed controls

| | |
|---------------------------------------|--|
| Proposed zone | Neighbourhood Residential Zone (NRZ) |
| Maximum building height | Must not exceed 9m metres (two storeys) |
| Key design outcomes | <ul style="list-style-type: none"> • Front and side setbacks (space between neighbouring dwellings) that maintain the established building pattern in the street. • Landscaped frontages that increase canopy cover and provide high quality outcomes for the public realm (street). • Open and landscaped streetscapes through absent or low and permeable front fencing. |
| Variations to Rescode controls | <ul style="list-style-type: none"> • Increased minimum private outdoor space requirement to 35sqm, with a width of at least 4 meters, and convenient access from a living room, within a total area of at least 40sqm. • Provision of at least one canopy tree in front setback to increase landscaping and canopy cover. • Reduced front fence height to 0.9m to better activate the street. |

Summary of any specific controls proposed to zone schedules

| Proposed zone schedule | Specific character outcomes |
|------------------------|---|
| NRZ5 | <ul style="list-style-type: none"> Buildings that are designed to respond to sloping sites and capture treetop views. |
| NRZ6 | <ul style="list-style-type: none"> Buildings that maintain the low-scale character of the area. |
| NRZ7 | <ul style="list-style-type: none"> Buildings that are designed and sited to respond to sloping landscapes and capture views towards the Moonee Ponds Creek. Landscaped frontages that increase native canopy cover and enhance the streetscape. |
| NRZ8 | <ul style="list-style-type: none"> Buildings that maintain the low-scale character of the area. Buildings with simple pitched roofes and gable ends to the street where it is part of the existing character of the street. Landscaped frontages that increase canopy cover and enhance the traditional treelined streetscape. |

HumeLink

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