

## Housing Diversity – Change Area Descriptions

	Urban Renewal	Neighbourhood Renewal	Neighbourhood Interface	Suburban Residential	Whittlesea Township
<b>Preferred Density</b>	Encourages higher density housing	Encourages medium and higher density housing	Encourages medium and standard density	Encourages standard density	<p><b>Township Diversity:</b> Encourages medium and standard density</p> <p><b>Township Residential:</b> Encourages standard density</p>
<b>Proximity to Services and Facilities</b>	<ul style="list-style-type: none"> <li>Epping Central is a Metropolitan Activity Centre and Plenty Valley (South Morang) is an Activity Centre.</li> <li>Both centres have good access to public transport, employment, health and community facilities and services.</li> </ul>	<ul style="list-style-type: none"> <li>Close proximity to the Lalor, Thomastown and Bundoora Neighbourhood Activity Centres.</li> <li>Close proximity (5-10 minute walk) to public transport and in particular the train and tram.</li> <li>Good mix of community services and facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Moderate proximity (10-15 minute walk) to public transport and activity centres, as well as local neighbourhood shopping centres undergoing renewal.</li> </ul>	<ul style="list-style-type: none"> <li>Typically in proximity (15 minute plus walk) to public transport and activity centres.</li> </ul>	<ul style="list-style-type: none"> <li>Township Diversity applies to the commercial/ mixed use areas of Laurel and Church Streets.</li> <li>Township Residential applies to residential areas of the Township.</li> </ul>
<b>Preferred Housing Types</b>	<ul style="list-style-type: none"> <li>Mixed use development which may include apartments above ground level retail and commercial uses.</li> <li>Small and large scale residential apartments.</li> <li>Townhouses and multi units.</li> </ul>	<ul style="list-style-type: none"> <li>Townhouses.</li> <li>Multi- units.</li> <li>Small scale apartments</li> </ul>	<ul style="list-style-type: none"> <li>Single dwellings.</li> <li>Dual occupancies.</li> <li>Townhouses.</li> <li>Multi Units.</li> </ul>	<ul style="list-style-type: none"> <li>Single dwellings</li> <li>Dual occupancies</li> </ul>	<p><b>Township Diversity:</b></p> <ul style="list-style-type: none"> <li>Shop top housing</li> <li>Townhouses</li> <li>Multi units</li> </ul> <p><b>Township Residential:</b></p> <ul style="list-style-type: none"> <li>Single dwellings</li> <li>Dual occupancies</li> <li></li> </ul>
<b>Key Design Principles</b>	<p><b>Height</b></p> <ul style="list-style-type: none"> <li>A range of medium to high building heights that support increased</li> </ul>	<p><b>Height</b></p> <ul style="list-style-type: none"> <li>A range of medium building heights that allow street</li> </ul>	<p><b>Height</b></p> <ul style="list-style-type: none"> <li>A range of low to medium building heights that</li> </ul>	<p><b>Height</b></p> <p>Low building heights to reflect the existing suburban scale and character.</p>	<p><b>Whittlesea Diversity</b></p> <p><b>Height</b></p> <p>A range of low to medium building</p>

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	<p>density.</p> <ul style="list-style-type: none"> <li>Higher built form oriented towards main streets, public spaces, open space, creeks or important views.</li> </ul> <p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>Minimal or no front setbacks to encourage activation of the street.</li> <li>Minimal or no side and rear setbacks that has regard to surrounding amenity.</li> <li>Building separation between ‘tower’ elements to ensure solar access, landscaping and visual separation.</li> </ul> <p><b>Site Coverage</b> Higher site coverage to facilitate increased densities.</p> <p><b>Private Open Space</b> Usable private open space, balconies and communal shared spaces.</p> <p><b>Landscaping</b> Attractive landscaping to complement higher density built form.</p>	<p>enclosure along main streets.</p> <ul style="list-style-type: none"> <li>Building heights that allow for all levels to achieve passive surveillance.</li> <li>Building heights that are of a human scale and integrate well with existing housing stock.</li> </ul> <p><b>Setbacks</b> Reduced front setbacks to encourage activation of the street, whilst still allowing sufficient space for low level landscaping.</p> <p><b>Site Coverage</b> Medium- higher site coverage to facilitate a balance between increased densities and landscape opportunities.</p> <p><b>Private Open Space</b> Usable private open space, balconies and communal shared spaces.</p> <p><b>Landscaping</b> Attractive landscaping to complement medium to</p>	<p>support some housing diversity.</p> <ul style="list-style-type: none"> <li>Building heights that integrate well with existing housing stock.</li> </ul> <p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>Moderate front setback to provide sufficient space for landscaping and a medium canopy tree.</li> <li>Sufficient side and rear setbacks to allow for some landscaping and external access to the rear.</li> </ul> <p><b>Site Coverage</b> Medium site coverage to facilitate a balance between increased densities and landscape opportunities.</p> <p><b>Private Open Space</b> Usable private open space.</p> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>Attractive landscaping to complement medium density built form.</li> </ul>	<p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>Front setback to allow for significant landscaping and large canopy trees to create a sense of openness to the street.</li> <li>Increased side and rear setbacks to provide for building separation and landscaping.</li> </ul> <p><b>Site Coverage</b> Low site coverage to facilitate landscape opportunities.</p> <p><b>Private Open Space</b> An increased area of private open space to allow for significant landscaping.</p> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>Large canopy tree in the front setback.</li> <li>Extra-large canopy tree in the rear setback.</li> </ul>	<p>heights that support some medium density housing along main streets.</p> <p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>Minimal or no front setbacks to encourage activation of the street.</li> <li>Minimal or reduced side and rear setbacks.</li> </ul> <p><b>Site Coverage</b> Medium- higher site coverage to facilitate a balance between increased densities and landscape opportunities.</p> <p><b>Private Open Space</b> Usable private open space, balconies and communal shared spaces.</p> <p><b>Landscaping</b> Attractive landscaping to enhance the rural Township character.</p> <p><b>Whittlesea Residential</b></p> <p><b>Height</b> Low building heights to reflect the Township scale and character.</p> <p><b>Setbacks</b></p> <ul style="list-style-type: none"> <li>Increased side and rear setbacks to provide building separation and landscaping.</li> </ul>

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		higher density built form.	<ul style="list-style-type: none"> <li>• Medium sized canopy trees in the front setback.</li> <li>• Large canopy tree in rear setback.</li> </ul>		<ul style="list-style-type: none"> <li>• Front setback to allow for significant landscaping, a large canopy tree and sense of openness to the street.</li> </ul> <p><b>Site Coverage</b> Low site coverage to facilitate landscape opportunities.</p> <p><b>Private Open Space</b> An increased area of private open space to allow for significant landscaping.</p> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>• Large canopy tree in the front setback.</li> <li>• Extra-large canopy tree in rear setback.</li> </ul>