

HUME CITY COUNCIL
HOUSING DIVERSITY
STRATEGY JUNE 2020



ACKNOWLEDGEMENT

Hume City Council recognises the rich Aboriginal heritage within the municipality and acknowledges the Gunung-Willam-Balluk of the Wurundjeri Woi Wurrung as the Traditional Custodians of this land.

Council embraces Aboriginal living culture as a vital part of Australia's identity and recognises and pays respect to the existing family members of the Gunung-Willam-Balluk and to Elders past, present, future and emerging.

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Glossary

	Description
Apartment	A self-contained dwelling in a building that is divided to accommodate several different dwellings across two or more of floor levels.
Dwelling	A building used as a private place of residence. This could be in the form of different housing types and must include kitchen and bathroom facilities.
Empty Nester	A household in which one or more parent is living without any children with them.
Housing Change	The extent of change expected to the housing in an area. This includes a change to the type and mix of housing.
Housing Mismatch	The difference or gap between the number of small homes and small households based on Census data and forecasts.
Hume Planning Scheme	A statutory document which contains all of Councils state and local planning policies and controls for use and development of land in the municipality.
Housing Types	Dwellings in various forms including units, townhouses, apartments and detached dwellings.
Small/er Households	Households with one or two persons living in a dwelling.
Smaller Dwellings	A place of residence that is made up of one or two bedrooms maximum.
Multi-Unit Development	Development of a site for multiple dwellings. They can be built either on one site or across two or more consolidated sites according to planning rules and can be in the form of either detached or attached houses.
Municipal Strategic Statement	A local policy in the Hume Planning Scheme which details objectives and strategies for land use and development across the municipality. This policy provides the broad strategic direction for the Council area
Neighbourhood Character	The combination of various aspects and features of private and public realms that define the look and feel of an area. It includes the pattern of development, scale and form of buildings as well as landscape and architectural features.
Planning Policy Framework	Sets out the State, regional and local planning policies for the use and development of land and is contained within the Hume Planning Scheme.
Public Land	Land that either Council, the State Government or the Federal Government own.
Residential Development	Development for the purpose of constructing buildings for their use as one or more dwellings.
Townhouse	A dwelling that is attached to another dwelling on one or more side boundaries, has an individual street frontage and is usually two or three storeys in height.

Figure 1: Diverse Housing for Diverse Households



Students and young people

"I want to move out on my own or with friends, somewhere small and cheap that doesn't require much work."

\$ 🛠️ 🛏️ 1&2



Older people

"I want to stay in my local community close to friends and family, however I can no longer maintain my large house and garden, and I find it difficult to climb stairs."

♿️ 🛠️ 🛏️ 1&2



First home buyers

"I need something that I can afford, and am happy to buy something small just to enter the property market and upgrade later when I need more space or can afford something bigger."

\$ 🛏️ 1&2



Single parent families

"It's just the kids and me so we need a house that is affordable, size would be a bonus."

\$ 🛏️ 2&3



Divorcees and separated people

"When I separated from my partner I didn't have much money. I wanted something small and affordable in the same area so I can be close to my kids."

\$ 🛏️ 1&2



Empty nesters

"Now the children have gone we don't need as much space, in fact it would make sense to downsize to something smaller which requires less effort to maintain and will help us top up our super."

🛠️ 🛏️ 1&2



People with low levels of mobility and a disability

"My house needs to be easy to live in, I need to be able to get around easily and not have to do too much work on it."

♿️ 🛠️



People and families on low household incomes

"I need housing that is cheap as I can't afford much, and it would be good if it is close to transport and services."

\$ 🛏️ 2&3



New Migrants

"I've just arrived so I can't afford much right now. Longer term my wider family will be living with me so I need something with lots of bedrooms."

\$ 🛏️ 1&2 (4+ if larger/composite families)

Part 1 – Context and Background

1. Introduction

Council has prepared a Housing Diversity Strategy (Strategy) to meet the growing and changing housing needs of its community and deliver upon our community's desire for more well located, diverse and affordable housing options in Hume's established areas.

Hume's population is anticipated to grow by more than 130,000 people in the next 20 years. Whilst much of the housing to meet this growth is set to occur in our new suburbs and estates, some of the housing will occur in our established areas. Data shows that the fastest growing populations in our existing suburbs are couples without children and lone person households, but the housing market continues to deliver larger housing stock of three or more bedrooms. Just 10% of current housing in Hume is one and two bedrooms compared to 30% in Greater Melbourne.

This mismatch in supply and shortage of one and two-bedroom homes means that it is more difficult and more expensive for people to buy and rent a smaller home in Hume than it should be. This is particularly a problem for the smaller household groups who currently live in Hume but want or need a smaller home and don't want to have to leave the area.

It is the purpose of this Strategy to provide greater housing diversity in appropriate locations so that the housing choices in Hume are improved, particularly for these smaller households.

The Strategy does this by allocating different rates of housing change (Low, Gradual, Moderate and High) with associated preferred housing typologies and sizes to different locations based on accessibility to transport and services, and constraints like narrow streets and aircraft noise.

As required by State planning policy, the Strategy plans for the housing needs over the next 15 to 20 years and facilitates new housing throughout Hume with a focus on areas that are close to existing services, jobs and public transport.

Council recognises that the location and form of housing development proposed in this Strategy will have a range of positive impacts but will also introduce changes to the appearance of neighbourhoods and create demands on infrastructure. Chapters 6 and 7 identify how Council will ensure that these changes and demands are appropriately managed.

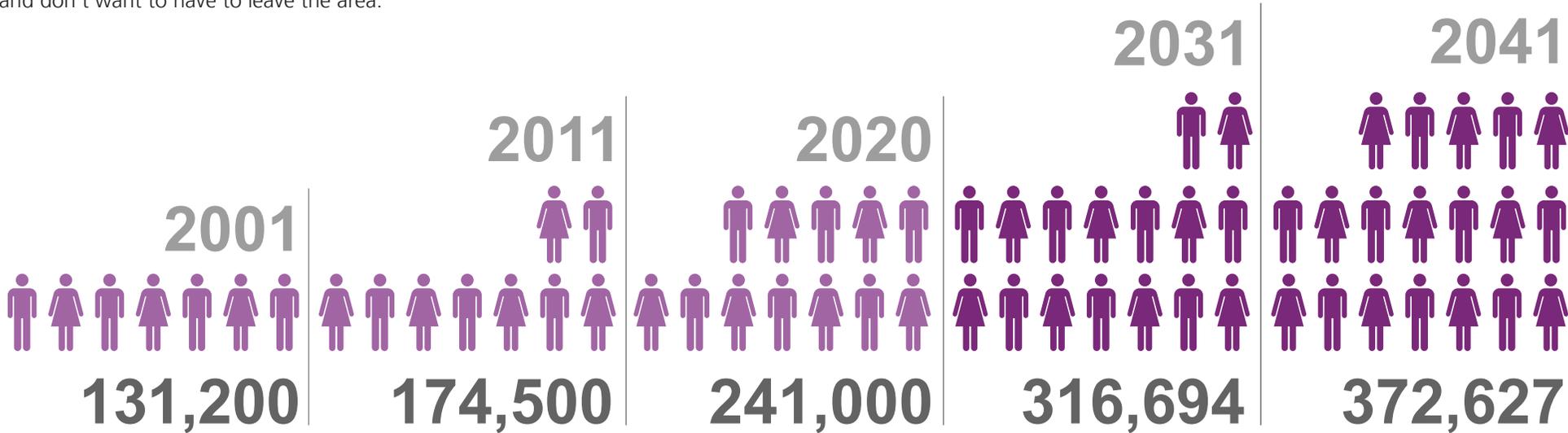


Figure 2. Hume's Population Growth – 2001 to 2041
 Hume Council projections
 Source: Profile .id

1.1 Where does this Strategy apply?

This Housing Diversity Strategy applies to the established areas of the Hume municipality – refer Figure 3. This includes all the residentially zoned land, and some commercial land in activity centres where housing at upper levels may be possible.

Existing industrial and other commercial zoned land is not included as this land is currently identified to provide opportunities for businesses and the provision of jobs. Newer residential areas (developed under a Master Plan or Precinct Structure Plan since 2010) are also outside of the study area because most are still being developed and have been planned to provide a range of housing options and sizes. However, the population and household statistics of these newer areas are included and counted towards the housing need of the Hume community discussed in Chapter 2 and it is expected that these areas will assist in meeting housing diversity to meet the short and long term needs of future communities.

Public land has generally not been considered as part of the study area although underutilised public land may provide an opportunity for housing development in the future that contributes to housing diversity and the amenity of the local area – see Chapter 7.

1.2 What is Housing Diversity?

Housing diversity is where there is a mix of housing options that are accessible to the community at all stages of life. When there is a good diversity of housing, people have access to a range of living choices at an affordable price. Housing diversity is made up of a mix of the following factors:

- Types of Home: Detached dwellings, dual occupancies, town houses, apartments, shop top housing etc.
- Size of Homes: Number of bedrooms, as well as amount of indoor and outdoor space.
- Tenure: Rental (public and private), mortgage and owned properties.

Diversity is created by providing a variety of these factors. Ideally this diversity is provided everywhere so people have the choice to live wherever they choose rather than just where they can find a home to suit their needs and budget.

Having a diverse range of housing allows people to stay and age in their local communities – from children to young adults, to families and into old age. This is important to maintain social connections and community vitality. By encouraging more one and two-bedroom homes to be developed, people will have a choice to downsize into a smaller home when they need to, allowing for bigger households to use existing large family homes.

1.3 Why has a Housing Diversity Strategy been prepared?

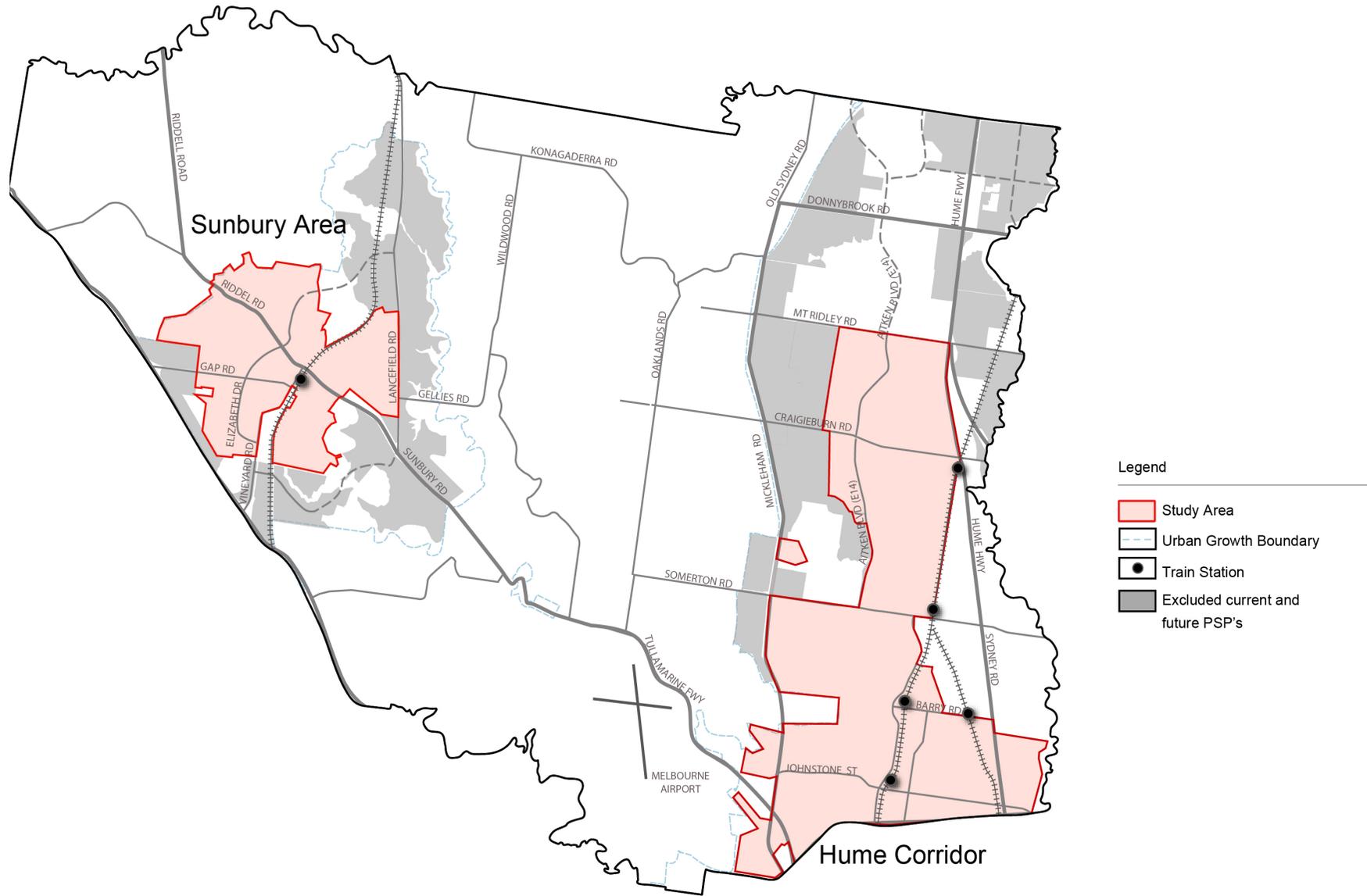
The housing that people choose to buy or to rent will be based on a myriad of decisions that are unique to their particular needs. In Hume, a particularly important influence is the different preferences and values that our culturally diverse community places on housing and family living.

However, population trends, housing market data and living cost data shows that:

- Smaller households including older people (65+), couples without children and lone persons will be the fastest growing household type and demographic over the next 20 years.
- Smaller housing options for these growing household types are very limited in Hume at present.
- Some older people are not downsizing to smaller homes because there is a lack of choice of suitable smaller homes at a price that enables them to realise their desired capital return.
- Housing is becoming more expensive to buy and to rent meaning more people are looking for lower cost housing.
- Living costs are continuing to rise making affordable and sustainable housing very important.

This clearly points to a need for greater housing diversity in our established areas if the community are to have access to housing that meets their needs and wants without having to leave the area.

Figure 3: Study Area



1.4 What do we want the Housing Diversity Strategy to achieve?

The Housing Diversity Strategy seeks to guide residential development responsibly for our existing and future community, and achieve the following aims:

- **Aim 1 – Manage change** to direct new housing to the most appropriate and sustainable locations.
- **Aim 2 – Increase choice** to increase the choice and diversity of housing in Hume, including affordable housing.
- **Aim 3 – Design well** to facilitate well designed and sustainable housing.

With this Strategy, Council will be able to better:

- Guide new housing development to the locations that are better suited to accommodate the change.
- Influence developers, builders and private parties to deliver housing outcomes that more closely meet the diversity of housing needs and aspirations of our community.
- Introduce new planning policy and direction in the Hume Planning Scheme to ensure new housing development is better located and targeted at meeting the community's housing needs whilst reflecting important qualities of the current neighbourhood character.
- Advance other policies and measures to support affordable and sustainable housing.
- Plan for the impacts of more housing, particularly demand for new and upgraded infrastructure and services.

