# Housing Diversity – Change Area Descriptions

|  | **Urban Renewal**  | **Neighbourhood Renewal**  | **Neighbourhood Interface**  | **Suburban Residential**  | **Whittlesea Township**  |
| --- | --- | --- | --- | --- | --- |
| **Preferred Density**  | Encourages higher density housing  | Encourages medium and higher density housing   | Encourages medium and standard density   | Encourages standard density  | **Township Diversity:** Encourages medium and standard density **Township Residential:**Encourages standard density  |
| **Proximity to Services and Facilities**  | * Epping Central is a Metropolitan Activity Centre and Plenty Valley (South Morang) is an Activity Centre.
* Both centres have good access to public transport, employment, health and community facilities and services.
 | * Close proximity to the Lalor, Thomastown and Bundoora Neighbourhood Activity Centres.
* Close proximity (5-10 minute walk) to public transport and in particular the train and tram.
* Good mix of community services and facilities.
 | * Moderate proximity (10-15 minute walk) to public transport and activity centres, as well as local neighbourhood shopping centres undergoing renewal.
 | * Typically in proximity (15 minute plus walk) to public transport and activity centres.
 | * Township Diversity applies to the commercial/ mixed use areas of Laurel and Church Streets.
* Township Residential applies to residential areas of the Township.
 |
| **Preferred Housing Types** | * Mixed use development which may include apartments above ground level retail and commercial uses.
* Small and large scale residential apartments.
* Townhouses and multi units.
 | * Townhouses.
* Multi- units.
* Small scale apartments
 | * Single dwellings.
* Dual occupancies.
* Townhouses.
* Multi Units.
 | * Single dwellings
* Dual occupancies
 | **Township Diversity:*** Shop top housing
* Townhouses
* Multi units

**Township Residential:*** Single dwellings
* Dual occupancies
 |
| **Key Design Principles**  | Height* A range of medium to high building heights that support increased density.
* Higher built form oriented towards main streets, public spaces, open space, creeks or important views.

Setbacks* Minimal or no front setbacks to encourage activation of the street.
* Minimal or no side and rear setbacks that has regard to surrounding amenity.
* Building separation between ‘tower’ elements to ensure solar access, landscaping and visual separation.

Site CoverageHigher site coverage to facilitate increased densities. Private Open SpaceUsable private open space, balconies and communal shared spaces.LandscapingAttractive landscaping to complement higher density built form.  | Height* A range of medium building heights that allow street enclosure along main streets.
* Building heights that allow for all levels to achieve passive surveillance.
* Building heights that are of a human scale and integrate well with existing housing stock.

SetbacksReduced front setbacks to encourage activation of the street, whilst still allowing sufficient space for low level landscaping. Site Coverage  Medium- higher site coverage to facilitate a balance between increased densities and landscape opportunities. Private Open Space Usable private open space, balconies and communal shared spaces.Landscaping Attractive landscaping to complement medium to higher density built form.  | Height* A range of low to medium building heights that support some housing diversity.
* Building heights that integrate well with existing housing stock.

Setbacks* Moderate front setback to provide sufficient space for landscaping and a medium canopy tree.
* Sufficient side and rear setbacks to allow for some landscaping and external access to the rear.

Site Coverage Medium site coverage to facilitate a balance between increased densities and landscape opportunities. Private Open Space Usable private open space.Landscaping * Attractive landscaping to complement medium density built form.
* Medium sized canopy trees in the front setback.
* Large canopy tree in rear setback.
 | HeightLow building heights to reflect the existing suburban scale and character. Setbacks* Front setback to allow for significant landscaping and large canopy trees to create a sense of openness to the street.
* Increased side and rear setbacks to provide for building separation and landscaping.

Site Coverage Low site coverage to facilitate landscape opportunities. Private Open Space An increased area of private open space to allow for significant landscaping. Landscaping * Large canopy tree in the front setback.
* Extra-large canopy tree in the rear setback.
 | Whittlesea Diversity HeightA range of low to medium building heights that support some medium density housing along main streets. Setbacks* Minimal or no front setbacks to encourage activation of the street.
* Minimal or reduced side and rear setbacks.

Site Coverage Medium- higher site coverage to facilitate a balance between increased densities and landscape opportunities.Private Open Space Usable private open space, balconies and communal shared spaces. Landscaping Attractive landscaping to enhance the rural Township character.Whittlesea Residential HeightLow building heights to reflect the Township scale and character. Setbacks* Increased side and rear setbacks to provide building separation and landscaping.
* Front setback to allow for significant landscaping, a large canopy tree and sense of openness to the street.

Site Coverage Low site coverage to facilitate landscape opportunities. Private Open Space An increased area of private open space to allow for significant landscaping. Landscaping * Large canopy tree in the front setback.
* Extra-large canopy tree in rear setback.
 |