

**02.03**15/06/2023  
C257hume**02.03-1**

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Proposed C263hume

**STRATEGIC DIRECTIONS****Settlement**

Hume's settlement pattern is made up of two urban corridors, the Hume Corridor and Sunbury Township, with Rural Areas separating the corridors and extending to the north and west of Sunbury.

The settlement patterns within the Hume and Sunbury corridors are complex and multi-layered including three development phases:

- Established urban areas.
- Recent growth areas.
- Greenfields land planned for future urban development.

Bulla township sits within the Rural Areas between the Tullamarine Airport and Sunbury while the old Kalkallo township is surrounded by greenfield development.

Most growth within the municipality will be accommodated within the two urban corridors driven by greenfield development in the growth areas of Greenvale, Craigieburn, Mickleham, Kalkallo and Sunbury supported by intensification of established suburbs. The Rural Areas provide separation between the corridors and protection for Melbourne Airport which is located on Commonwealth land in Hume.

**Hume Corridor**

The pattern of settlement within the Hume Corridor is predominantly residential development surrounding activity centres and employment land located along major transport corridors.

The Inter Urban Break provides a permanent separation between Craigieburn and Mickleham that protects biodiversity and landscape values in private and public land provides for the ecological connectivity between the Mt Ridley Conservation Reserve and conservation and open space areas in Craigieburn.

- Housing is primarily detached dwellings, with some infill units and townhouses as well as low density residential areas in Greenvale and within the Inter Urban Break. Older housing stock is located in the south of the corridor and older parts of Craigieburn near Craigieburn train station. Larger lots in these areas provide opportunities for infill redevelopment to accommodate increased population.

Within the Hume Corridor there are six existing and proposed metropolitan and major activity centres.

- Broadmeadows Metropolitan Activity Centre will provide a regional hub for offices and services supported by a mix of retail, leisure, commercial educational, cultural, community, leisure and transport facilities.
- Gladstone Park Major Activity Centre is principally contained in a large internal shopping centre that has several adjoining community facilities. It benefits from passing trade along Mickleham Road, a large local catchment and good proximity to Melbourne Airport and the large employment areas west of Mickleham Road.
- Roxburgh Park is a Major Activity Centre centred around a large shopping centre consisting of both internal and external shopping areas. It benefits from passing trade on Somerton Road and direct access from Roxburgh Park train station.
- Craigieburn town centre is developing into a Major Activity Centre centrally located within the Hume Corridor adjacent to Aiken Boulevard. Its proximity to new residential areas makes it highly suitable for a range of local and regional facilities. It provides a significant opportunity to provide a strong sense of identity and focal point for residents in the Craigieburn area.

- Donnybrook (Cloverton) is designated as a future Metropolitan Activity Centre to service a large regional catchment with a full mix of retail, higher order office, health, education and civic services and facilities.
- Mickleham (Merrifield) is designated as a future Major Activity Centre on the Aitken Boulevard alignment to meet the retail, employment and service requirements of residential and employment areas immediately surrounding it and to the north-west of Beveridge up to Wallan.

Employment land is an important part of the Hume Corridor supporting Hume's manufacturing, transport and logistics sectors. Industrial land along the Hume Highway, around the airport and along Sydney Road and Hume Highway proximate to the existing Somerton intermodal freight terminal in Somerton are regional and predominantly State Significant Industrial Precincts (SSIP). New employment areas along the Hume Freeway and Donnybrook Road will form an extension to the regional and predominantly State Significant Industrial Precincts and provide further employment and business opportunities.

### **Sunbury Township**

Sunbury Township is physically separated from Melbourne and the Hume Corridor by Rural Areas which gives the township a distinct character.

Sunbury Township has generally grown in a radial pattern out from the Sunbury train station and Sunbury Town Centre. Most housing is detached dwellings on large lots with infill units and townhouses close to the town centre. The radial growth of Sunbury will continue with substantial growth areas planned to the north and west along Sunbury and Lancefield Roads as well as smaller pockets of growth to the east and south.

Sunbury Town Centre supports office, retail and leisure activities with further employment areas extending along and east of Vineyard Road. New growth areas will release additional employment opportunities close to Vineyard Road and Sunbury Road.

Within Sunbury Township, Sunbury Town Centre is the primary retail and commercial centre for the region comprising a mix of convenience and comparison retailing, commercial, entertainment, community and leisure facilities. It has a historic and 'rural town' character and ambience with which people can relate. The Centre is reasonably compact and well-structured.

The form of the Centre has been modified by the development of a network of mid-block plazas, arcades and laneways. These laneways encourage development to have dual frontages, enhance the Centre's pedestrian scale, and provide an opportunity to utilise a considerable area of land that would otherwise be under-utilised.

Encouraging the development of the Sunbury Town Centre as a major activity centre comprising a retail core with a mixture of higher order retailing and entertainment facilities, convenience and comparison retailing, and commercial, office and community facilities is a key strategy in the MSS.

Beyond the retail core, retail and light industry uses that have larger development footprints area extend along Horne Street and Vineyard Road outside of the town centre. Sunbury New growth areas will release additional employment opportunities close to Vineyard Road and Sunbury Road.

Sunbury South (Redstone Hill) is designated as a future Major Activity Centre and will service the east and north development areas of Sunbury. The centre will provide for retail and leisure land uses and opportunities for local businesses and community services. Its street and pedestrian network will provide easy access from adjoining residential areas and local community facilities to a 'main street' that maximises views to Redstone Hill.

The growth in the population of Sunbury and the wider region offers significant potential to increase self-containment of Sunbury for a range of needs and uses.

### **Rural Areas including the Green Wedge areas and Melbourne Airport**

Rural Areas make up over half of Hume and provide a permanent break between the urban areas of Hume Corridor and Sunbury Township, create a distinct rural landscape character and outlook to the edge of the urban areas and contain important conservation, natural resources and landscape features. The Rural Areas include Green Wedge Zone land, Special Use Zone (i.e. quarries), Public Use and Recreation Zones and the Bulla township (Township Zone).

The rural areas protect the curfew free status of Melbourne Airport by limiting land uses that are affected by aircraft noise. Farming has traditionally been a major land use in the rural areas, however over time a number of factors have combined to reduce its feasibility and profitability, and as a result farming has declined through the majority of the municipality.

The township of Bulla is a small, isolated pocket of urban development on Deep Creek surrounded by the Green Wedge Zone.