These are all aspects that the community have identified as important to them through community consultation in Council's community plan – Hume Horizons 2040.

1.5 Project Stages

The Housing Diversity Strategy involves several important stages from investigation, strategy development, and consultation with the community through to implementation.

Previous Council projects and background research has identified a critical need for housing diversity and community aspiration for more well-located diverse housing options.

Community Consultation for the draft Strategy was completed between 2 September and 15 October 2019. The purpose of this community consultation was to achieve an understanding of the level of community support for the draft Strategy, particularly the '10 Principles for Housing Change' proposed, and the proposed Change Areas.

Next stages will involve implementing the final strategy.

Figure 4. Housing Diversity Strategy Project Stages



1.6 Community Feedback

Community feedback was received in response to a Draft Housing Diversity Strategy.

Key issues across both surveys and submissions revealed the following key things to be considered in the final Strategy:

- Impacts to residential car parking and traffic in streets.
- Impacts to infrastructure, including public transport and open spaces for a growing population.
- Impacts to neighbourhood character and the quality of new housing.
- Support for more Affordable Housing.

Feedback on the changes areas included:

- The extent of Moderate Change in Tullamarine.
- Mixed views about High Change in Sunbury Town Centre.
- Consider High Change in Craigieburn close to the train station.

This community feedback was considered as part of the finalisation of the Strategy.

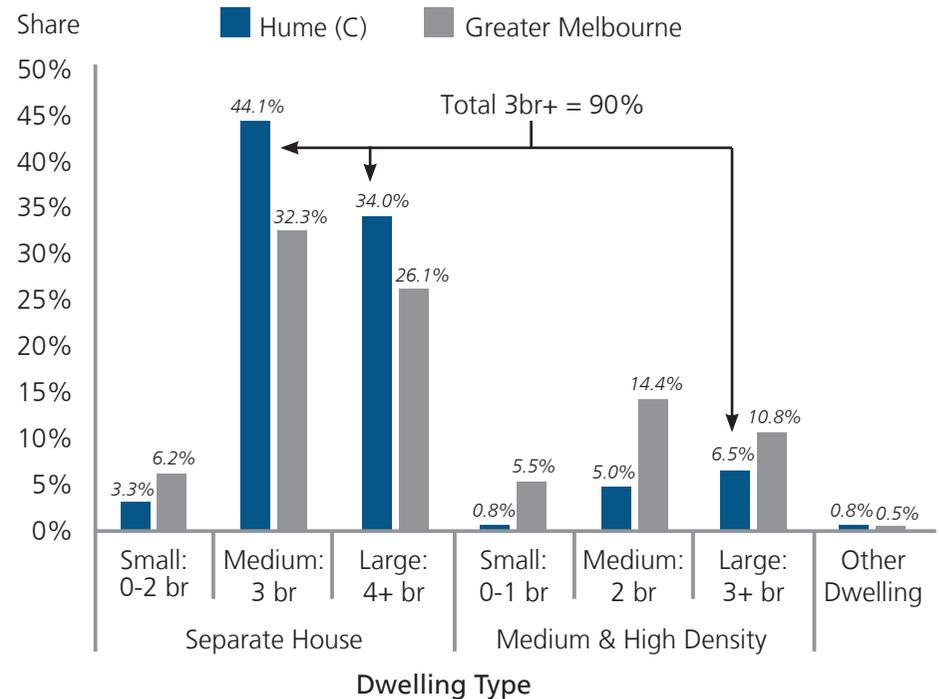
2 Understanding Our Housing Need

The housing that people choose to buy or to rent will be based on a myriad of decisions that are unique to their particular needs. However, evidence and discussions with Hume’s community over the last ten years has identified a growing housing need and desire for smaller dwellings as increasing numbers of residents live in smaller households and the cost of housing increases.

2.1 Lack of One and Two Bedroom Homes

Housing in Hume is dominated by larger, detached family homes with few smaller dwellings and little diversity in terms of dwelling typology. In Hume, 90% of homes have three or more bedrooms (refer Figure 5). The majority of these have three bedrooms (53%), followed by those with four bedrooms (32%) and five or more bedroom homes (5%). The remaining 10% of homes in Hume are one or two-bedroom homes. This is significantly lower than the 30% average for the rest of Greater Melbourne.

Figure 5. Dwelling types by bedroom, City of Hume, 2016



2.2 Who needs small homes?

2.2.1 Hume's Small Households

Figure 6 shows the range of household types and individuals who may require and choose to live in a dwelling that is different to a large, traditional freestanding home.

Most of Hume's households are families with children at home (57%) (refer Figure 6). However, more than one third of the households in our community are small households of either a single person or couples without children living at home. There is a high level of diversity in this group, with Hume having an equal share of 'older' and 'younger' small household types. These smaller households of two people or less may prefer a small one or two-bedroom home which meets their lifestyle needs and is likely to be more affordable to purchase and manage.

The 57% of households that are classified as family households includes single parent families or a couple that may have small children. These households may also prefer a smaller home, particularly if it is more affordable.

The household mix varies across the different areas of Hume. The established areas have a very similar mix to Hume overall. In the growth areas, over half of all households are couples with children, and there are very few small households (couples without children and lone persons). On the other hand, the Sunbury Corridor has a higher proportion of small households, a reflection of its older population.

Figure 7 shows family households will continue to make up the largest proportion of the community in 2004. However, the most significant proportional increase will be in the small households. Over the next 20 years in Hume, small households are forecast to grow at a faster rate than family households, at 3.1% per annum compared to 2.6%. This highlights the demand for smaller dwellings in the municipality will increase over the next 20 years.

Figure 6. Household Types from 2016 Census Hume and Greater Melbourne

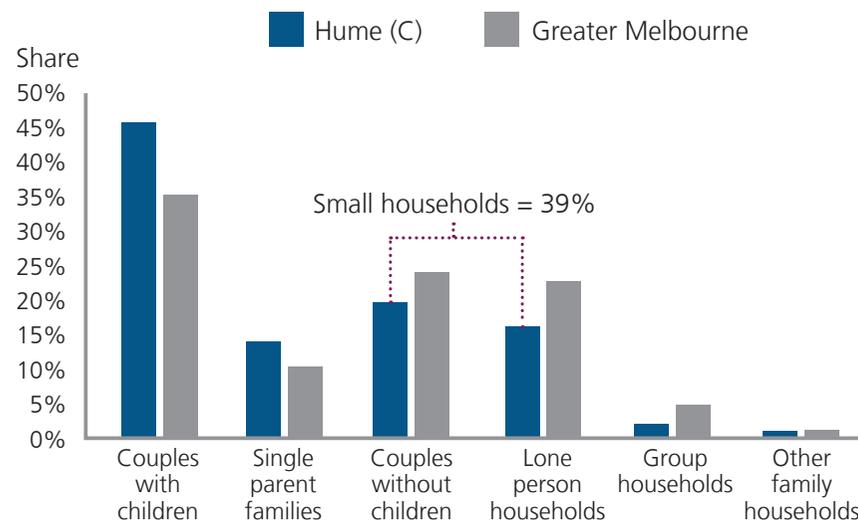


Figure 7. Hume's Mix of Household Types in 2016 Census and projected for 2041

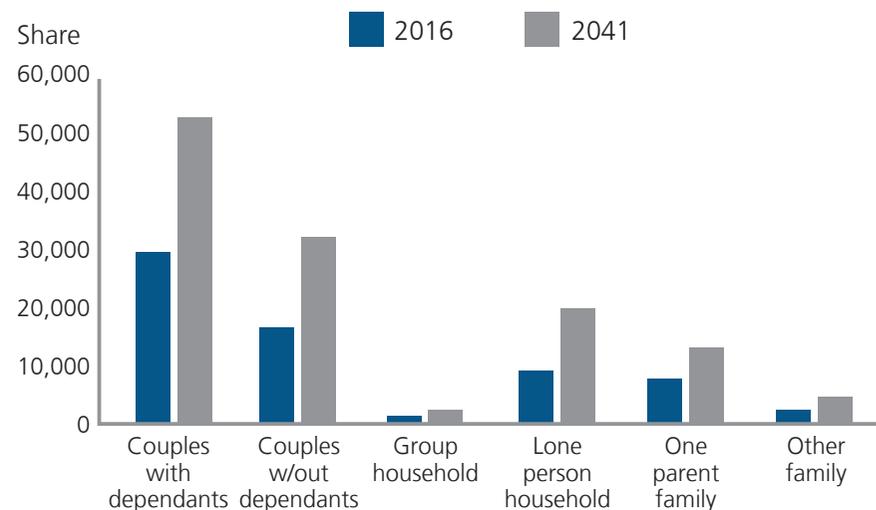


Figure 8. Household Types and Housing Preferences

Household type or individual	Typical housing preference(s)			
Students and young people		\$		 1 } If living alone  2 } or in a couple
Older persons				 1  2
First time home buyers		\$		 1 } If living alone or in  2 } a couple  3 – If starting a family
Single parent families		\$		 2  3 – If larger family
Divorcees and separated people		\$		 1  2  3 – If larger family
Empty nesters				 1  2 – If larger family
People with low levels of mobility or a disability		\$		
People and families on low household incomes		\$		 2  3 – If larger family
New migrants		\$		 1 } If living alone  2 } or in a couple  4+ If larger family

 = Affordable

 = Accessible

 = Low maintenance

 = Number of bedrooms

2.2.2 Hume's Ageing Population

Hume's projected age profile (Figure 9) shows the youth population, aged 19 and younger, is expected to continue to be the largest age group in Hume as young families move into Hume's growth areas. However, by 2041 this age group will begin to decrease as development of new residential estates slows. The decline in the 20-29 age group between 2016-2041 reflects youth growing into adulthood and moving out of the municipality.

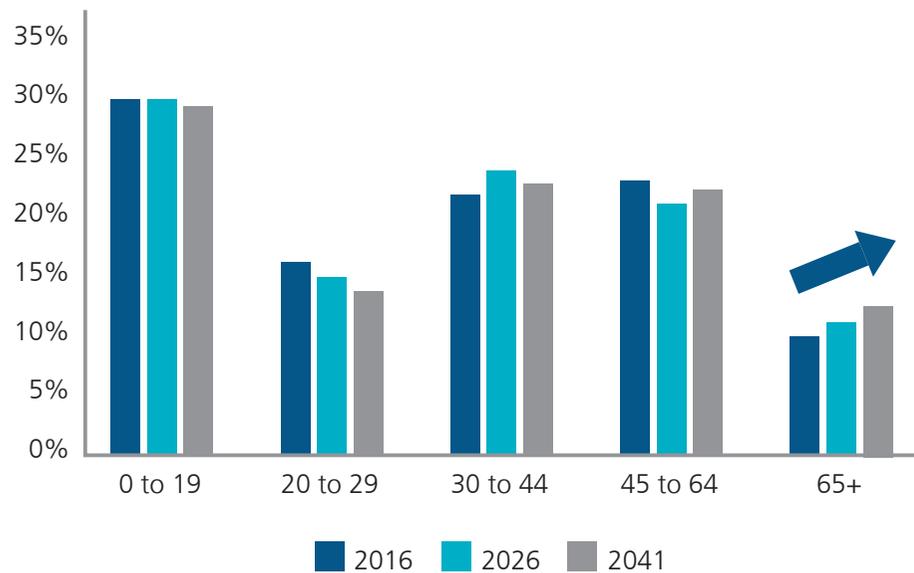


Figure 9. Age groups in Hume - current and projected population

The 30-64 age group representing young families through to empty nesters will remain relatively stable throughout the next 20+ years. Combined, this adult population makes up almost half of Hume's existing and future residents.

The over 65 population is currently the smallest group in Hume however has the most expected growth over the next 10-20 years. Residents in this age group have often lived in a local area for several decades where they have deep links to the community and local neighbourhood. They would prefer to stay in the local area which is familiar and close to friends and family.

The areas with the greatest proportion of people over 65 are in Gladstone Park, Tullamarine, Coolaroo and Campbellfield. These areas are expected to continue to have large proportions of over 65 years olds in future decades with large numbers also expected in Craigieburn in the future.

Sunbury has a large proportion of people aged over 65 that will more than double from 4,881 to 10,851 between 2016 and 2041.

Increasing downsizing options within and close to locations with residents over 65 will allow them greater choice for ageing in place.

2.2.3 Spatial Implications of Household Type and Residents Age

Current and future population and household profiles of Hume are, and will increasingly, generate a demand for more diverse (and smaller) housing products.

Within each suburb these profiles are creating slightly different demands:

- The established areas in the south-west of Hume and the older parts of Craigieburn contain high numbers of older persons and lone and couple only households.
- Sunbury, particularly central areas of Sunbury, have high numbers of older persons and lone and couple only households.
- In the growth areas, couples with dependants and one parent families are the dominant household groups which is consistent with the established trend for families to locate in growth areas. As the current population ages over the next 20 years, the growth areas, particularly around Craigieburn, are anticipated to see increasing proportions and numbers of young adults (20-29), older people (65+) and couple and lone person households.

2.3 Housing affordability and affordable housing

Access to housing that is affordable goes beyond fulfilling a need for shelter, it supports residents in building their lives, connecting with neighbours, and developing inclusive and resilient communities. The opposite to this is true, that housing that is unaffordable, can lead to experiences of inequality, poor health outcomes and socio-economic disadvantage for households and the wider community.

Affordable housing is often associated with the term 'housing affordability', however they are not the same. Affordable housing specifically refers to housing that is appropriate for the needs of very low to moderate income households as defined in the Planning and Environment Act 1987¹. For these households the only housing options unlikely to force them into rental stress are offered by the social housing sector, either in public housing or rental housing managed and controlled by registered Community Housing Associations.

It is important to note that affordable housing is not the same as cheap housing or housing diversity. It is quality, secure and accessible housing, suitable for a range of people and rented at a price which is affordable comparative to household income.

Housing affordability, on the other hand, describes the relationship between housing costs and household incomes for all households. It is commonly considered that paying up to 30% of household income towards housing is affordable. Housing affordability is increasingly an issue for households as house price growth far exceeds wage increases.

The Hume municipality historically had comparatively good levels of housing affordability within the Melbourne metropolitan area. However, this has rapidly been eroded over the last decade, with only 7.2% of all rentals in Hume City being deemed affordable in June 2019².

¹ *Statutory Income Levels for Very Low to Moderate Households in Metropolitan Melbourne at 6 June 2019*

	Very Low income	Low income	Moderate income
Single adult	Up to \$25,970	\$25,971 to \$41,550	\$41,551 to \$62,310
Couple, no dependants	\$38,950	\$38,951 to \$62,320	\$62,321 to \$93,470
Family (one or two parents)	\$54,520	\$54,521 to \$87,250	\$87,251 to \$130,870

² *DHHS Rental Report June quarter 2019*
<https://www.dhhs.vic.gov.au/past-rental-reports>

3 A Mismatch between Housing and Community Need

The data in Chapter 2 demonstrates that the perception of Hume being an outer suburban family area masks an existing and growing issue of limited dwelling diversity and a mismatch* in the demand and supply of housing.

