

Substantial Change areas

Where will Substantial change apply?

High amenity areas in and around activity centres and train stations, identified for 'high' change in council's *Housing Diversity Strategy*.

What is the preferred future neighbourhood character?

Over time, housing growth will result in a new built form character that is substantially different in scale and density compared to other areas in Hume.

What is the preferred housing type?

Three and four storey apartment buildings and fully attached townhouses (under consolidated roofs) that include a substantial proportion of one and two-bedroom homes.

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

What is the proposed zone?

The Residential Growth Zone (RGZ) will be applied.

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

- *Schedule 1 to Clause 32.07 (RGZ1) Substantial Change – Suburban Curvilinear, Suburban Grid and Traditional Grid*

Summary of proposed controls

Proposed zone	Residential Growth Zone (RGZ)
Maximum building height	Should not exceed 13.5 metres (four storeys)
Key design outcomes	<ul style="list-style-type: none"> • Contemporary buildings that provide high quality amenity outcomes for residents and the public realm (street). • Side setbacks (space between neighbouring dwellings) that provide better landscaping and high quality amenity outcomes for residents. • Landscaped frontages that increase canopy cover and provide high quality outcomes for the public realm (street). • Active and comfortable streets for people by providing vehicular access to the rear of properties (where possible).
Variations to Rescode controls	<ul style="list-style-type: none"> • Reduced front setback requirement to 5m to better activate the street. • Increased side and rear setback requirements to 4.5m for private open space at upper levels to achieve better amenity outcomes for residents. • 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.

HumeLink

Multilingual telephone information service

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