The Bulla and Kalkallo townships were established in the pre-1851 squatting era and are excellent examples of early rural town settlements. They contain many natural and cultural heritage sites of significance, including churches, hotels, monuments, bridges, waterways and, in the case of Kalkallo, important grasslands. These sites, together with the town's essentially subdivision grid layout, location on a main road and near creeks, predominance of low-rise building forms and surrounding rural landscape, contribute greatly to their historic ambience and character. It is important, therefore, that new development in the towns is designed and sited in a manner sympathetic with these features and complements this 'rural town' character.

### **Strategic directions**

The strategic directions for settlement are:

- Develop the Hume Corridor to be a sustainable urban area with high quality development in new growth areas.
- Maintain the inter urban break in the Hume Corridor for, larger detached housing and low density rural residential development that supports the conservation of biodiversity and landscape values.
- Develop Hume's regional and predominantly State Significance Employment Areas as major employment locations for manufacturing, logistics and transport.
- Maintain the character of Sunbury Township as a town separated from Melbourne by non-urban areas while accommodating planned growth.
- Limit the expansion of Bulla township.
- Protect Melbourne Airport's curfew free status from encroachment by development.
- Facilitate medium and high density residential development within and around activity centres and Broadmeadows, Coolaroo, Craigieburn and Sunbury train stations.
- Sequence development so that it provides communities with access to local infrastructure and services when they move into new housing.
- Facilitate improved street networks and pedestrian amenity through subdivision and redevelopment of large land parcels to create walkable communities and minimise car dependence.

### **Activity Centres**

Hume has more than 20 activity centres providing a range of retail, commercial, entertainment and community services. The location of activity centres is shown in the Strategic Framework Plan to Clause 02.04 and the larger ones are described in the preceding section. The role and function of each type of activity centres in Hume is set out in the table below.

## HUME PLANNING SCHEME

Type of centre	Centres	Characteristics
Metropolitan Activity Centre (MAC)	Broadmeadows Donnybrook (Cloverton) — future	Provide regional level services to serve a catchment beyond the municipality.  Well served by existing public transport or on future principal public transport (PPTN) routes.
Major Activity Centre	Sunbury Town Centre Roxburgh Park Shopping Centre Gladstone Park Shopping Centre Craigieburn Town Centre Mickleham (Merrifield) – future Sunbury South (Redstone Hill) – future	Provide a regional or municipal level retail, entertainment, recreational and civic role, with significant opportunities for residential growth.  Well served by existing public transport or on future PPTN routes.
Neighbourhood and Local	Campbellfield Plaza Craigieburn Plaza Meadow heights Greenvale Westmeadows Village Dallas Olsen Place, Broadmeadows Tullamarine Upfield (Barry Road) Highlands Shopping Centre Homestead Place Gap Road, Sunbury Roxy Central, Roxburgh Park Future NACs and town centres identified in Precinct Structure and Development Plans	Include a limited mix of uses aimed at meeting local convenience needs.  Generally include a supermarket anchored as well as a collection of small shops.  Accessible by walking and cycling and provide public transport links to other, higher order activity centres.

The strategic directions for Activity Centres are:

- Develop existing and planned activity centres in accordance with the hierarchy for retail, office, health, entertainment, leisure, educational, community and cultural activities.
- Facilitate a network of specialist bulky goods-based centres that service a regional catchment.
- Minimise out of centre use and development that weakens the role of activity centres.
- Ensure the early delivery of activity centres in growth areas and in locations that provide for multiple land ownership opportunities to meet local convenience needs.
- Develop vibrant and attractive activity centres that contribute to the character of an area and create a sense of place.

**02.03-2**15/06/2023  
C257hume**Environmental and landscape values**

Natural, landscape features are prominent throughout Hume with hilltops, creek corridors, creek escarpments and ridgelines retained in rural areas or protected in open space throughout the pattern of Hume's urban areas.

**Remnant vegetation**

Hume's remnant vegetation is amongst the most endangered in Victoria and consists of scattered trees, woodlands, grasslands, scrublands and riparian vegetation. Much of this remnant vegetation is contained within the rural areas and protected in open space in urban areas with both playing an important conservation role. Hume's remnant landscape continues to support both common and threatened native plants and animals.

Sites of particular note include Organ Pipes National Park, Woodlands Historic Park, Cooper Street Grassland, Evans Street Wildflower Grassland Reserve, Kalkallo Commons Grasslands, Mt. Ridley Nature Reserve and the waterways of Deep, Emu, Jacksons, Merri and Moonee Ponds Creeks and their associated tributaries.

Improving public access to a greater number and diversity of natural landscapes has the potential to improve the overall health and wellbeing of Hume's community and increase their understanding of its natural heritage values.

**Landscape character**

The rural landscape is a key characteristic of Hume's image and identity. It includes wide expanses of flat open woodland and grassland, cleared grazing land and natural features such as largely undeveloped hills and ridges, and very steep creek valleys. These features are highly valued by the community and are often highly visible, providing an important backdrop to urban areas within the Hume Corridor and the Sunbury township.

Development which is highly visible and insensitive to the surrounding landscape has the potential to diminish the visual qualities of these features and fundamentally change the rural landscape character of Hume. It is therefore important that development is sited and designed to manage any adverse visual impacts and integrate with the natural characteristics of the site and surrounding area.

Strategic directions for environment and landscape values are:

- Plan use and development to:
  - Preserve the diversity and long-term security of terrestrial and aquatic environments.
  - Protect and restore biodiversity, natural habitats, ecological linkages and native vegetation, including scattered indigenous trees.
  - Protects significant and unique landscape values that contribute to Hume's character and identity.
- Plan new areas to connect areas of native vegetation identified for protection with the wider landscape and open space network.
- Integrate conservation assets in existing and future urban areas well with the built environment and incorporate opportunities for the community public to access and enjoy these spaces.
- Ensure new areas contribute towards an increase in tree canopy throughout the landscape.
- Protect significant views and vistas of hilltops, escarpments, ridgelines, and creek valleys and waterways, including views towards the Melbourne CBD and surrounding mountain ranges.
- Protect the significant waterways, conservation and open space areas identified in the Strategic Framework Plan to Clause 02.04.

**02.03-3**15/06/2023  
C257hume**Environmental risks and amenity****Bushfire and flood risks**

The municipality encompasses areas of significant bushfire (grassfire) and flood risk. It has been impacted by bushfire and floods in the recent past and the risks persist today.