3.1 Hume’s Housing Mismatch

Currently, 39% of households are small, but only 9.3% of dwellings are classified as small (one-two bedrooms). This highlights a mismatch in the demand for, and supply of, small dwellings in Hume.

Gladstone Park, Sunbury and Westmeadows have the largest mismatch between small households and small dwellings. The smaller households in these areas are generally older single or couple residents, which can bring significant challenges, such as safety and maintenance of a large home and garden.

Older residents may have less ability to move as they often have lower incomes and cannot afford the upfront costs of moving to a small dwelling. These factors are heightened by the lack of small homes in Hume which due to their scarcity are very similar in price to larger three-bedroom homes. Because of this there may be no financial benefit to downsize.

This mismatch can be calculated by comparing the number of small households to small homes now and into the future. The mismatch can only be discussed as “potential housing need” as it cannot be assumed that all small households would choose a smaller product if it was available.

As shown in Table 1 there was a significant housing mismatch in 2016 with a gap between the supply of one and two-bedroom dwellings and almost 20,000 households that would ‘potentially’ need or choose a smaller dwelling. This means that 20,000 households (76% of all small households) would not be able to live in a one or two-bedroom home in Hume if they wanted to.

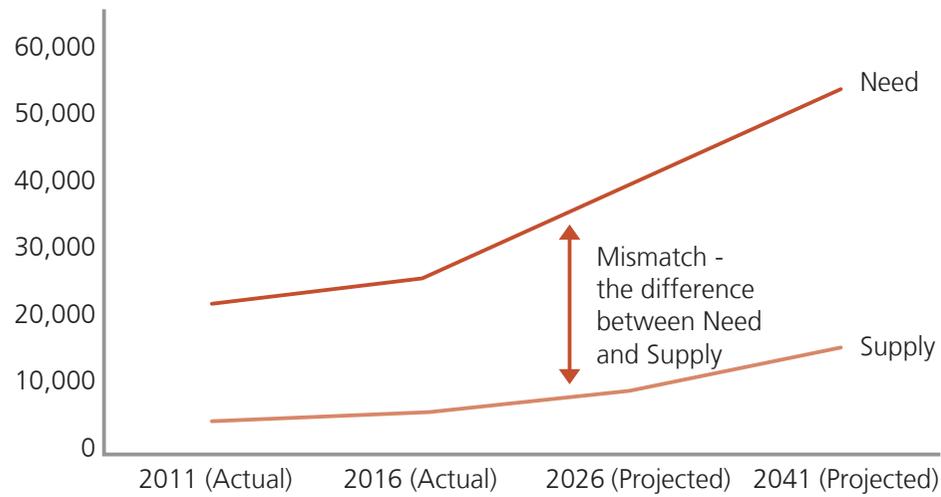
Table 1. Potential housing mismatch in Hume (total number of households) in 2011, 2016, 2026, 2041

	2011	2016	2026	2041
NEED (No. of one or two resident households - enumerated)	22,452	25,602	39,541	53,483
SUPPLY (No. dwellings with one and two bedrooms)	4,498	5,898	9,272	15,300
POTENTIAL MISMATCH / POTENTIAL HOUSING NEED	-17,954	-19,704	-30,269	-38,183
% of unmet need	-80%	-76%	-78%	-78%
Potential mismatch/ potential housing need at 50%	-8,977	-9,852	-15,134	-19,091
% of unmet need	-40%	-38%	-39%	-36%

*Housing Mismatch is the gap between the number of small homes and small households based on Census data and forecasts – refer Figure 10.

Assuming that only half of the small households would prefer a smaller home, Table 1 shows that the housing choice of nearly 10,000 households is currently unable to be met.

Figure 10. The Increasing small housing mismatch over time



The current and future housing demand in Table 1 can be compared to the current and future supply of one and two-bedroom dwellings to identify the potential mismatch in housing supply or the “potential housing need” – see Figure 10. The mismatch can be expressed as a number, and as a percentage of ‘need met’.

Figure 11. Calculating Hume’s housing need

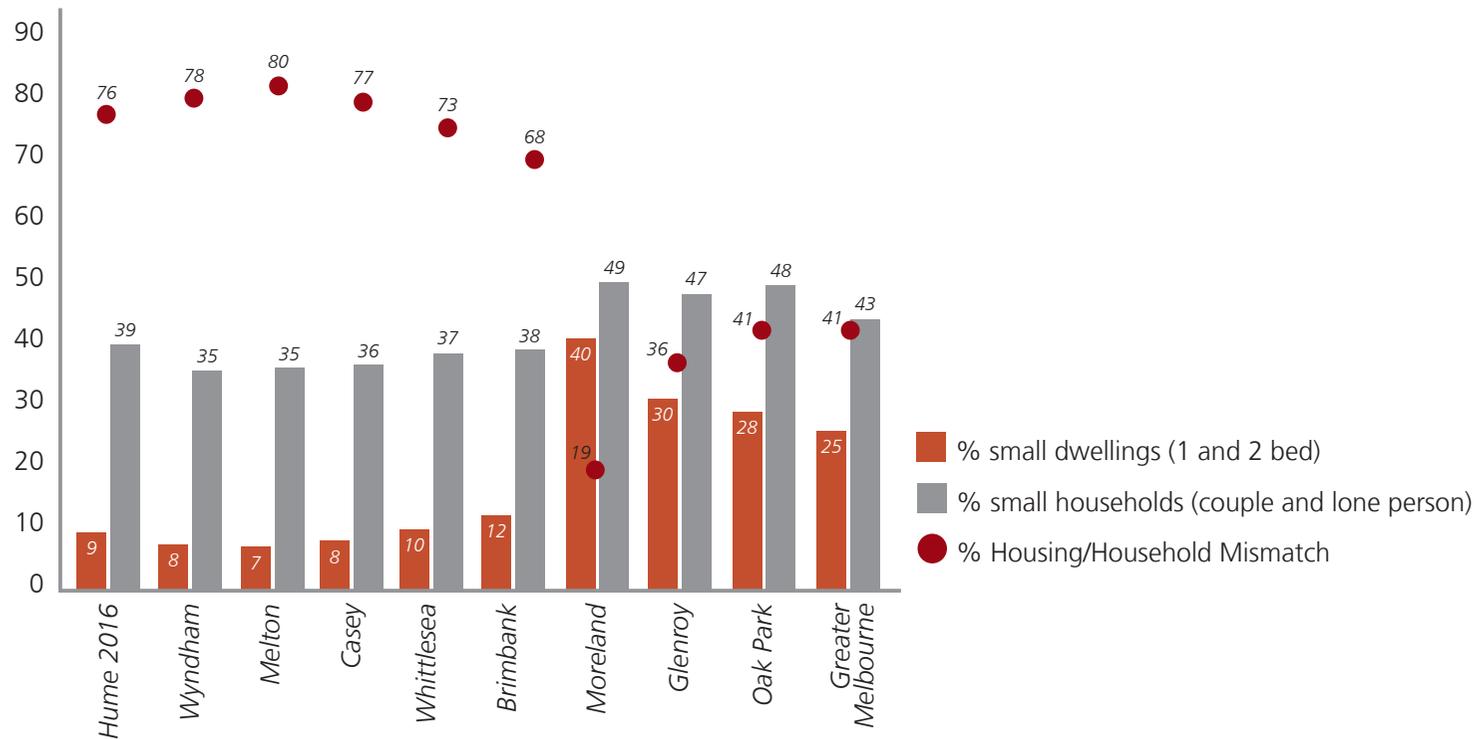


3.2 How does Hume’s Housing Mismatch Compare?

Figure 12 illustrates that Hume has a similar small household to small home mismatch (76%) when compared with most other growth municipalities (Wyndham, Melton, Casey and Whittlesea).

Compared to nearby established suburbs and the Greater Melbourne average, the mismatch in Hume is significantly greater – see Figure 11. The percentage of small homes in Glenroy and Oak Park is more than triple that supplied in Hume. These suburbs also have more small households than Hume but the much greater diversity in dwelling sizes means the local housing mismatch in these areas is just 36% and 41% of small households.

Figure 12. Meeting Housing Need – Hume compared to Growth and Moreland Councils, Glenroy and Oak Park Suburbs



3.3 How many small dwellings will we need in Hume at 2041?

Based on recent development and demographic trends, if all of Hume’s small households desired a small home in 2041, up to 53,000 small homes would be needed.

For a range of reasons some small households may prefer an extra bedroom or two for a guest room, study or just to provide some extra space. Given this, and the low level of mismatch achieved across Greater Melbourne and in surrounding areas, a 60% mismatch in 2041 is considered reasonable and appropriate.

Part Two of the Strategy presents a Housing Diversity Plan that identifies opportunities to increase the diversity of housing in Hume and estimates the potential supply that the Housing Diversity Plan could create to better manage Hume’s current housing mismatch.

4 Policy Context

This Housing Diversity Strategy has been prepared in line with existing State, metropolitan and local planning policies which currently guide housing growth in Hume. All levels of policy set out the importance of providing housing for the needs of our growing population and recognise community changes such as the ageing population and increasing numbers of smaller households.

4.1 State Government Policy

4.1.1 Plan Melbourne 2017-2050

Plan Melbourne (The Plan) is the metropolitan plan for Melbourne. The Plan sets out a series of policies for how Melbourne will respond to an expected population of 10 million people by 2051 (almost double the current population).

A strong focus of The Plan is to provide housing that capitalises on existing infrastructure, jobs, services and public transport.

Plan Melbourne aims to create walkable neighbourhoods by encouraging development around a hierarchy of activity centres. It supports new housing in activity centres and other places that offer good access to jobs, services and public transport. This recognises that activity centres are usually well catered for by public transport and offer access to a range of services and facilities.

The Plan requires councils to prepare a housing policy that provides certainty by defining Change Areas supporting long term housing choice and diversity for a range of households.

4.1.2 (State) Planning Policy Framework (PPF)

Contained within all planning schemes across Victoria, the PPF is the State's strategic basis for how land is controlled across Victoria and how planning controls (such as zones and overlays) are applied to land. Relevant strategies in the PPF specifically require all planning in Victoria to:

- Encourage a diversity of housing types at higher densities in and around activity centres.
- Ensure the long-term sustainability of new housing, including access to services, walkability to activity centres and public transport.

These State planning policies implement the strategies of Plan Melbourne. Council must also ensure its local planning strategies align with the PPF to gain support for any future local policies or land controls it wishes to introduce.

Specific policy at Clause 11.02-1S relates to supply of urban land with an objective to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. This Policy requires strategic planning to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis.

4.1.3 Residential Zones and State Guidance

The State Government released a new set of residential zones in March 2013 which seek to provide greater clarity around the type of development that can be expected in different residential areas. The new zones provide tools which allow Council to more clearly articulate to developers and the community where housing change is most encouraged.

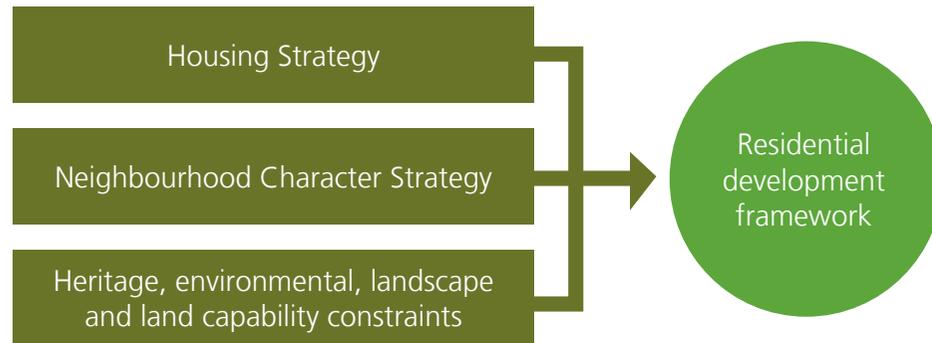
Currently, residential land in Hume is zoned General Residential Zone, with some land in Rolling Meadows Estate in Sunbury zoned Neighbourhood Residential Zone. Council intends to apply the relevant zone as it correlates to the housing change expected in specific areas in Hume as defined in Chapter 6 and detailed in Chapter 9.

In December 2019, the State Government released two Planning Practice Notes (PPN's) which provide guidance about how to prepare, use and apply Victoria's planning provisions for residential development.

PPN90- Planning for Housing

PPN90 advises Councils to develop a 'residential development framework' that generally comprises a Housing Strategy, and other relevant strategic work or studies – see Figure 13.

Figure 13. Inputs for a residential development framework.



One of the key actions this strategic work should inform, is the identification of housing change areas for preferred development outcomes and to provide certainty about where growth will occur.

PPN90 – ‘Planning for Housing’ outlines that any strategic work related to Housing and Neighbourhood Character play a role as follows:

Housing:

- ensures a range of housing opportunities are available across the municipality to meet the needs of the projected population
- outlines the strategies and implementation mechanisms to accommodate the projected population and household needs
- identifies where and how the housing needs of the future population will be met across the municipality identifies suitable locations for housing growth including those areas close to services, jobs, public transport and activity centres, and strategic development areas.

Neighbourhood Character:

- considers both the public and private realms
- provides strategic direction for neighbourhood character to guide future development through preferred neighbourhood character statements or neighbourhood character objectives
- identifies the comparative significance of each neighbourhood character area.
- forms the basis for neighbourhood character statements, policies, objectives and local variations to clause 54 and clause 55 being included in residential zone schedules, a Neighbourhood Character Overlay or other overlay.

PPN91 – Reforms to the Residential Zones

PPN 91 outlines the role of each of the new zones and how they should be applied to implement strategic goals associated with a residential development framework - refer to Table 2.

Table 2. The role and application of the residential zones

Zone	Role and application
Residential Growth Zone	Applied to areas suitable for housing diversity and housing at increased densities in locations offering good access to services, jobs and public transport, and to provide a transition between areas of more intensive use and development such as activity centres, and other residential areas. The zone has a default discretionary height limit of 13.5 metres (four storeys).
General Residential Zone	Applied to areas where housing development of three storeys exists or is planned for in locations offering good access to services and transport. The zone has a maximum height limit of 11 metres (three storeys).
Neighbourhood Residential Zone	Applied to areas where there is no anticipated change to the predominantly single and double storey character. Also to areas that have been identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from other parts of the municipality or surrounding area. The zone has a maximum height limit of 9 metres (two storeys).

Source: Planning Practice Note 91, Department of Land, Water, Environment and Planning, Dec 2019

PPN91 – ‘Reforms to the Residential Zone’ sets out five Principles underpinning the residential zones include:

1. Housing and neighbourhood character plans need to be consistent and align with one another when specifying preferred future housing and neighbourhood character outcomes for an area.
2. All residential zones support and allow increased housing, unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.
3. The Residential Growth Zone promotes housing intensification in locations close to jobs, services and facilities serviced by public transport including activity centres.
4. The General Residential Zone is a three-storey zone with a maximum building height of 11 metres.
5. The density or number of dwellings on a lot cannot be restricted in the Neighbourhood Residential Zone unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.

