

Amendment C263 Fact Sheet

Minimal Change areas



Where will Moderate change apply?

Areas that have a unique neighbourhood character that is to be protected.

What is the preferred future neighbourhood character?

These areas will look the same as they do today, with new housing maintaining the existing character.

What is the preferred housing type?

Detached houses.

What is the proposed zone?

The Neighbourhood Residential Zone (NRZ) or Lower Density Residential Zone (LDRZ) will be applied.

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

- *Schedule 1 to Clause 32.03 (LDRZ1)
Minimal Change – Lifestyle Lots*
- *Schedule 2 to Clause 32.03 (LDRZ2)
Minimal Change – Lifestyle Lots (Rolling Meadows)*
- *Schedule 1 to Clause 32.09 (NRZ1)
Minimal Change – Lifestyle Lots (Greenvale)*
- *Schedule 2 to Clause 32.09 (NRZ2)
Minimal Change – Large Estates (Rolling Meadows)*
- *Schedule 3 to Clause 32.09 (NRZ3)
Minimal Change – Large Estates (Highlands)*
- *Schedule 4 to Clause 32.09 (NRZ4)
Minimal Change – Suburban Curvilinear (Roebourne Crescent and Camp Road Precinct)*

Summary of proposed controls

Proposed zone	Lower Density Residential Zone (LDRZ)
Maximum building height	None specified.
Key character outcomes	<ul style="list-style-type: none">• Buildings with large setbacks (space between neighbouring dwellings) to accommodate significant landscape and protect the open semi-rural landscape.• Protection of existing native vegetation.
Proposed zone	Neighbourhood Residential Zone (NRZ)
Maximum building height	Must not exceed 9m metres (two storeys)
Key character outcomes	<ul style="list-style-type: none">• Side setbacks (space between neighbouring dwellings) that maintain the established building rhythm of 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">• 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.

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Summary of any specific controls proposed to zone schedules

Proposed zone schedule	Specific character outcomes	Variation to Rescode controls
LDRZ2	<ul style="list-style-type: none"> • Maintain existing subdivision pattern. • Maintain semi-rural character of the street (widened nature strips and swale drains). 	<ul style="list-style-type: none"> • Minimum subdivision area of 0.6 hectares to maintain subdivision pattern.
NRZ1	<ul style="list-style-type: none"> • Presentation of single houses to the street. • Buildings that maintain the low-scale character of the area. • Buildings with setbacks (space between neighbouring dwellings) that can accommodate landscaping to screen buildings. • Formal landscaping that reflects character in street. 	<ul style="list-style-type: none"> • Decreased site coverage to 30% to maintain the established building pattern in the street.
NRZ2	<ul style="list-style-type: none"> • Buildings that maintain the low-scale character of the area. • Front setbacks that accommodate significant landscaping to minimise the visual dominance of buildings. • Protection of existing vegetation and landscaping that reflects the semi-rural character of the area. • 	<ul style="list-style-type: none"> • Decreased site coverage to 30% to maintain the established building pattern in the street.
NRZ3	<ul style="list-style-type: none"> • Presentation of single houses to the street. • Buildings that are designed to respond to sloping sites and capture city views. • Formal landscaping that reflects character in street. 	<ul style="list-style-type: none"> • Decreased site coverage to 40% to maintain the established building pattern in the street.
NRZ4	<ul style="list-style-type: none"> • Building heights that maintain the single storey character of the street. 	<ul style="list-style-type: none"> • Decrease maximum building height of 6m to maintain the existing building height in the area (through NCOI control).

HumeLink

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