**Environmental land management**

Areas of the municipality, particularly around Sunbury, are highly susceptible to soil erosion due to the steep landforms and fragile soil types. Risk of erosion may be increased in these areas through inappropriate land management and development.

**Amenity - social**

Certain uses have potential to create social amenity issues including the sale of alcohol from licensed premises and gaming.

Inappropriate sale and consumption of alcohol is associated with a range of social, economic and health harms, particularly for vulnerable groups and individuals. The concentrated location of licensed premises can have negative cumulative impacts.

Gaming is a legal form of recreational but problem gambling leads to adverse consequences for the gambler, their family members and for the community. There is a demonstrated link between social disadvantage, problem gambling and proximity to gaming venues. Gaming machines should be fair and equitably distributed so to be reasonably accessible to the community as a form of entertainment, but not be convenient.

**Amenity – noise, odour and visual impact**

Animal boarding and dog breeding establishments fulfill an important community need, but have the potential to cause detriment to surrounding uses through noise, odour and visual impact. It is important that animal boarding and similar activities are sited and designed to avoid potential conflicts with surrounding uses.

- Minimise the risk to life, property and the environment from flood and bushfire.
- Ensure development avoids, minimises or mitigates the impacts of erosion.
- Minimise the social impacts of liquor premises and gaming venues on Hume's community.
- Manage licensed premises and gaming venues so that they contribute positively to the activity, appearance, character and image of the area they are located and do not cause cumulative impacts.
- Ensures an average gaming machine density for Hume is no greater than metropolitan Melbourne.
- Ensure that animal boarding and dog breeding establishments avoid detriment to surrounding uses through noise, odour or visual impacts.
- Discourage the location of gaming machines in disadvantaged areas.
- Ensure the location of gaming machines and the design and operation of facilities containing gaming machines minimise opportunities for convenience gaming and the incidence of problem gambling.
- Locate gaming machines where the community has a choice of non-gaming entertainment and recreation facilities and activities within the gaming venue and in the local area.

**02.03-4**15/06/2023  
C257hume**Natural resource management****Water quality**

Hume is located within the Port Phillip and Western Port Catchment region and falls within both the Maribyrnong and Yarra River catchments. Significant waterways include Deep, Emu, Blind, Kismet, Jacksons, Merri, Merlynston, Aitken, Malcolm, Yuroke and Moonee Ponds Creeks. Hume's waterways provide habitat corridors, support a variety of flora and fauna species, and contain cultural heritage values and a range of environmental services.

Land use and development within the municipality, especially industrial and commercial, significantly effects local waterways and the overall health of both the Yarra and Maribyrnong catchments. The intensification of urban development will inevitably result in the increased discharge of water in local waterways. Development design and mitigation measures can ensure that the quality and quantity of this discharge is controlled.

The strategic directions for natural resource management are:

- Minimise wastewater and stormwater discharge from development and maximise water sensitive urban design including stormwater reuse.
- Mitigate the detrimental effect of development on downstream waterways.
- Ensure that development within the Greenvale Reservoir catchment area is compatible with the protection of the reservoir and provides for the integration of protection measures.

**02.03-5**--/--/--  
Proposed C263hume**Built environment and heritage****Urban design**

The image and appearance of the Hume Corridor has been characterised by its industrial history. This presents poor visual and amenity outcomes to long sections of the southern arterial road network and to key gateways into the municipality. It is important that investment in the public realm and the redevelopment of housing, industrial and commercial development achieves better urban design outcomes and improves the image and appearance of Hume. New development in growth areas presents an opportunity to achieve high quality and the best urban design outcomes right from the start of their design and layout.

**Industrial and commercial design**

Industry and large-scale business are key contributors to the City's strong employment base. The appearance and amenity of development strongly influences business and industry investment and people's impressions of the City.

Haphazardly developed or poorly designed industrial areas adversely affect the amenity and appearance of the City, particularly if the area is close to residential areas, major roads or natural heritage sites. It is important that industrial areas achieve a high standard in terms of architectural and landscape design, stormwater management, car parking provision and vehicular access.

**Building design**

There is significant opportunity to ensure that new buildings and development in Hume set high environmental standards and are designed to be more resilient to the impacts of climate change and to be more resource, energy and water efficient. This will also improve the long-term affordability of housing in the region, particularly in light of anticipated increasing utility costs.

**Signs**

Hume is an area of significant natural beauty and an important gateway to Melbourne. It contains many rural and urban landscapes and streetscapes that are visually unique and highly valued by the community.

While there is a need for the effective identification of businesses, a proliferation of signs and signs that are poorly sited and designed, significantly detract from the attractiveness and amenity of the urban and rural environments and major approach roads. Sign clutter reduces the effectiveness of individual signs.

### **Neighbourhood Character**

Hume's residential areas range from post war suburbs to new housing estates and comprise of the following character types: Lifestyle Lots, Large Estates, Sloping Hilltops, Suburban Curvilinear, Suburban Grid, Traditional Grid and New Estates.

The strategic directions for neighbourhood character are:

- Encourage development that respects valued character qualities while accommodating housing growth.
- Protect and enhance the open garden setting of Hume's residential areas.
- Protect the unique neighbourhood character of Lifestyle Lots, Large Estates and the Roebourne Crescent and Camp Road Precinct character areas.

### **Heritage**

Hume has a rich and diverse cultural heritage that includes ceremonial rings, middens, scar trees, heritage bridges, ruins of bluestone cottages and flour mills, pastoral homesteads, the former Industrial School and Asylum, Emu Bottom Homestead, Rupertswood Mansion, wineries, sites reputedly associated with early explorers, and sites associated with community events of state and national significance. This heritage is integral to Hume's identity and is a significant tourism and education resource.

Many of Hume's heritage places are of regional and state significance.

The strategic directions for built environment and heritage are:

- Improve the image and appearance of Hume Corridor's established areas.
- Deliver high quality development in new growth areas across Hume.
- Enhance the visual and streetscape amenity and appearance of industrial and commercial areas to attract investment, provide businesses and works with a high quality working environment, and quality interfaces with residential areas.
- Support well designed medium and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.
- Facilitate accessible, functional, well-designed and innovative community buildings.
- Encourage environmentally sustainable design and development including in precinct wide master planning and large- scale development in new growth areas.
- Minimise the contribution of new development to the Urban Heat Island effect.
- Protect places of heritage, cultural and social significance.
- Ensure signs are displayed in a manner that is compatible with the character of the area, and avoids visual clutter.