Source: Planning Practice Note 91, Department of Land, Water, Environment and Planning, Dec 2019

4.2 Local Council Policy

4.2.1 Hume Horizons 2040

Hume Horizons 2040 is Council's plan and vision for the future. The plan identifies Hume's role historically in providing affordable family homes in the housing market, and the growing and changing needs of the community based on the population growth trends. The plan specifically identifies the growing needs of the older segments of the community (65+), as well as the simultaneous growth in young people.

Hume Horizons 2040 was developed from extensive stakeholder consultation. While initially starting in late November 2012 with the annual community survey, the main consultation began in February 2013 and was completed in late September 2013.

4.2.2 Sunbury and Hume Corridor, Hume Integrated Growth Area Plan (HIGAPs)

The Sunbury (2011) and Hume Corridor (2014) Hume Integrated Growth Area Plans (HIGAPs) are integrated plans prepared by Council for the established areas of Sunbury and the Hume Corridor inclusive of a spatial strategy and an associated infrastructure delivery strategy. The aim of these strategies is to guide the work of Hume City Council to responsibly manage change.

In consultation on the draft Hume HIGAP, the community spoke of a need for greater housing diversity and suggested a need for a greater mix and quality of housing. In response to this, a key aim in the Hume Corridor HIGAP is to increase the diversity and choice of housing by developing a housing strategy. The Sunbury HIGAP similarly seeks to provide a broader range of housing stock.

4.2.3 The Hume Planning Scheme

The Hume Planning Scheme implements the State's Planning Policy Framework (PPF) and contains a range of local policies which are specific to achieving those objectives in Hume's suburbs. Relevant policies include Clause 21.04 (Built Environment and Heritage), Clause 21.05 (Activity Centres) and Clauses 22.13 – 22.15 (Neighbourhood Character in Sunbury, Tullamarine and Westmeadows).

The Municipal Strategic Statement (MSS) at Clause 21 of the Hume Planning Scheme is the strategic framework for our local policies. The MSS outlines the key issues and influences for Hume, including those related to housing and infrastructure needs. The demand for greater housing diversity is specifically identified for areas where there is a larger ageing population and smaller households.

5 Where can Housing Diversity be accommodated in Hume’s established areas?

Based on a review of relevant State and Local Planning Policy and controls, this chapter of the Strategy identifies the key considerations of relevance to accommodate housing diversity in Hume’s established areas. This includes both Planning Policy and controls, as well as important land characteristics to define the land capability of Hume’s established areas.

Table 3 summarises the opportunities and constraints when considering areas suitable for Housing in Hume, and these are further detailed in this chapter of the Strategy.

Table 3. Summary of Key Opportunities and Constraints

Opportunities	Constraints
<ul style="list-style-type: none"> ■ Activity centres encouraged to provide more housing in ‘Plan Melbourne’ ■ Grid subdivision patterns that offer permeability for traffic flow and direct walking routes ■ Large lot sizes (over 500sqm) ■ Older housing that is more likely to be redeveloped ■ Areas with slope provide opportunity for outlook to surrounding landscapes 	<ul style="list-style-type: none"> ■ Areas affected by the subdivision restrictions in the Melbourne Airport Environs Overlay with subdivision restrictions ■ Activity centres and areas around train stations affected by the Melbourne Airport Environs Overlay ■ Areas in a Low Density Residential Zone with subdivision restrictions ■ Areas with significant slope that limits walkability ■ Curvilinear subdivision patterns that limit traffic flow and direct walking routes ■ Small lot sizes (under 500sqm) ■ Newer sites that are unlikely to be redeveloped

5.1 Activity Centres and Walkability

The State Government’s plan for Melbourne ‘Plan Melbourne 2017-2050’ is based on creating a walkable network of ‘activity centres’ across Melbourne, by directing new housing to existing activity centres where people have access to daily needs, employment and public transport.

Based on research conducted for Plan Melbourne, good walkability has been defined by the State Government as a distance of around 800 metres as a measure of the distance most people are willing to walk to meet their daily needs locally.

What is ‘Good Walkable Access?’

‘Good walkable access’ in this Strategy has been calculated around all of Hume’s activity centres based on a distance of around:

- 800 metres (about a 10 – 20 minute walk) where this is both a higher order activity centre or a train station.
- 400 metres (about a 5 minute walk) to lower order activity centres.

Hume’s Activity Centre Hierarchy

For the purpose of this Strategy, activity centres in Hume can generally be described as either a higher order or lower order activity centre (See Figure 14).

Higher order centres are those that are designated as either a Metropolitan or Major Activity Centres in ‘Plan Melbourne’ and lower order are neighbourhood activity centres.

Based on the hierarchy of activity centres in Hume, some may provide greater opportunities for nearby housing change than others. Each present unique attributes related to overall layout, land ownership, access to public transport, road interfaces and neighbourhood character.

Figure 14. Activity Centres Hierarchy



Higher Order – Metropolitan and Major Activity Centres:

Metropolitan Activity Centres - Broadmeadows is one of seven Metropolitan Activity Centres in the Plan Melbourne. This means it has a broader purpose of providing housing at increased densities, as well as jobs and activities for regional catchments that are well served by public transport, health, justice and education services as well as retail and commercial opportunities.

The Broadmeadows MAC benefits from the collocation of its shopping centre and train station with metropolitan and regional government uses, and good walkability within the general precinct. Development of the large format shopping centre is dependent on the intentions of a single land owner, given this, residential outcomes are not anticipated. Shop-top housing may be an opportunity for separately owned commercial properties on Pascoe Vale Road. There is also an opportunity to deliver more affordable, diverse and inclusive high-quality housing as part of future mixed-use development in the Town Centre.

The Broadmeadows Activities Area Structure Plan 2012 sets some guidance for housing within the Broadmeadows MAC broader precinct.

Government owned land provides the greatest potential for housing in the MAC, such as at upper levels or through redevelopment of underutilised ground level car parks, the DHHS owned site of Banksia Gardens and the DET owned site of Kangan TAFE. Residential areas to the east of the MAC have been nominated for high change to capitalise on its regional civic, transport and shopping facilities.

Strategic redevelopment sites within the Broadmeadows MAC included the DHHS owned site of Banksia Gardens, the DET owned site of Kangan TAFE and the Northmeadows Strategic site. These will continue to be investigated for future redevelopment opportunities and the inclusion of diverse housing products.

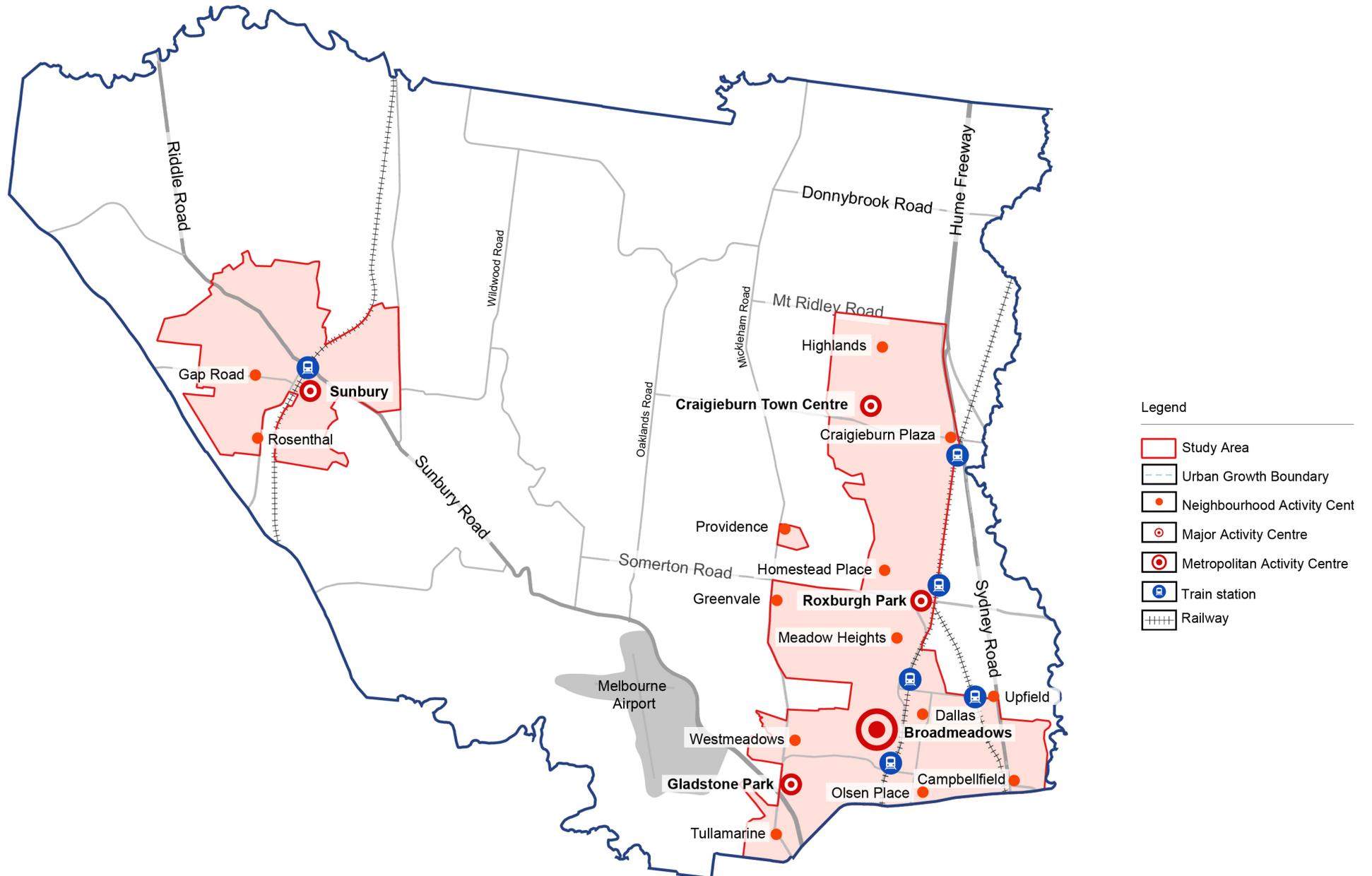
Major Activity Centres - Sunbury and Craigieburn Town Centres and Roxburgh Park and Gladstone Park Shopping Centre are identified as Major Activity Centres in Plan Melbourne. Most of these activity centres are large format shopping centres, in single ownership which limits their potential to accommodate new housing without significant redevelopment of the shopping centres. Sunbury Town Centre however is a more traditional format of commercial main streets, consisting of smaller properties and multiple landowners. Buildings in the Sunbury MAC are also older. These factors make Sunbury more likely to achieve shop-top housing on individual sites. Any larger scale housing change in Sunbury MAC will need to be carefully managed and respect its ‘rural town’ feel, wide and generous streetscapes, rural vistas and heritage buildings.

Lower Order – Neighbourhood Activity Centres:

Neighbourhood Activity Centres - The Hume Planning Scheme identifies 'Neighbourhood Activity Centres' that are intended to meet community day-to-day shopping and service needs (e.g. small supermarket or convenience shop, post office, etc). Some of these are currently less established than others and require additional time and housing growth to provide opportunity for them to develop and service their catchment. Most of these centres are in the form of outdoor shopping strips either with internal pedestrian areas (i.e. Dallas shops and Olsen Place), small indoor shopping centres (i.e. Greenvale, Campbellfield, Meadows Heights) or fronting a main road (i.e. Melrose Drive).

Whilst housing can support and invigorate activity centres, it is important that the commercial functions of activity centres are not compromised by residential development and that amenity issues are managed appropriately. It is also important that new housing is respectful of adjoining residential land and responsive to its setting within the activity centre.

Figure 15. Activity Centres Hierarchy in Hume



5.2 Land Controls

5.2.1 The Melbourne Airport Environments Overlay (MAEO)

Because of Hume's proximity to the airport, suburbs to the east of the airport are affected by the MAEO which limit their potential for new housing. Either the whole or parts of suburbs are affected in Gladstone Park, Westmeadows, Dallas, Upfield and Coolaroo. Future construction of a future east-west runway as envisaged in the Melbourne Airport Masterplan could also see the suburbs of Jacana and Broadmeadows affected by the MAEO (refer Figure 21) if the State Government pursues similar controls to manage new uses and development in areas affected by the aircraft noise associated with Melbourne Airport.

The areas surrounding Broadmeadows MAC, Gladstone Park Shopping Centre, Westmeadows Village, Dallas shops, Upfield shops, Upfield train station and Coolaroo train station are affected by the MAEO. Because the MAEO limits potential for housing in many parts of these suburbs that would otherwise be suitable for new housing, consideration will need to be given to higher amounts of new housing in the areas that are not affected by the MAEO.

5.2.2 Low Density Residential Zone (LDRZ)

The LDRZ areas in Hume are mainly on the outskirts of the established areas in Greenvale and Sunbury and provide a transition to the rural parts of the municipality. Properties in the LDRZ are restricted by how much they can be subdivided and serve a role in providing a range of lifestyle opportunities; where the land is small enough to manage without agricultural techniques and equipment. These areas also play a role in meeting the demand for larger family households who need larger homes and/or properties.

5.2.3 Master Planned Estates

There are various parts of Hume where masterplans have been prepared to coordinate development outcomes and set out how the land should develop over time. Some of these have very recently been fulfilled, and others are still developing, such as Highlands Craigieburn; Roxburgh Park; and in Sunbury, Jacksons Hill, Goonawarra and Rolling Meadows Estates.

Most of these masterplans also identify areas for housing diversity, generally by providing for a range of lot sizes, and/or designating areas for medium or high-density development. These are generally located around current or future local activity centres.

5.3 Land Characteristics

5.3.1 Lot Size

The size of a lot can influence the number of houses that can be built on the land, taking into consideration planning requirements that must be met. In Hume, there is a great diversity of lot sizes. For example, larger lots over 800 square metres are found in Greenvale and parts of Sunbury. Moderately sized lots between 500 and 800 square metres are more commonly found in (old) Craigieburn, Broadmeadows, Dallas, Coolaroo, Meadow Heights and Tullamarine and smaller lots under 500 square metres in newer areas in Roxburgh Park and Craigieburn.

Lots over 500 square metres, depending on their shape and any site-specific factors are generally able to accommodate a dual occupancy development that can meet planning scheme ResCode requirements. Smaller lots may find this more challenging and pose greater risk of amenity impacts to adjoining lots.

5.3.2 Age of Housing

The age of housing can give an indication about whether an area is likely to begin redeveloping in the near future. Older housing is generally more suitable for re-development once many of its built elements need replacing and/or the layout or style of the home may not match current household needs or trends.

While many property owners may choose to renovate, property developers and some property owners may rebuild one or more new houses depending on factors such as the size of the block, individual needs and the market.

Much of the southern portion of Hume in Broadmeadows, Dallas, Jacana and Coolaroo areas were developed before 1970 with a proportion also dating pre 1950's. Older housing of this period is also found in the inner areas of Sunbury, and in Craigieburn near the Craigieburn Plaza.

More recent housing in Hume is found in Roxburgh Park (post 1995, and over the last decade in northern and western areas of Craigieburn and Sunbury).

5.3.3 Subdivision pattern

The way an area has been subdivided, including the arrangement of lots and layout of a road network can impact its suitability for new housing.