## **02.03-6**

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Proposed C263hume

### **Housing**

Hume's housing is overwhelmingly dominated by large, detached dwellings with limited provision of smaller one- and two-bedroom homes. This has created a significant mismatch between Hume's housing supply and the growing demand for different types of housing, generated by an increase in smaller, older, and more diverse households.

Whilst Hume's growth areas will continue to deliver larger dwellings primarily aimed at family households, demand for different housing options in established suburbs will continue to grow.

The Residential Development Framework Plan at Clause 02.04-4 implements the strategic directions of Council's *Housing Diversity Strategy* (Hume City Council, 2023) to facilitate greater housing diversity to respond to the existing and future housing needs of Hume's community. It does this by identifying the following levels of housing change to established residential areas:

- **Substantial change:** Housing growth and intensification will result in a substantially different scale and density of housing compared to other areas. This includes locations in and around activity centres and train stations, identified for 'high' change in the Housing Diversity Strategy.
- **Moderate change:** Housing growth will evolve to a more intensive, three-storey built form character. These include locations close to activity centres or train stations where there are opportunities for increased residential development and housing diversity, identified for 'moderate' change in the Housing Diversity Strategy.
- **Incremental change:** Housing growth will occur within the context of preferred neighbourhood character, identified for 'Limited or 'gradual' change in the Housing Diversity Strategy.
- **Minimal change:** Housing growth will be limited to protect the unique neighbourhood character of Lifestyle Lots and Large Estates character areas, identified for 'limited' change in the Housing Diversity Strategy.

The strategic directions for housing are:

- Increase housing choice and diversity, including affordable housing, to meet the needs of Hume's growing and changing population.
- Facilitate high and medium density residential development, particularly one- and two-bedroom homes, within walkable catchments of activity centres and train stations.
- Encourage well-designed and sustainable infill residential development that provides housing options for smaller households.
- Encourage housing that can be adapted for different life stages and abilities.

### 02.03-7

15/06/2023  
C257hume

## Economic development

Hume's economy currently generates \$32 billion worth of output and contributes significantly to Victoria's economic performance making Hume's employment and economic base of state significance. As the population of Hume and the Northern Sub Region grows, increasing the number and diversity of employment opportunities in Hume is critical. Plans are in place to enable the development of large areas of employment land north of Donnybrook Road, along the Hume Freeway, around Melbourne Airport and in parts of Sunbury. These will be capable of increasing employment in Hume to over 180,000 jobs. The majority of this growth is to be in transport and logistics, advanced manufacturing, healthcare, education, training, retail and professional services.

As the population of Hume and the Northern Sub Region grows, increasing the number and diversity of employment opportunities in Hume is critical. Plans are in place to enable the development of large areas of employment land north of Donnybrook Road, along the Hume Freeway, around Melbourne Airport and in parts of Sunbury. These will be capable of increasing employment in Hume to over 180,000 jobs. The majority of this growth is to be in transport and logistics, advanced manufacturing, healthcare, education, training, retail and professional services.

Melbourne Airport is one of Victoria's key strategic assets and economic drivers. Directly employing around 12,500 people, it is one of the largest employment generators in Melbourne.

The City of Hume contains state significant industrial land including waste and resource recovery facilities that are important infrastructure essential to meet the waste and resource recovery needs of the State and Metropolitan Melbourne.

The strategic directions for economic development are:

- Facilitate the delivery of jobs across a broad range of employment sectors, including within the existing and future employment land identified in the Strategic Framework Plan to Clause 02.04.
- Facilitate economic growth and job diversity through the continued support of existing businesses and the attraction of new businesses.
- Encourage site consolidation and integrated development on small sites within existing employment areas to improve their functionality.
- Reinforce the role of Melbourne Airport as one of Victoria's key economic assets.
- Provide a network of specialist bulky goods based centres that service a regional catchment in the locations shown in the Strategic Framework Plan to Clause 02.04.
- Ensure industrial land remains available for industrial uses, including opposing the establishment of non-industrial uses that may compromise the continued operation of existing industrial uses.
- Support best practice management of industrial and resource recovery uses to better manage onsite storage and minimise offsite amenity impacts on the community and environment from upset conditions including fires or other emergency management events.

### 02.03-8

15/06/2023  
C257hume

## Transport

### Connectivity and choice

Safeguarding adequate land for new and upgraded roads at the strategic, master planning and subdivision stages of decision making is critical to unlocking and servicing new development areas. The delivery of the future road network is reliant on the upgrade of Craigieburn Road, Mount Ridley Road, Summerhill Road, Gunns Gully Road, English Street and the extension of Cameron Street over the Hume Freeway, the train line and Merri Creek and Aitken Boulevard to the Western Ring Road in the south and northwards to Wallan.

New train stations, train and bus services, and walking and cycling infrastructure will be required to provide the level of connectivity and mode choice required to manage this demand fully and sustainably. Improved connectivity and travel choice between residential areas, activity centres, employment areas, train stations and Melbourne Airport is particularly important.

There are several creeks, train lines and freeways that present significant barriers to transport connectivity, notably in Sunbury and the southern and eastern areas of the Hume Corridor. Overcoming these barriers is expensive but necessary to connect communities, increase accessibility to jobs and provide genuine travel choice.

Failure to deliver this transport connectivity and mode choice will lead to increased congestion, long and unreliable journeys, and increased pollution. This will impact the health and well-being of the community, the environment and businesses. Keeping congestion on roads to a minimum is particularly important for the Hume Corridor, given the large number of freight and manufacturing businesses reliant on good transport connectivity. Any increase in travel time will impact upon their competitiveness and productivity.

### Integrated land use and transport

The integration of land use and transport provides opportunities to create sustainable and well-connected communities with a broad range of genuine travel mode choices. Concentrating high trip generating uses, employment opportunities, community uses and an increasing proportion of new housing close to activity centres and public transport corridors provides the greatest potential to reduce reliance on the private vehicle.

The planning of the growth areas in Hume provides opportunities to achieve this land use and transport integration at the outset of new developments. The intensification of established areas and the upgrade of transport infrastructure offer significant opportunities to achieve this integration and higher density development within established areas.

The strategic directions for transport are:

- Facilitate the delivery of the transport network shown in the Strategic Transport Plan to Clause 02.04.
- Improve the connectivity and capacity of the transport network.
- Provide genuine mode choice for travel within Hume, particularly to activity centres, train stations, major employment areas and Melbourne Airport.
- Ensure that the design of the transport infrastructure within and around activity centres and train stations supports and facilitates higher density development and activity.

### 02.03-9

15/06/2023  
C257hume

## Infrastructure

### Liveable communities and open space

Liveability is the sum of factors that shape the ‘quality of life’ experienced in an area and the wellbeing of a community including economic prosperity and social equity. It also includes access to a choice of everyday things that people require, including housing, employment, public transport and retail, health, education, recreation and cultural services and facilities. The built and natural environment, including its environmental sustainability and resilience to climate change plays a major role in shaping liveability.

While Melbourne’s inner areas are seen to be highly ‘liveable’, Hume’s community, like most growth areas, does not experience the same level of access and choice to the things that they require. It is vital that the growth of Hume provides existing and future populations with the level of access experienced in other areas of Melbourne.

This includes meeting the infrastructure and service needs of young families in new growth areas and mature families and older persons in established areas.

The strategic directions for infrastructure are:

- Ensure the provision of local infrastructure and services that meets the needs of the local community.
- Ensure industrial and commercial land uses incorporate stormwater treatment measures into the design of development.
- Facilitate a network of well-designed and connected open spaces and waterway corridors and increase community and public access to natural landscapes.

02.04

15/06/2023  
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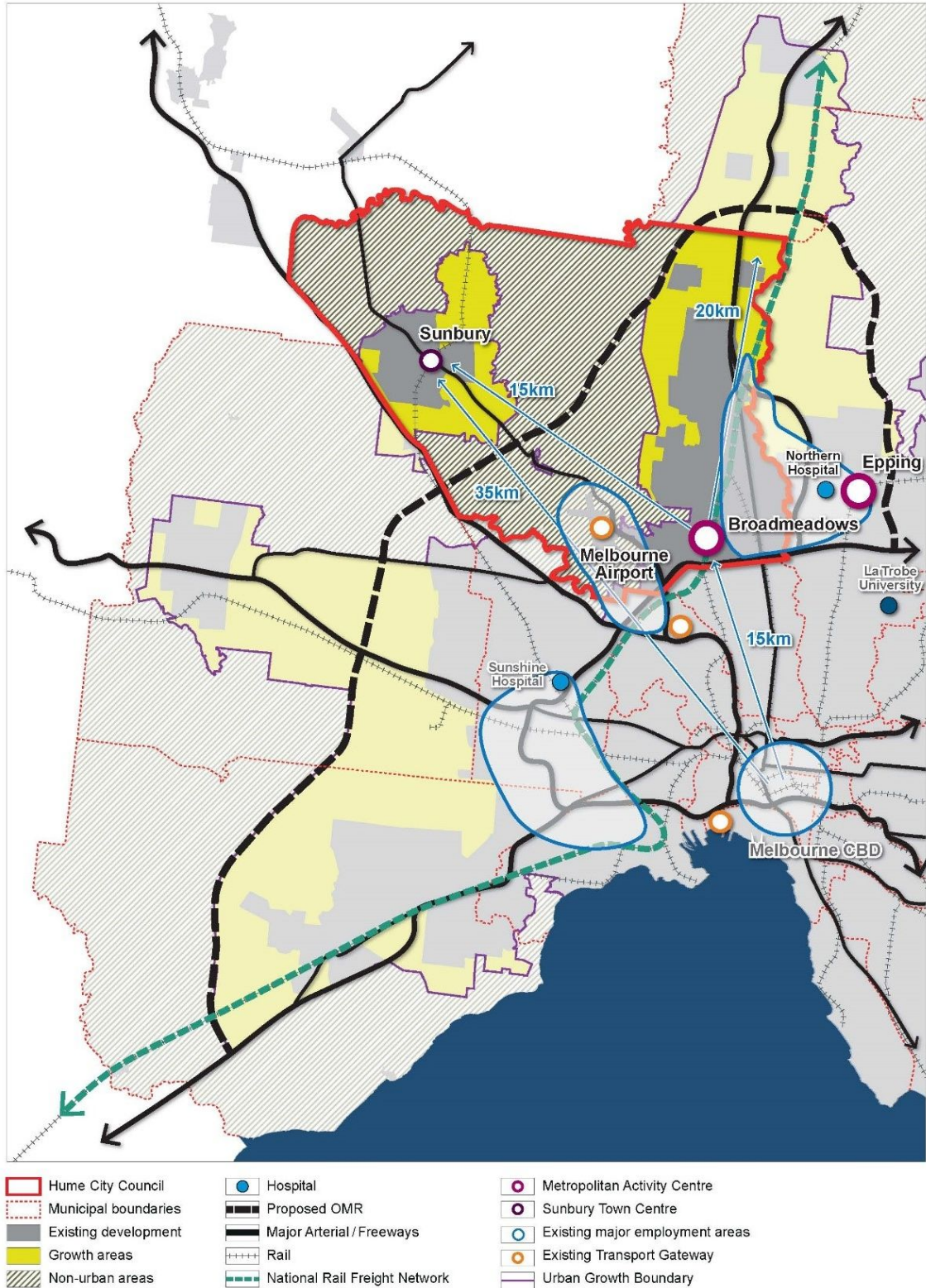
STRATEGIC FRAMEWORK PLAN

This Strategic Framework Plan is to be read in conjunction with the strategic directions in Clause 02.03.