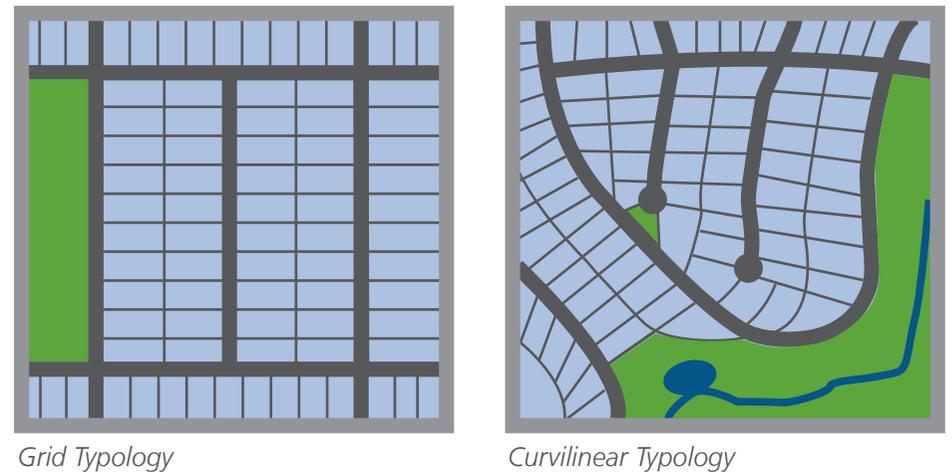
In Hume, there are generally two types of subdivision patterns which are either a grid network pattern (such as parts of Tullamarine, Craigieburn and Broadmeadows) or a curvilinear subdivision where roads are more winding and include court bowl streets (such as parts of Gladstone Park, Meadow Heights, Roxburgh Park and Greenvale).

A grid pattern is more walkable with more options for walking and cycling connections to local amenities (such as shops and public transport). It also disperses the traffic more evenly and efficiently through more continuous road connections. Properties in grid pattern areas are also more regular in shape meaning that amenity impacts on adjoining properties of taller housing form can more consistently be managed and minimised through standard design treatments.

In contrast, curvilinear pattern areas with court bowls have less road, walking and cycling connectivity making them less walkable and more prone to traffic issues, particularly where parking is limited. They also have irregular shaped properties which can result in more amenity impacts on adjoining properties and more complex design mitigation measures.

These factors make grid pattern areas more suitable locations for new housing development than curvilinear areas.

Figure 16. Grid and curvilinear street typologies



5.3.4 Slope

The terrain in Hume is varied, and the design of many of Hume's established suburbs have been influenced by landscapes of hills and valleys. Certain parts of Hume's residential areas have steep sloping streets and roads.

Areas with steep road networks include parts of Meadows Heights, Broadmeadows, Jacana, Westmeadows, Sunbury and Greenvale.

Slope affects how easy it is to walk to nearby amenities and the likelihood that streets will be used as a walking route. Slope can also contribute to higher expenses to develop land, presenting challenges for building design and construction. On this premise, these areas are not a preferred location for housing change.

While affecting walkability to a degree, it is acknowledged that slope can also provide opportunities to integrate new buildings into the established built environment and landscape, and in some circumstances, it provides attractive visual outlooks to valued natural features such as creeks and open spaces.

5.3.5 Neighbourhood Character

Respecting neighbourhood character is a fundamental objective of the residential development provisions in the Hume Planning Scheme.

Neighbourhood character is the combination of the public and private realm. It includes the pattern of development in an area, the scale and form of buildings, the setback of buildings and the extent of garden areas, the architectural features of buildings, and other elements of the area like landscaping and trees.

In Hume, areas on flat land in traditional grid subdivision generally have a stronger character of property setbacks (i.e. parts of Craigieburn and Tullamarine) as opposed to areas on sloping hilltops or in curvilinear streets where setbacks may be more varied (i.e. parts of Greenvale, Meadow Heights and Roxburgh Park). Some older areas in Hume are also seen to have more landscaped front gardens and streets, compared to newer areas where front setbacks are smaller and there is less established tree canopy.

An area to the east of Campbellfield Activity Centre and north of Mahoneys Road has been identified in a Neighbourhood Character Study to have a very consistent and intact housing form. This limits this areas suitability for housing change.

Part 2 – Housing Strategy

Part 1 of this Strategy identified that Hume's population is growing and that some of the resultant demand for housing will be in our established areas. It also identified the need to significantly increase the supply of smaller housing options (one and two-bedroom dwellings) to meet the existing and future housing needs of smaller households in Hume.

This part of the Strategy outlines the strategy developed in response to the housing need and mismatch having regard to the existing policy context and characteristics of the Hume municipality outlined in Chapter 2 to 5.

Each Chapter addresses one of the aims identified in Chapter 1.4:

- **Aim 1** – To direct housing growth to the most appropriate locations
- **Aim 2** – To increase the choice and diversity of housing in Hume, including affordable housing
- **Aim 3** – To facilitate well designed and sustainable housing.

6 Direct housing growth to the most appropriate locations

The strategy seeks to achieve Aim 1 -

To direct housing growth to the most appropriate and sustainable locations through:

- A hierarchy of future housing change and ten principles for housing change in Hume.
- A Housing Diversity Framework Plan for Hume suitable for inclusion in the Hume Planning Scheme that includes these different change levels.
- A clear picture of the preferred housing outcomes in these change areas.
- Consideration of the impact of housing on the 24 hour curfew free status of Melbourne Airport.
- A commitment to plan for the infrastructure and services needed to support this housing change.

6.1 A Housing Diversity Framework Plan

Ten Principles for Housing Change that apply 'Four Levels of Housing Change' have been developed (Figure 17) based on existing State and Local planning policy described in Chapter 4 and the opportunities and constraints for new housing described in Chapter 5.

The four levels of housing change have been applied to different parts of Hume to create a Hume Housing Diversity Framework Plan (Figure 18) that spatially shows areas for:

- High Change
- Moderate Change
- Gradual Change
- Limited Change

The extent of the change areas has been primarily informed by:

- Measuring the walking distance in accordance with benchmark standards and with adjustments made for steep topography and major barriers such as rail lines and main roads which limit walkability.
- The extent of existing planning controls and subdivision pattern of properties – see Chapter 3.

Built form testing and modelling has been undertaken to confirm the suitability of high change areas to accommodate apartments of up to four storeys and facilitate two-way traffic and on street parking should this be required.

New developments in our growth areas have not been included in the Hume Housing Diversity Framework as different levels of housing change are guided by existing and future Precinct Structure Plans for these areas – refer Chapter 1.1.

Figure 17. Hume’s Ten Housing Change Principles

Principle 1.	Seek more one and two bedroom homes and greater diversity of housing types throughout Hume with a focus on High and Moderate Change Areas.
Principle 2.	Support High Change in areas with good walkable access to a train station and a higher order activity centre.
Principle 3.	Support High Change in Activity Centres.
Principle 4.	Support High Change with good walkable access to high frequency public transport along main roads.
Principle 5.	Support Moderate and Gradual Change in areas where housing is more than 25 years old and lots are larger than 500m2.
Principle 6.	Support Moderate Change in areas with good walkable access to shops or public transport services.
Principle 7.	Allow Gradual Change in areas with limited walkable access to shops and/or public transport, and an indirect road network.
Principle 8.	Limit housing change in Master Planned estates developed in the last 25 years.
Principle 9.	Limit housing change within the Melbourne Airport Environs Overlays.
Principle 10.	Limit housing change in existing low density residential areas.

Figure 18. Hume's Housing Diversity Framework Plan

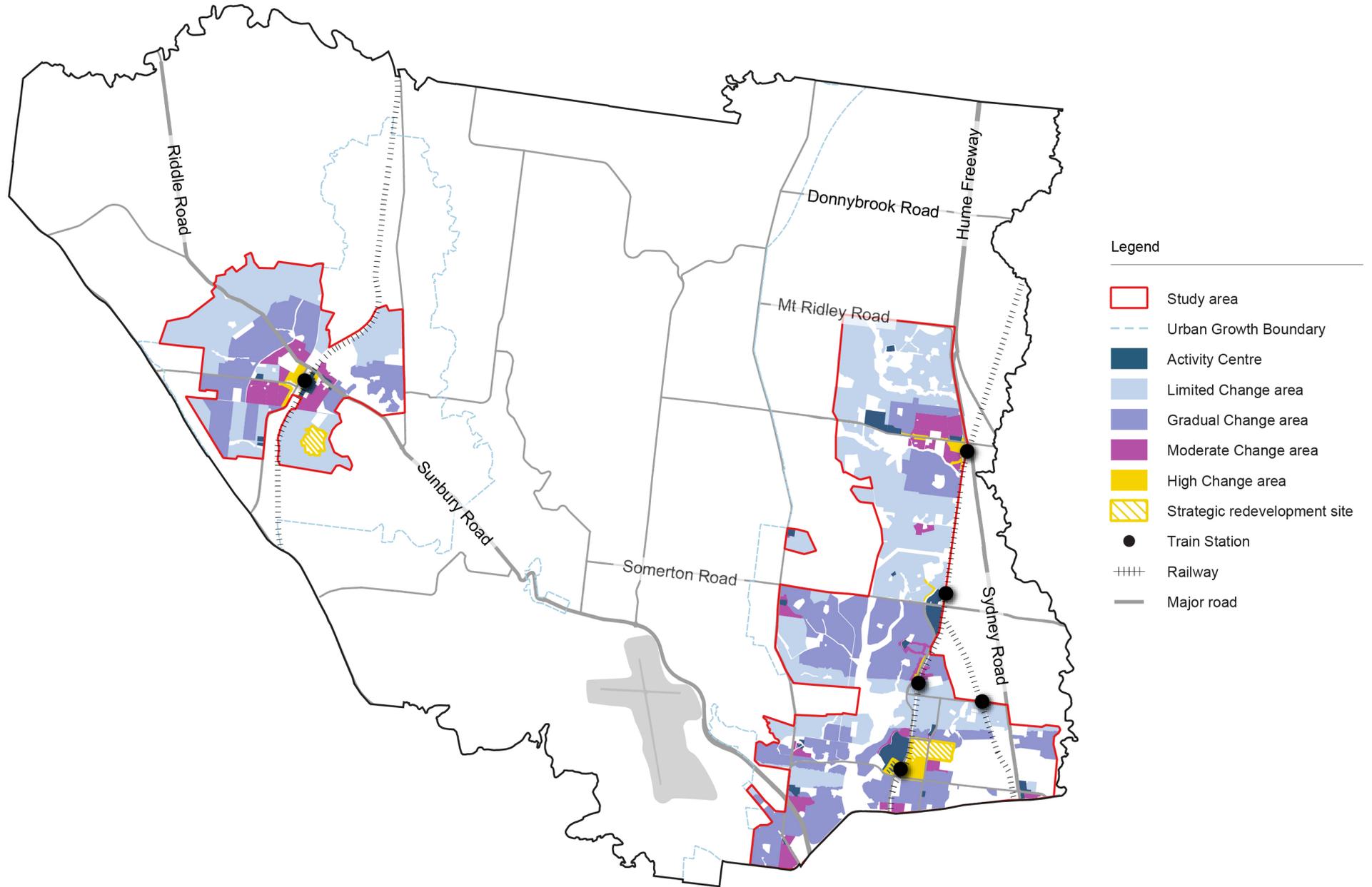


Figure 19. Hume's Housing Diversity Framework Plan – Sunbury Corridor

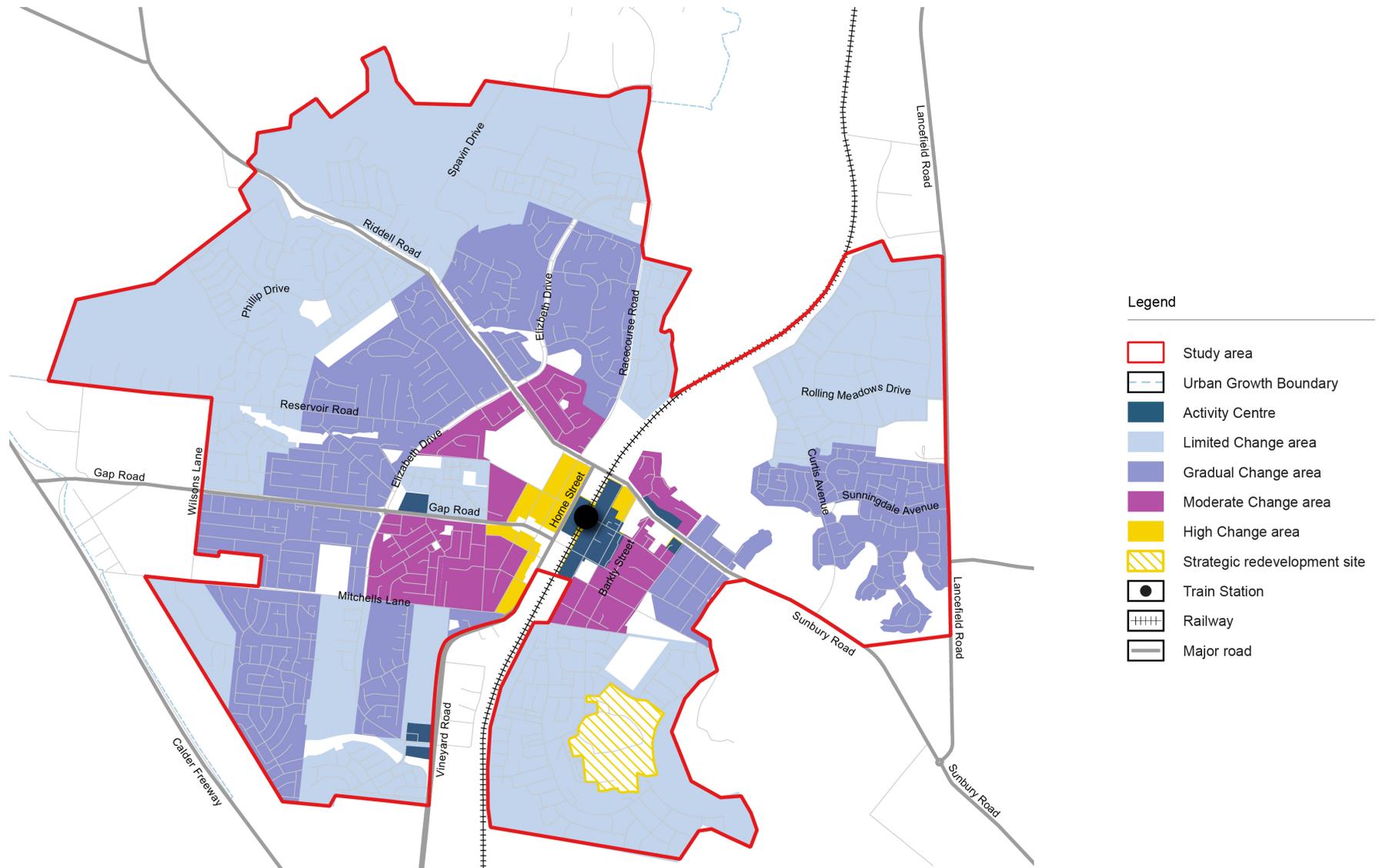


Figure 20. Hume's Housing Diversity Framework Plan – Hume Corridor (north of Somerton Road)

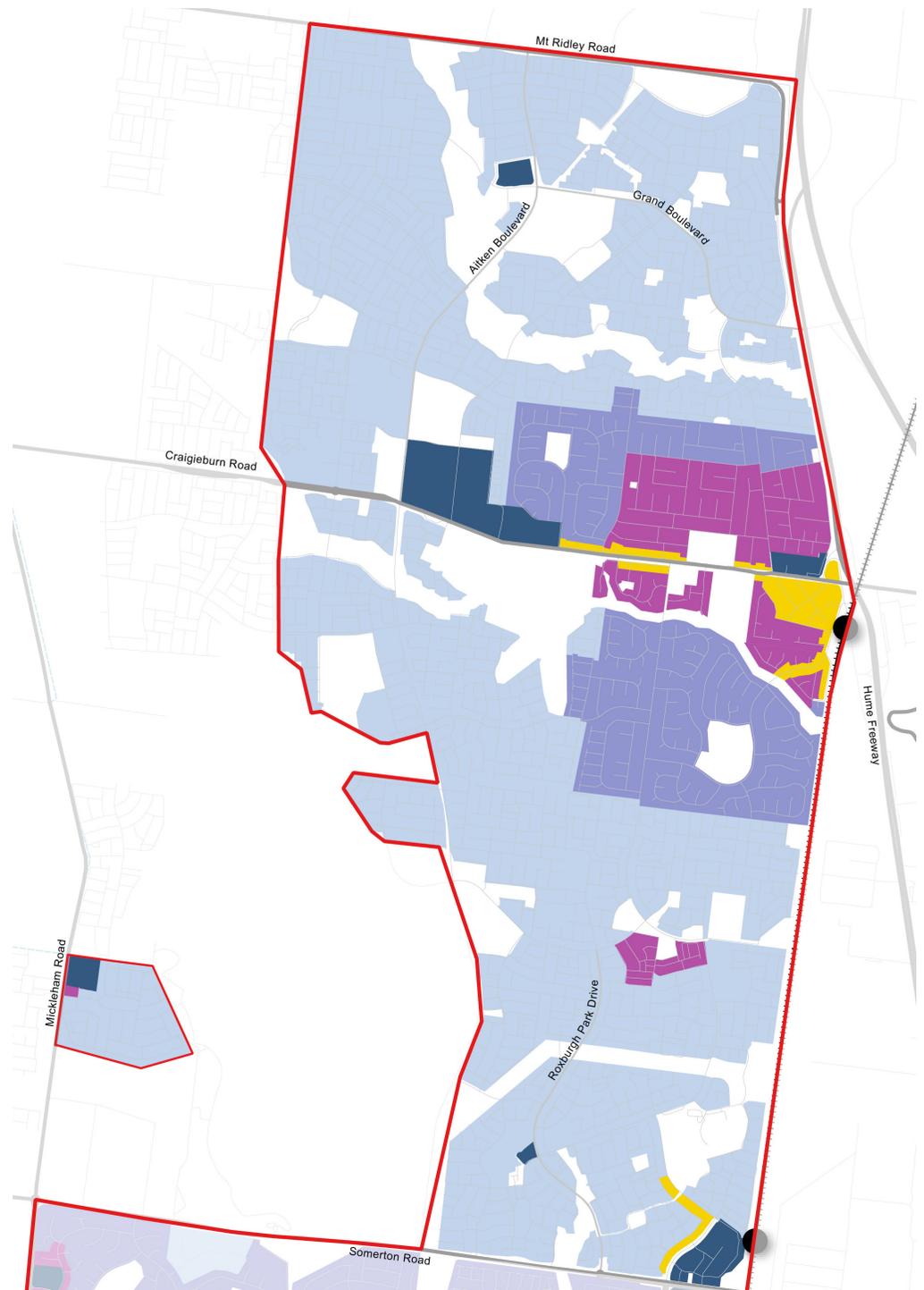
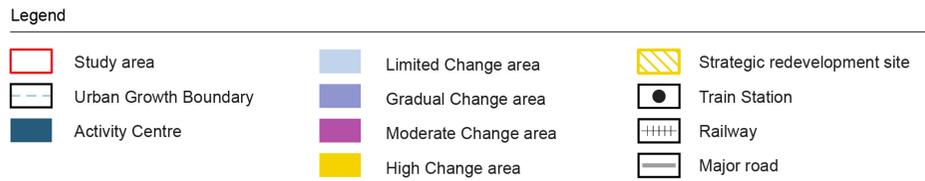
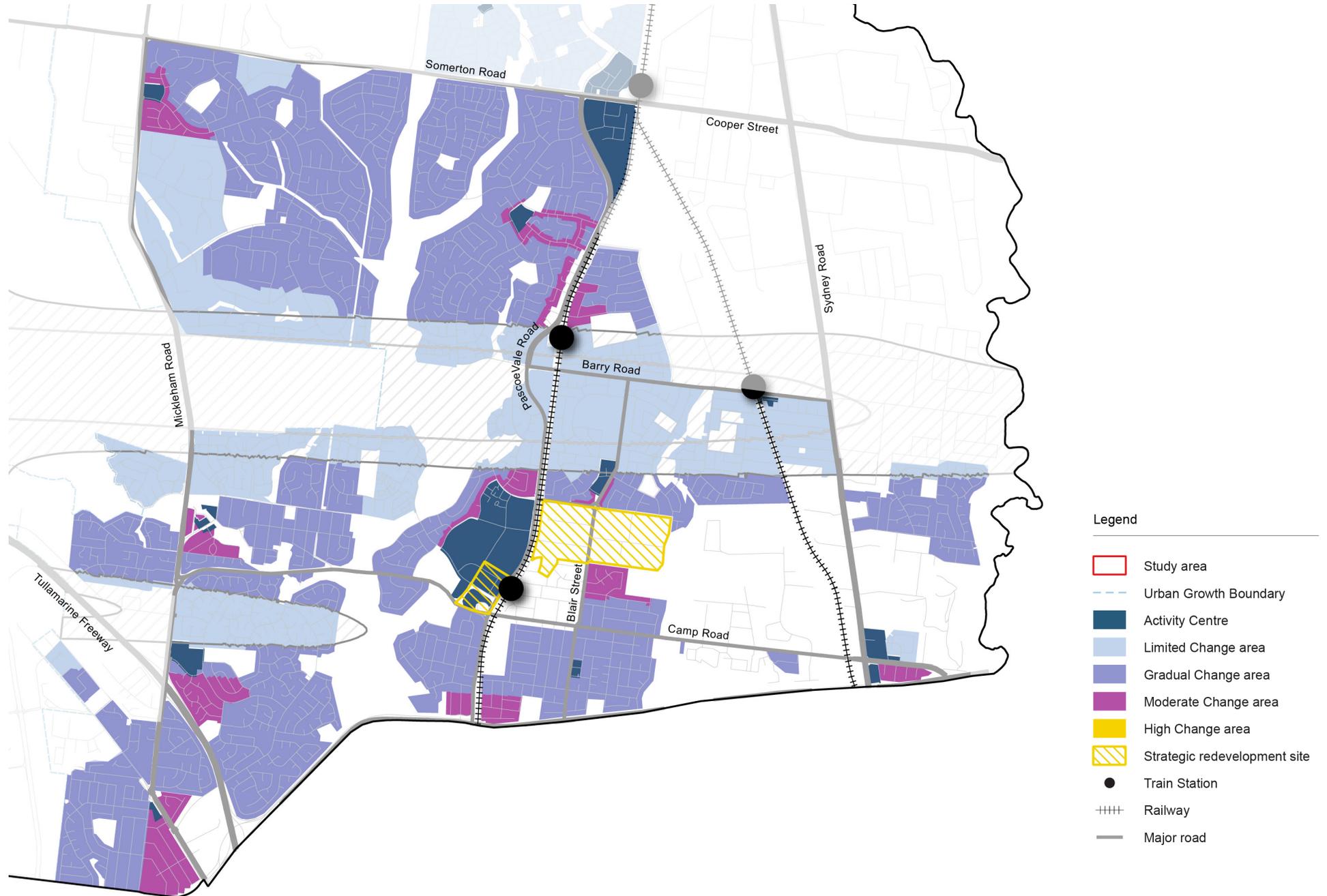


Figure 21. Hume's Housing Diversity Framework Plan – Hume Corridor (south of Somerton Road)



6.2 Hume's Housing Change Areas

Preferred development outcomes for each of the Change Areas are summarised in Table 4 below, including building height, typology, bedroom mix and future character. It also illustrates the rate at which housing change is anticipated to occur and the contribution each area makes to diversity.

Table 4. Preferred Housing Outcomes for Our Housing Change Areas

	Limited Change Area	Gradual Change Areas	Moderate Change Area	High Change Residential Area	Activity Centres
Preferred typology of new housing	Mostly detached houses with some units and townhouses	Mostly detached houses, units and townhouses	Mostly units and attached townhouses with some apartments	Mostly townhouses and apartments	Mostly apartments above commercial premises and townhouses
Preferred Bedroom mix of new housing	Mostly 3+ bedroom	Mostly 3+ bedroom	Mix of sizes, including 1 and 2 bedroom	Mostly 1 and 2 bedroom	Mostly 1 and 2 bedroom
Preferred Height of new housing development	Mostly 1 and 2 storey	Mostly 1 and 2 storey	Mostly 2 storey with some 3 storey	Mostly 2 to 4 storeys	Mostly 3 to 6 storeys dependent upon the activity centre
Preferred Future Neighbourhood Character	Similar to today	Similar to today	Some changes to today	Changes to today	Changes to today
Anticipated Future Zone	GRZ with some NRZ and LDRZ	GRZ	GRZ	RGZ	C1Z
Rate of housing change	Slow	Gradual	Incremental	Incremental	Incremental
Contribution to Housing Diversity at 2041	2%	10%	42%	45%	

6.2.1 Limited Change Areas

Limited Change has generally been applied to areas to reflect MAEO and LDRZ planning controls that restrict or control residential development and areas within new masterplanned estates. The MAEO protects the operations of the Melbourne Airport and the LDRZ provides for large lifestyle blocks (see section 5.2 for more detail about these controls).

New masterplanned estates that have been developed in the last 25 years include estates in Sunbury, Craigieburn and Roxburgh Park subject to master planned development outcomes. Some of these areas also have narrow streets which also contribute to traffic and parking issues.

Many of the areas in Limited Change are also distant from public transport and activity centres.

An area in Campbellfield north of Mahoneys Road with good walkability to the Campbellfield Activity Centre has been included as a Limited Change Area owing to its neighbourhood character of highly consistent and intact housing form.

Limited Change Areas make up the majority of Hume's established areas due to the extent of the MAEO and the significant number of masterplanned areas in the municipality developed over the last 25 years.

Due to these existing planning controls and their limited walkability, it is preferred that detached housing remain the dominant housing form in Limited Change Areas with few units and townhouses. The rate of change in Limited Change areas is expected to be slow.

Illustrative Limited Change Streetscape



6.2.2 Gradual Change Areas

Gradual Change has generally been applied to areas that are outside a walkable distance to an activity centre or train station. It has also been applied to areas with access constraints including winding and indirect roads or cul-de-sac's that make it more difficult to exit a residential area and easily walk to local shops or public transport.

These areas therefore have poor walkable access to daily needs, meaning that residents may be reliant on cars for most of their trips

While Gradual Change Areas do not have any existing planning controls restricting subdivision and new housing, these areas are not a priority for housing change and they are not expected to significantly contribute to housing diversity over the next 20 years.

In Broadmeadows, there is land that is anticipated to be affected by aircraft noise associated with the proposed east-west runway at Melbourne Airport. Whilst parts of this area may be in a walkable distance to the Broadmeadows MAC and train station, Gradual Change has been allocated to minimise the number of residents affected by the future aircraft noise.

It is preferred that large detached family housing continue to be the main housing typology in these gradual change areas but with some new units and townhouses to provide housing diversity opportunities. This means that the pattern, scale and look of housing will become a little more mixed. The rate of change is expected to be gradual as individual properties are slowly sold and some are bought by residents to live in and some redeveloped with units and townhouses.

Illustrative Gradual Change Streetscape



6.2.3 Moderate Change Areas

Moderate Change has generally been applied to areas that are in a walkable distance to either an activity centre or a train station, and that were principally developed more than 25 years ago. These areas usually have a grid street pattern and a walking route that provides a direct link to either of these amenities. This provides good walkable access to daily needs.

Because of their good walkable location, new housing and housing diversity is encouraged in Moderate Change areas.

Moderate Change has been applied to areas in Sunbury, Craigieburn and Tullamarine where grid pattern subdivisions provide good walking routes and lots with redevelopment capacity of over 500 square metres. These areas are also well serviced by local connections and employment opportunities. Tullamarine benefits from direct access to the Western Ring Road, Tullamarine and Hume Freeways, greater choice in local shopping centres at Airport West and Gladstone Park Shopping Centres and proximity to Melbourne Airport. Craigieburn similarly has access to two local shopping centres and a proposed metropolitan health precinct on Craigieburn Road as well as Craigieburn Station. Sunbury town centre provides walkable access to a wide range of shops and services and a metropolitan train station.

Where there is an activity centre in areas characterised by indirect road network (that limits walkable access and presents traffic issues), Moderate Change has been allocated to the most direct streets and roads to the activity centre. This includes areas in Meadow Heights, Gladstone Park, Tullamarine and Dallas with concentrated areas of Moderate Change.

Moderate Change also provides a transition between High Change and other change areas helping to manage the amenity impacts on these other change areas.

It is preferred that Moderate Change Areas provide for housing change and housing diversity. Housing should be a mix of one and two storey units and townhouses as well as some three storey apartments. New housing will also be encouraged to provide for smaller dwellings. This range of housing typologies means that the pattern, scale and dwelling styles in Moderate Change areas is expected to be more mixed. New housing development is expected to occur at an incremental rate.

Illustrative Moderate Change Streetscape



6.2.4 High Change Areas

High Change has generally been applied to areas that are in a good walking distance to both a higher order activity centre and a train station. This includes the areas near to the higher order activity centres of Craigieburn, Roxburgh Park, Sunbury and Broadmeadows which benefit from easy access to a range of shops, services and employment, as well as to the Principal Public Transport Network (PPTN). This provides good walkable access to all daily needs.