02.04-1

15/06/2023  
C257hume

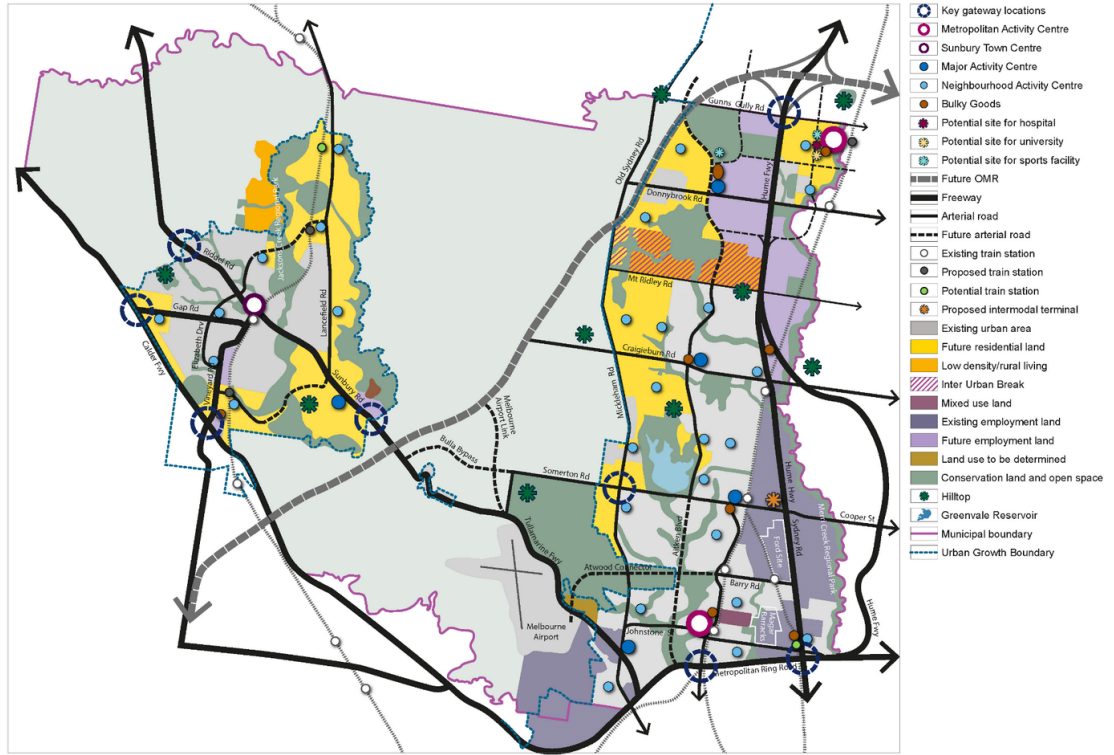
Regional context map



02.04-2

15/06/2023  
C257hume

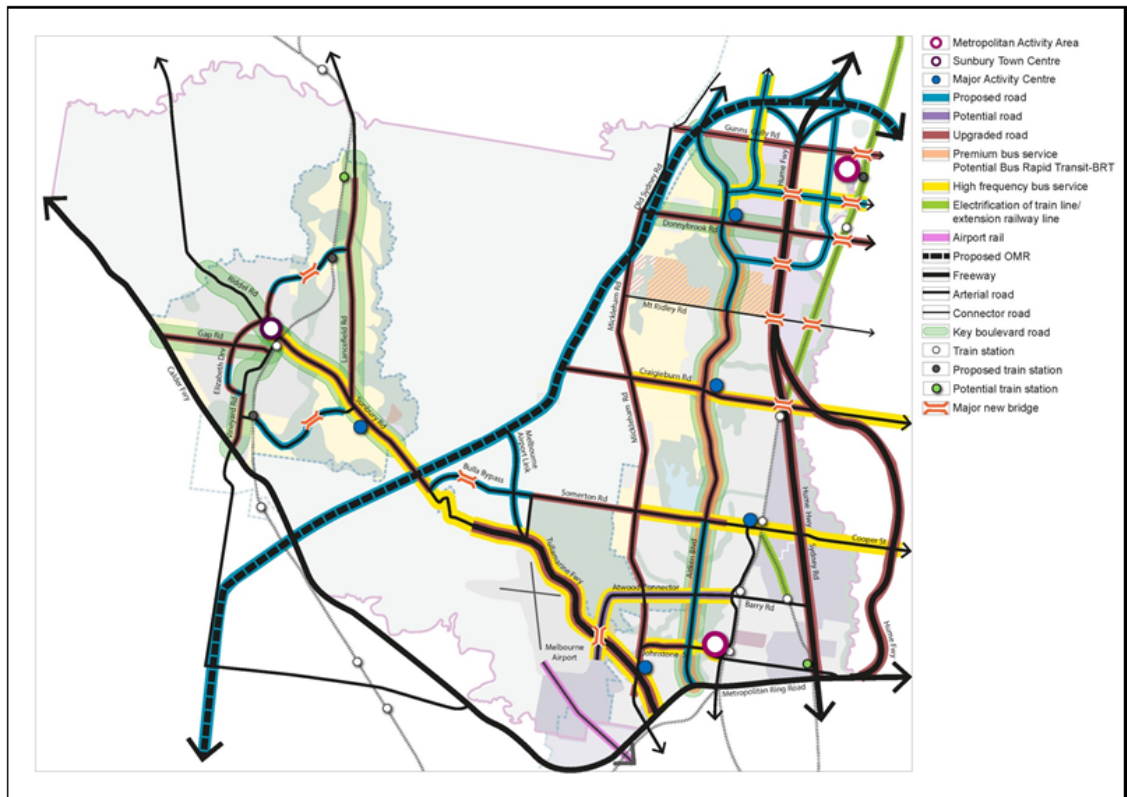
Strategic Framework Plan



02.04-3

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C257hume

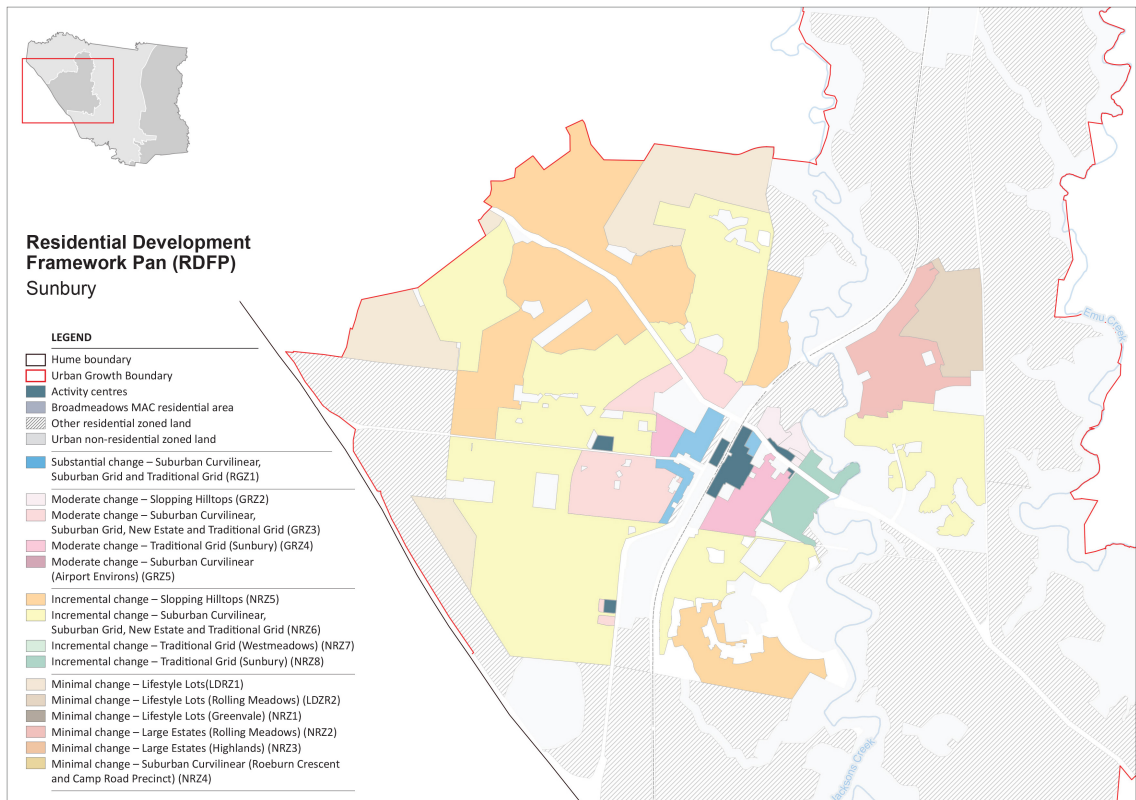
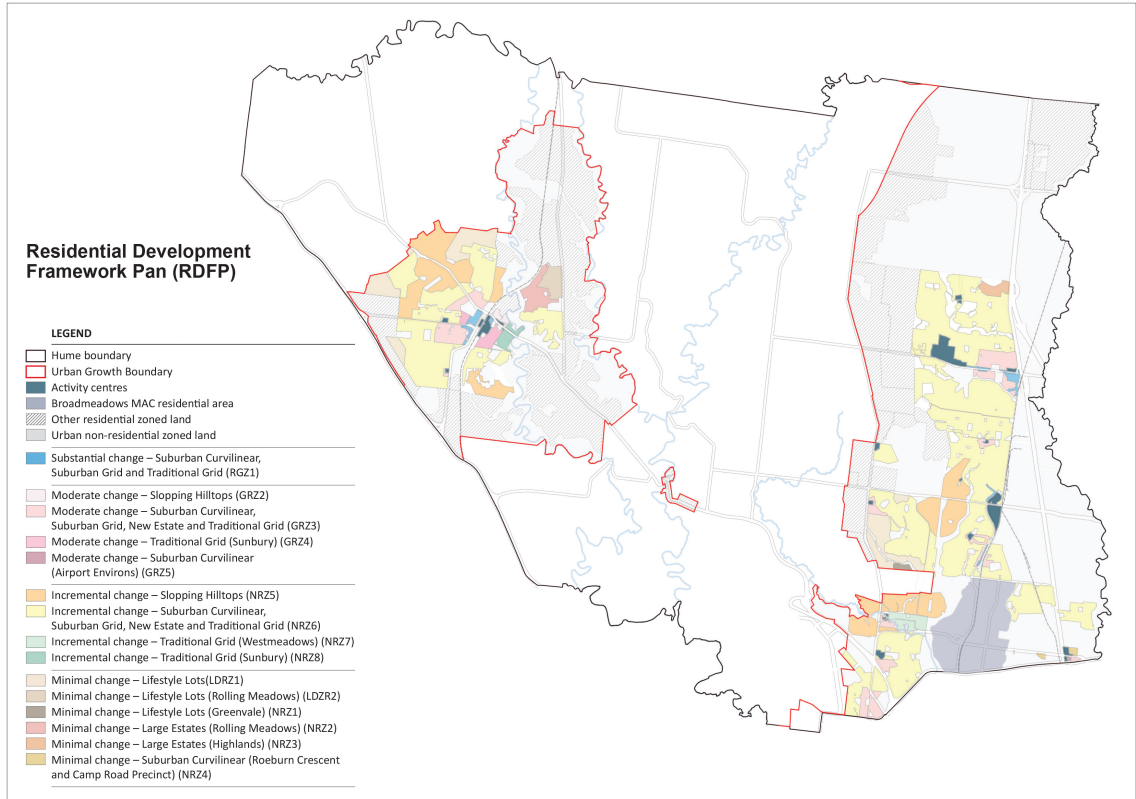
Strategic transport plan