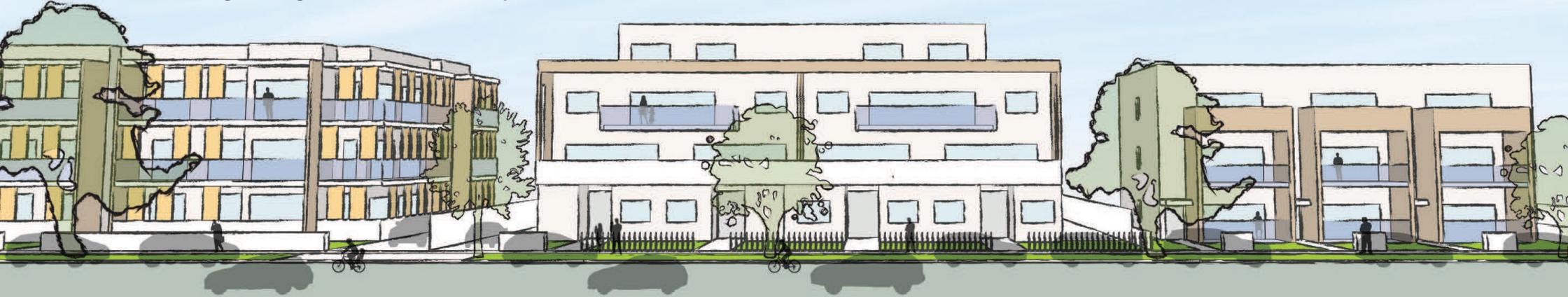
Land immediately north of Johnston Street and Camp Road in Broadmeadows has been identified as High Change due to being exceptionally well located to Broadmeadows train station and the Broadmeadows Metropolitan Activity Centre. It is recognised that this area may be affected by aircraft noise in the future if the proposed east-west runway at Melbourne Airport is constructed.

Some properties that front roads have also been included in High Change based on having a direct route to a train station and/or an activity centres. This includes Pascoe Vale Road where there is good walkability to the Coolaroo train station, and Craigieburn Road between the Craigieburn Plaza and the Craigieburn Shopping Centre.

While only allocated in these specific areas and accounting for the smallest proportion of Hume's established areas, it is preferred that the High Change Areas contribute the most to housing supply and housing diversity. New housing developments are therefore preferred to provide for a high number of one and two-bedroom homes.

Housing is preferred to be in the form of apartment buildings and townhouses at heights up to four storeys. The rate of change is expected to be incremental with development preferred to occur on consolidated sites.

Illustrative High Change Residential Streetscape



6.2.5 Activity Centres

Activity centres provide a highly suitable location and opportunity for housing change. These locations provide excellent access to daily needs, public transport and housing in the form of apartments and mixed-use developments are encouraged. New housing within activity centres can make a significant contribution to their vibrancy and help sustain a wide range of uses throughout the day and evening.

Activity centres in Hume are a mixture of traditional high street centres, purpose built large scale shopping centres and supermarkets with adjoining shops and services. These present different opportunities for housing change and so the suitability and scale of new housing development, and the rate of change will depend on the unique context of each activity centre.

It is preferred that new housing in activity centres be in the form of apartments located above commercial uses. All housing should provide a high number of one and two-bedroom homes.

6.2.6 Strategic Redevelopment Sites:

The Northmeadows area (refer Figure 21) within the Broadmeadows MAC is identified in the Greater Broadmeadows Framework Plan 2017 for some housing development as part of future mixed-use development. This area has the potential to provide additional housing diversity in Hume and is currently subject to further investigations and planning.

In Sunbury, land at Jacksons Hill (refer Figure 19) has been subject to a master planning process and has been identified for a range of uses, including housing.

Future planning for these areas will confirm the preferred level and form of housing change in these areas.

In the future, other strategic sites may be identified by Council for future housing.

6.2.7 What will this achieve?

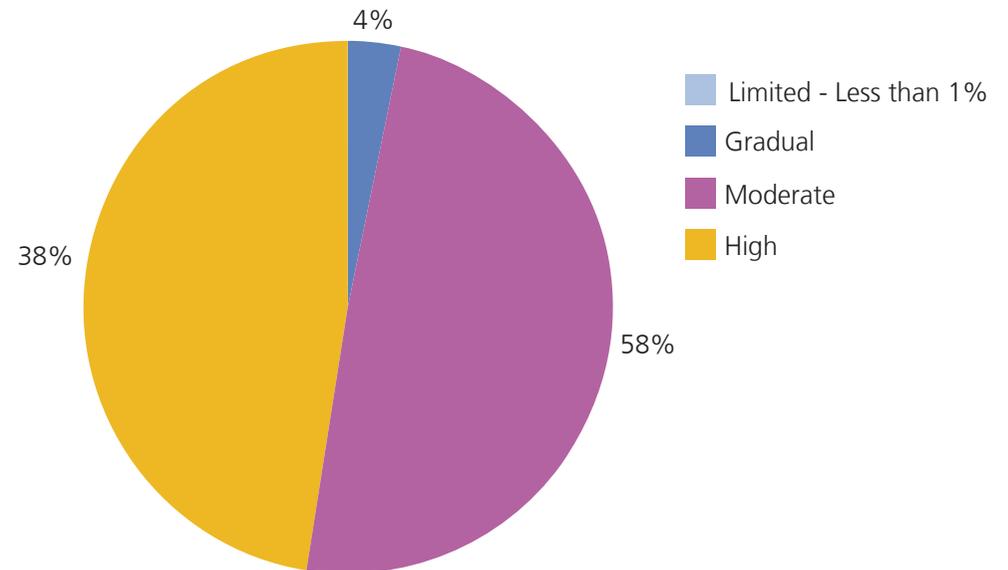
A housing model has been prepared to identify what the Hume Housing Diversity Framework Plan could achieve in the coming 20 years to direct housing change to appropriate locations.

It identified estimates that:

- 38% of new housing change could occur in High Change Areas
- 58% of new housing change could occur in Moderate Change Areas
- 4% of new housing change could occur in Gradual Change Areas
- Less than 1% of new housing change could occur in Limited Change Areas.

If this was achieved, it would mean that the vast majority of new housing would be located in highly suitable locations with good walkability to everyday needs.

Figure 22. Share of Housing by Change Area to 2041



What are our goals for our Housing Change Areas?

- To use the different change levels to direct housing change to suitable locations within Hume's established areas.

What will we do to achieve these goals?

- Reflect the 10 Principles for Housing Change in Hume and the Preferred Housing Outcomes into the Hume Planning Scheme.
- Introduce the Hume Housing Diversity Framework Plan in to the Hume Planning Scheme.

- Introduce appropriate residential zoning controls to achieve the preferred housing outcomes for each change area.
- Facilitate housing above commercial premises and on underutilised land in activity centres.
- Discourage multi unit housing in narrow streets.
- Advance the planning for the Northmeadows and Jacksons Hill Strategic Redevelopment Site.
- Ensure the planning outcomes for Strategic Redevelopment Sites and rezoning proposals contribute to delivering diversity outcomes consistent with Moderate and High Change areas where appropriate.



Illustrative High Change Activity Centre Streetscape

6.3 Balancing change and protection of Melbourne Airport's curfew free status

The alignment of the existing runways of Melbourne Airport means that large parts of the south of Hume's established areas are affected by aircraft noise with new housing controlled by the existing MAEO. The Strategy recognises this by applying Limited Change to these areas helps to minimise the number of people potentially affected by current aircraft noise and to assist in protecting the curfew free status of Melbourne Airport.

A new second east-west runway is identified in the Melbourne Airport Masterplan 2018. Limiting housing change in the areas affected by future aircraft noise associated with this potential new runway would be consistent with the current planning controls.

However, the protection of Melbourne Airport needs to be balanced with the significant benefits of facilitating housing change in areas that would otherwise be highly suited to High or Moderate levels of housing change. This includes land in the Broadmeadows MAC and land immediately adjoining the MAC. State planning policy and the Hume Planning Scheme promote Broadmeadows as a housing, retail, community, government, entertainment, cultural and transport hub for the northern region, and a focus for new housing development.

The noise impacts on residents in different housing typologies also needs to be considered with apartments potentially able to provide a higher level of noise attenuation compared to the current detached dwellings.

Considering this, the Strategy identifies two change levels for housing on land that has been identified in the Melbourne Airport Masterplan 2018 to be subject to potential aircraft noise equivalent to the standards used to identify the current MAEO should the proposed east west runway be constructed:

- High Change on land within and immediately adjoining the Broadmeadows MAC that would be highly suitable for high housing change given its access to the Broadmeadows Train Station and the MAC.
- Gradual Change on balance of the land.

The State Government has established an Advisory Committee (Melbourne Airport Environs Safeguarding Standing Advisory Committee) to review the Melbourne Airport Environs Overlay (MAEO). The findings of this Committee may necessitate changes to the Strategy, particularly as it relates to the proposed High Change around the Broadmeadows MAC.

What is our goal for balancing housing change with protecting Melbourne Airport's curfew free status?

- To limit new housing in areas affected by aircraft noise whilst enabling housing change within and around Broadmeadows MAC

What will we do to achieve this goal?

- Continue to apply the current MAEO when assessing planning permits for housing in areas affected by aircraft noise
- Review the findings of the Melbourne Airport Environs Safeguarding Standing Advisory Committee before preparing a planning scheme amendment to facilitate high housing change in areas identified to be subject to aircraft noise associated with the proposed east west runway.
- Ensure new housing subject to existing or potential aircraft noise incorporates adequate noise attenuation.

6.4 Infrastructure to Support Housing Change

The study area includes the established areas of Hume where there is existing transport, community and utility infrastructure and associated services. The type and scale of housing change will influence the demands on this infrastructure and services.

Community feedback received in preparing the Strategy identified a clear expectation that housing change be supported by upgrades to open space, community, health and transport infrastructure and services.

This Strategy will assist Council and other infrastructure and service providers to identify and plan where future asset and or service responses may be required to appropriately meet community needs and expectations.

It is expected that the housing change proposed in this strategy will build gradually over time allowing Council and agencies to plan for infrastructure needs in advance.

What is our goal for infrastructure to support housing change?

- To proactively plan for infrastructure and services to support sustainable housing change in Hume's established areas.

What will we do to achieve our goals?

- Monitor the open space, community and transport and service needs in Hume's established areas.
- Prepare transport, open space and community infrastructure and service plans that consider the demands from proposed housing change in Hume's established areas.
- Work with State Government to identify the demands on State transport, health, education and support infrastructure and services from proposed housing change in Hume's established areas.
- Work with relevant agencies and providers to identify the demands on utility and drainage infrastructure and services from proposed housing change in Hume's established areas.

7 Increased choice, diversity and affordable housing

The strategy seeks to achieve Aim 2 – To increase the choice and diversity of housing, including affordable housing through:

- Targets for smaller housing typologies to better align new housing with community needs.
- An understanding of the level of diversity and choice that could be achieved if these targets are met.
- A commitment to the preparation of an Affordable Housing Policy.
- The consideration of surplus public land for diverse and affordable housing.

7.1 Improving housing diversity

As discussed in Part 1, the housing being built in Hume does not provide sufficient choice for smaller households and other households to live in a small home if they choose.

Housing change provides opportunities for a greater diversity of housing typologies and configurations to be provided that better meet the needs of the community.

Figure 23 illustrates that housing for different households will be available throughout Hume's Change Areas, however some households will be better catered for in the Moderate and High Change Areas.

To help ensure that these preferred housing diversity outcomes are achieved, the following targets have been established for housing developments of three or more dwellings in Moderate, High Change and Activity Centre Areas on the Hume Housing Diversity Framework Plan:

- Moderate Change Areas – 30% should be one and two bedroom homes
- High Change and Activity Centres – 80% should be one and two bedroom homes

Housing development in Gradual and Limited Change areas will also be encouraged to provide some smaller homes. Combined these targets will decrease the housing mismatch in Hume.

Proposals for new housing will be expected to achieve these targets. If this facilitative approach does not result in developments with this level of diversity, then changes to the Hume Planning Scheme may be prepared to mandate these targets.

Figure 23. How the Change Areas provide Housing Diversity



	Students and young people	Older people	First home buyers	Single parent families	Divorcees and separated people	Empty Nesters	People with low mobility/disability	Low income households	New Migrants
Limited Change	✓	✓	✓✓	✓	✓	✓	✓	✓	✓✓
Gradual Change	✓	✓	✓✓	✓✓	✓	✓	✓	✓	✓✓
Moderate Change	✓✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓✓	✓✓✓	✓✓	✓✓
High Change	✓✓✓	✓✓✓	✓✓✓	✓✓	✓✓	✓✓✓	✓✓✓	✓✓✓	✓✓

✓ Low number of options ✓✓ Medium number of options ✓✓✓ High number of options

What are our goals for housing diversity?

- To improve housing choice and affordability by increasing housing options for small households.
- To support development of one and two bedroom homes throughout Hume's established areas to enable smaller households to find appropriate housing in their preferred neighbourhood.

What will we do to achieve our goals?

- Introduce appropriate residential zoning controls to achieve the preferred housing diversity outcomes for each change area into the Hume Planning Scheme
- Retain the existing areas of NRZ and LDRZ to provide larger properties.

- Support different housing typologies and one and two bedroom dwellings in Limited and Gradual Change areas.
- Encourage new housing developments of three or more dwellings in High Change areas and Activity Centre to provide a minimum of 80% one and two bedroom dwellings.
- Encourage new housing developments of three or more dwellings in Moderate Change Areas to provide a minimum of 30% one and two bedroom dwellings.
- Encourage some three bedroom and more family friendly apartments and townhouses in Moderate and High Change Areas
- Consider the need and suitability of introducing the housing diversity targets for new housing into the Hume Planning Scheme.

7.2 What Will this Achieve?

Estimates from the Housing Model have been developed to understand the potential housing diversity outcomes the Strategy could achieve. This is based on development achieving the minimum benchmarks for one and two-bedroom dwellings in High and Moderate Change areas and Activity Centres.

It is important to recognize that the clear majority of new housing is delivered by the private sector and influenced by economic and market trends. Therefore, the type and scale of new housing that will be delivered may be different to these projections.

7.2.1 Diverse housing opportunities for Hume

Estimates of the number and diversity of new dwellings that might be achieved if development occurs as proposed in this Strategy indicate that:

- Approximately 40% of new dwellings in established areas could be smaller housing typologies suitable for smaller households.
- Over the next 20 years the proportion of smaller homes could double to be 20% of all homes in Hume.
- The current mismatch could be reduced from 76% to approximately 50%

If achieved, this would meet the housing needs in Hume's established areas for the next 15 years and beyond, and provide a significant increase in the availability of new and diverse housing for existing and future residents. It could bring housing choice closer in line with the surrounding areas and Melbourne's average. It would particularly assist in providing new housing opportunities for the growing number of smaller households while continuing to provide for family housing. As a result of this change the housing choices available in Hume would be more consistent with the Greater Melbourne average.

7.2.2 Diverse housing opportunities within Hume

The Strategy proposes a mix of housing change levels throughout the study area. Figure 25 shows that approximately 33% of all new housing in the established areas will be small, one and two-bedroom homes.

The Hume Corridor will provide around 27% of the small homes and a further 10% will be created in the Sunbury Corridor, development that is anticipated to occur at an even pace over the next 20 years.

If the level of housing diversity projected is achieved, it would assist greatly in enabling existing households to continue living in Hume and in their local area as their housing needs change, helping to maintain their involvement in the community. This is particularly important for the increasing number of older members of our community.

Figure 24 Housing Mismatch Comparison – Hume 2016 and 2041



Figure 25. Forecast Dwelling Change 2016-2041 by bedrooms – Sunbury and Hume Corridors



7.3 Affordable Housing

Council acknowledges that the primary responsibility for the provision of affordable housing, matched with funding capability, lies with the Federal and State Governments. However, Council also acknowledges that it has an important role to play in advocating, facilitating and encouraging affordable housing outcomes.

Council is preparing an Affordable Housing Policy to help guide and facilitate the provision of affordable housing in Hume through public and private development. This will outline how Council will seek to increase affordable housing supply in Hume through:

- Advocacy to Federal and State Government for changes to legislation and funding
- Use of voluntary agreements with developers
- Use of surplus public land

What are our affordable housing goals?

- To increase the supply of affordable housing in Hume through public and private development.

What will we do to achieve our goals?

- Prepare an Affordable Housing Policy that outlines how Council will advocate and facilitate more affordable housing in Hume.

7.4 Housing on Public Land

Commonwealth, State and Local Government regularly review the land they own to identify how that land can best be used and managed to provide for the needs of the community. This can include using the land for provision of new housing, particularly smaller housing and social housing where the need exists. An example of this, is the State Government decision to deliver housing on the former Nicholas Street school site in Broadmeadows

In reviewing how Council owned land can best be used and managed to provide for the needs of the community, consideration will be given to the housing needs identified in this Strategy and any Council Affordable Housing Policy.

What are our goals for housing on public land?

- To explore opportunities to deliver diverse and affordable housing on surplus Council land.

How will we achieve our goals?

- Consider the potential for diverse and affordable housing in the disposal of Council land.
- To advocate for the provision of affordable housing outcomes with the disposal of surplus Commonwealth and State Government land.

8 Well designed and sustainable housing

The strategy seeks to achieve Aim 3 – To facilitate well designed and sustainable housing through:

- The future preparation of preferred neighbourhood character objectives and requirements for inclusion in the Hume Planning Scheme.
- The future preparation of a Design Guide for Housing in Hume.
- The introduction of an ESD policy into the Hume Planning Scheme.
- The provision of appropriate on-site parking and the management of on street parking.

8.1 Importance of Good Design

Design plays a crucial role in ensuring that new housing contributes to: the character and sense of place of neighbourhood; minimises impacts on neighbouring properties; and provides comfortable, sustainable and affordable living for its residents.

Community feedback in the preparation of the Strategy identified the importance of considering neighbourhood character and sought good quality and sustainably designed homes.

8.1.1 Neighbourhood character

The Hume Planning Scheme identifies that new residential development should have regard to the neighbourhood character of an area. Importantly, this does not mean that new development that is different to the existing neighbourhood character should not be allowed.

A preliminary study of neighbourhood character (Stage 1) identified different character areas. It identified that the levels of change in the Hume Housing Diversity Framework and the preferred housing outcomes could be achieved with some appropriate changes to neighbourhood character in the Moderate and High Change Areas.

The preliminary study (Stage 1) identified the various character values of Hume's established areas that should be considered in achieving these preferred outcomes. Further work (Stage 2) will utilise these findings to determine how these values should be reflected in new development and articulate a preferred future character for Hume's residential areas.

The preferred neighbourhood character statements will consider and balance both the existing neighbourhood character values and the preferred housing change and diversity outcomes.

Consistent with the preferred housing outcomes articulated in Chapter 6, the preferred future character for the Limited and Gradual Change Areas is anticipated to closely reflect existing important neighbourhood character values. In Moderate and High Change Areas, where more housing change is preferred and where the likely scale and preferred diversity of housing is different to current housing, the preferred future character is anticipated to reflect some differences to the current character.

8.1.2 Design

High quality housing design improves the liveability of an area and its sense of place. Well-designed homes also contribute to the comfort and wellbeing of residents through well-proportioned spaces, well designed private open space, access to natural light, and effective shading and ventilation. Good design can also provide adaptability to allow for changes in residents' mobility as they age and in household composition, such as multi-generational households.

Good housing design is also important in ensuring safety of local streets and parks through the appropriate internal layout of homes and the location of windows to encourage passive surveillance and a sense of safety.

Planning Policy at Clause 21.04 supports well designed medium and higher density residential development that protects the amenity of existing residents and responds to preferred neighbourhood character. However, community feedback continues to identify issues with the consistency of the design quality of new housing.

Council is committed to preparing design guidelines that will facilitate improved design outcomes and realise the objectives of the Hume Planning Scheme.

8.1.3 Activity Centres

Hume has an established hierarchy of activity centres which form part of and respond to the objectives of Plan Melbourne. This is also embedded in the Hume Planning Scheme which recognises the importance of managing and planning for a hierarchy of activity centres to meet community needs and create a sense of space and character for an area.

Housing development should facilitate their growth and contribute to their vibrancy by occurring at a scale that is complementary to each activity centre. This will ensure housing contributes to their ongoing viability and expansion.

Due to its traditional grid streets and fine grain buildings, the Sunbury Activity Centre has potential for shop top housing in the short to medium term. Any new housing in this activity centre should respect its 'rural town' feel, wide and generous streetscapes, rural vistas and heritage buildings.

Council will consider the need to develop design guidance specific to activity centres, particularly the more traditional town centre context of Sunbury.

8.1.4 Environmentally Sustainable Development (ESD)

Environmentally Sustainable Development has less impact on the natural environment and are more resilient to climate change impacts.

Energy requirements for heating and cooling can be significantly reduced in environmentally sustainable development and constructed buildings, which reduces the running costs for households and improves thermal comfort. Integrated water management, including stormwater will also significantly reduce impacts to natural waterways and improve water efficiency.

Plan Melbourne commits the State Government to introducing a new State wide ESD planning policy to ensure that new housing development is environmentally sustainable, but no policy has been introduced to date. To address this, some Councils have demonstrated that an effective local planning policy can enhance ESD outcomes in new, multi-dwelling developments.

Council will introduce similar policy so that the design of new housing developments incorporates ESD outcomes that will benefit the environment as well as the comfort and costs of housing for future residents.

What are our housing design goals?

- To ensure that new housing is well designed, sustainable and contributes to a preferred future neighbourhood character.
- To minimise amenity impacts of larger townhouse and apartment developments on neighbouring residential properties and adjoining low rise residential areas.
- To facilitate high quality housing in activity centres.

How will we achieve this goal?

- Encourage lot consolidation to create large development parcels suitable for apartment and townhouse developments in Moderate and High Change areas.
- Prepare preferred neighbourhood character assessments for different areas that identify how the existing important neighbourhood character values can best be reflected in new development at each relevant change level and the contribution that new development can make to neighbourhood character.
- Use the neighbourhood character assessments to prepare preferred neighbourhood character statements for different areas to guide future housing design.
- Introduce schedules to the relevant residential zones to guide how new development should achieve the preferred neighbourhood character and preferred design outcomes.
- Prepare housing design guidelines to support the provisions in the Hume Planning Scheme.
- Consider introducing built form controls into the Hume Planning Scheme to facilitate well designed housing in Hume's established activity centres.
- Introduce provisions into the Hume Planning Scheme to ensure Environmentally Sustainable Development is achieved.

8.2 Managing traffic and parking in residential areas

New development will create additional demand on the transport network and create more demand for on street parking.

Community feedback in preparing the Strategy identified concerns with the potential impact of new housing on traffic and on street parking.

Focussing housing change in the High and Moderate Change Areas in and around activity centres and train stations will help to minimise increases in traffic and demand for car parking but other interventions to manage traffic and on-street parking demand are likely to be required.

These interventions will be made in accordance with the requirements in the Hume Planning Scheme and Hume's parking management policies.

Parts of Hume have narrow streets where on street parking can severely limit the function and safety of these roads, particularly for emergency vehicles. This is a cause of great frustration and concern for the community. The Strategy has identified these locations for Limited Change in recognition of this and to minimise potential exacerbation of the problem. Council will also continue to implement its Parking on Narrow Streets Policy.

What are our goals to manage traffic and parking in residential areas?

- To minimise the impact of new housing development on-street car parking.

How will we achieve our goals?

- Manage demand and provision for car parking in accordance with the policies in the Hume Planning Scheme and Council's parking policies.
- Require adequate on-site parking to be provided in new housing development in accordance with the Hume Planning Scheme.
- Ensure new development does not result in any net loss of on street car parking or established street trees through the design and location of vehicle crossings, particularly in High and Moderate Change Areas.
- Manage the availability of on street parking permits and consider a policy that restricts parking permits for additional dwellings, particularly in High and Moderate Change Areas.
- Monitor local parking issues.
- Communicate details of parking restrictions to potential residents.

Part 3 – Implementation and Key Directions

The components of this section include:

- An Implementation chapter which outlines approaches that will be implemented to achieve the Housing Strategy.
- A discussion of Key Directions that explore additional Council actions that may further support the objectives of the Strategy.

9 Implementing & Monitoring the Strategy

9.1 Changes to the Hume Planning Scheme

The primary means by which Council will achieve the three aims of this Strategy and their respective goals is through changes to the planning provisions in the Hume Planning Scheme.

These changes were identified in Part 2 of the Strategy and are reflected below:

Aim 1 – To direct housing change to the most appropriate and sustainable locations

- Reflect the 10 Principles for Housing Change in Hume and Preferred Housing Outcomes into the Hume Planning Scheme.
- Introduce the Hume Housing Diversity Framework Plan in to the Hume Planning Scheme.
- Introduce appropriate residential zoning controls to achieve the preferred housing change outcomes into the Hume Planning Scheme.
- Review existing strategies within the Planning Scheme to minimise conflict between areas of High or Moderate Change and neighbourhood character.
- Review the findings of the Melbourne Airport Environs Safeguarding Standing Advisory Committee before preparing a planning scheme amendment to facilitate high housing change in areas identified to be subject to aircraft noise associated with the proposed east west runway.

Aim 2 – To increase the choice and diversity of housing, including affordable housing

- Introduce appropriate residential zoning controls to achieve the preferred housing diversity outcomes for each change area into the Hume Planning Scheme.
- Consider the suitability of introducing the housing diversity targets for new housing into the Hume Planning Scheme.

Aim 3 – To facilitate well designed and sustainable housing

- Introduce schedules to the relevant residential zones to guide how new development should achieve preferred neighbourhood character and preferred design outcomes.

- Consider introducing built form controls into the Hume Planning Scheme to facilitate well designed housing in Hume's established activity centres.
- Introduce provisions into the Hume Planning Scheme to ensure Environmentally Sustainable Design in new housing in Hume.

All amendments to the Hume Planning Scheme to introduce these changes would be subject to community consultation in accordance with the requirements of the Planning and Environment Act, 1987.

9.2 Evaluation and Monitoring

Council will regularly review census data, housing approvals data and .id Consulting population projections to identify:

- Where housing change is occurring.
- Whether housing diversity needs are being met.
- Whether housing needs or demands are changing.

Community preferences for housing will be monitored through updates to the Council's community plan (Hume Horizons) and in feedback to Council's general community surveys.

Where necessary, the Housing Strategy will be updated to reflect this data and evidence.

Appendix

Appendix: Methodology for determining capacity

1. How much is land available to be developed in each change area?

To determine land that has development potential the following criteria have been used:

- Site areas less than 600m².
- Strata titled/shared lots, i.e. Common property.
- Land within the Airport Overlay Schedule 1.
- Community and civic land.
- Within zones where residential uses are not permitted including Commercial 2 Zone, Industrial 3 Zone, Public Conservation and Resource Zone, Public Park and Recreation Zone, Public Use Zone and Special Use Zone.
- Recent development (all development after 2005 excluded).

All lots that meet any of these criteria have been considered undevelopable for the purposes of estimating potential dwelling yield.

2 How many dwellings could be created for different development outcomes?

The Strategy recommends support for different types of housing such as apartments, attached townhouses, units and detached dwellings. Apartments will provide the greatest opportunity to provide new dwellings particularly smaller, one and two bedroom homes. To determine how many new dwellings can be created by the changes proposed in Chapter 6, a range of density assumptions have been applied. These density assumptions are summarised in Table 2. Rates of development have been developed for modelling purposes and are indicative only. They are not designed as future development targets that will be dependent on dwelling size, mix and other design factors.

Table 1. Housing Mix and Diversity

Description	Approximate density (homes per hectare)	Average Lot size (m ²)
Detached – limited low density: Eg. Single detached dwellings in LDRZ on large lots with significant garden areas	5	2000
Detached – gradual change: Eg. 3 unit redevelopment with minimum garden areas	30	300
Attached – moderate change: Eg. townhouse style developments	50	180
Attached - moderate change: Eg. 2 and 3 storey apartments with limited or communal only outdoor space (based on 15 apartments on 2000m ² lot)	72	125
Apartment: high change low rise: Eg. low rise apartment developments (3-4 storeys) with communal outdoor areas (based on 30-35 apartments on 2000m ² lot)	150	60
Apartment: high change mid-rise: Eg. mid-rise apartment developments (5-6 storeys) with communal outdoor areas (based on 50 apartments on 2000m ² lot)	225	40

Note: Rates of development are for modelling of potential supply and not intended to be development targets.

3 How quickly development is likely to occur?

Whilst the Housing Diversity Strategy will theoretically allow all land to be developed, change will occur gradually and many properties will remain as single dwellings, particularly in the Limited and Gradual areas. In the High Change and Moderate Change areas, which have the best access to public transport, shops and services, the take up rate will be far greater than the Gradual and Limited Change area.

Within the study area the take up rate has been an average of 2% each year. The highest rates of change have been experienced around Broadmeadows with an annual take up rate of 3% between 2005-2016.

In the Gradual and Limited Change areas low take up rates are proposed that reflect the lower take up rate of Hume overall between 2016-2026. A faster take up rate in the following ten years.

The development outcomes anticipated for Moderate change areas are similar in density and typology to the recent development in Meadow Valley Ward, Oak Park and Glenroy. Annual growth rates in Oak Park and Glenroy for ten years between 2001-2016 were 1.5% and 2.1% respectively. Meadow Valley Ward have experienced similar take up rates of 2.6% in High and 1.2% in Moderate Change Areas over the last ten years. Based on this a 2% take up rate has been applied for moderate change areas between 2016 and 2026 increasing overtime to 0.4% for the period from 2026-2036.

The multi storey apartment development preferred for High Change areas is very limited in Hume and therefore a future yield cannot be based on an established trend. Instead a similar take up rate of 2% throughout the 20-year period between 2016-2036 has been applied in High Change Areas in Meadow Valley and Aitken Wards.

A lower take up rate has been applied to the High Change areas in Sunbury (Jacksons Creek Ward) as residential supply in Sunbury continues to be concentrated in new residential estates on the fringe and unit development close to the town centre. In addition, most of the High Change areas of Jacksons Creek Ward are within the town centre with a Commercial 1 Zone. The Commercial 1 zone currently allows dwelling development at upper levels including apartment development. Despite this, no upper level apartments have been developed.

In summary, the following variable take up rates have been applied:

Table 2. Take Up Rates for Change Areas

	Take up rate 2016-2026	Take up rate 2026-2036
Limited	0.5%	1.0%
Gradual	1.0%	2.0%
Moderate	2.0%	4.0%
High	2.0%	2.0%

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