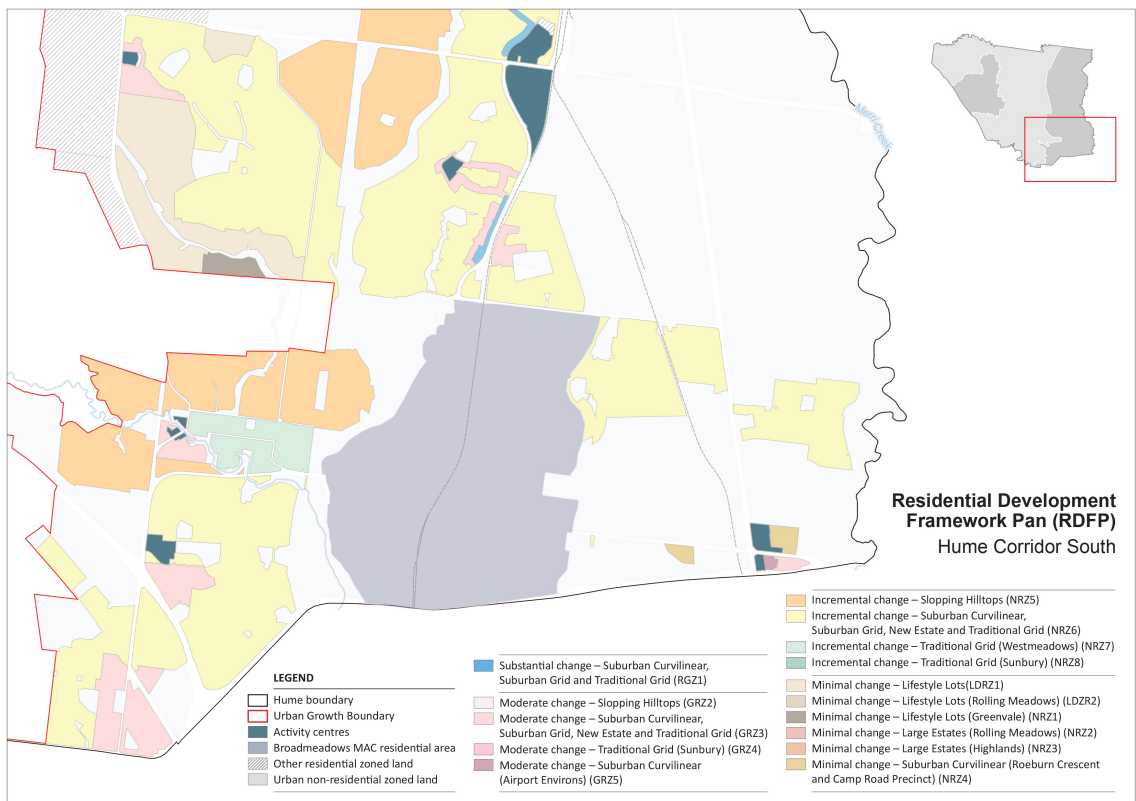
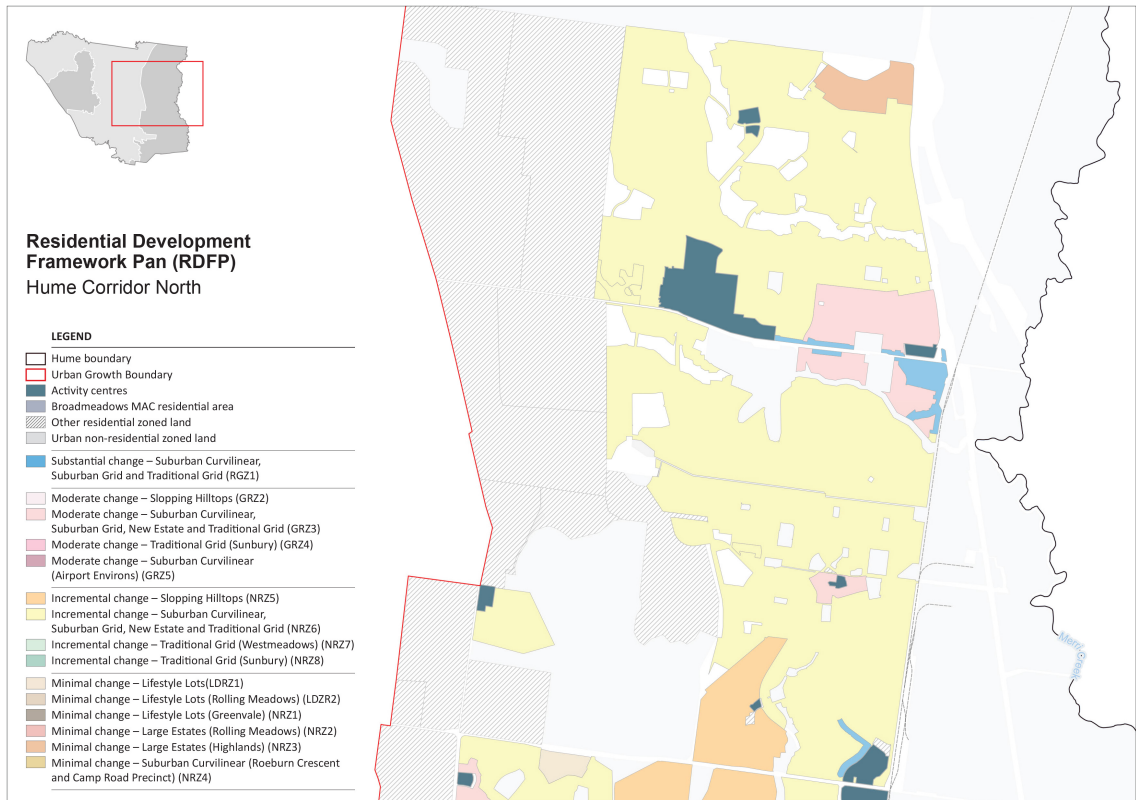
02.04-4

Residential Development Framework Plan

Proposed C263hume



# HUME PLANNING SCHEME



**15.01**

31/07/2018  
VC148

**BUILT ENVIRONMENT**

**15.01-1S**

31/07/2018  
VC148

**Urban design**

**Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

**Strategies**

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

**15.01-1R**

31/07/2018  
VC148

**Urban design - Metropolitan Melbourne**

**Objective**

To create a distinctive and liveable city with quality design and amenity.

**Strategies**

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

**15.01-1L-01 Urban design – Transport corridors**

15/06/2023  
C257hume

**Strategies**

Establish and maintain boulevard treatments along the entire length of Aitken Boulevard, Donnybrook Road, Sunbury Road/Macedon Street, Riddell Road, Vineyard Road/Horne Street, Gap Road and Lancefield Road.

Ensure the widening and upgrade of Mickleham Road, Riddell Road, Gap Road, Macedon Street and Craigieburn Road retains existing trees in the road reserve and provides space for additional planting.

Ensure a strong landscaping treatment in the upgrade of Craigieburn Road, Donnybrook Road, Somerton Road, Sunbury Road, Lancefield Road and Vineyard Road.

Ensure a strong informal landscape treatment is established along the north-south connector road through the western end of the Inter Urban Break that reflects a rural landscape character.

Ensure upgrades of rural roads to an urban standard retains existing vegetation in the road reserve.

Establish new streetscape planting which enhances and reinforces Hume’s landscape character.

**15.01-1L-02 Urban design - Horne Street, Gap Road and Macedon Street, Sunbury**

15/06/2023  
C257hume

**Policy application**

This policy applies to the use and development of land on the:

- West side of Horne Street between Riddell Road and Mitchells Lane and land along both sides of Gap Road between Horne and Darbyshire streets as shown on the map to this Clause.
- North side of Macedon Street, between Jacksons Street and Ardcloyne Drive, Sunbury.

**Strategies**

Ensure development provides built form and facade detail that interprets the traditional building form and rural town character present in Sunbury through the use of:

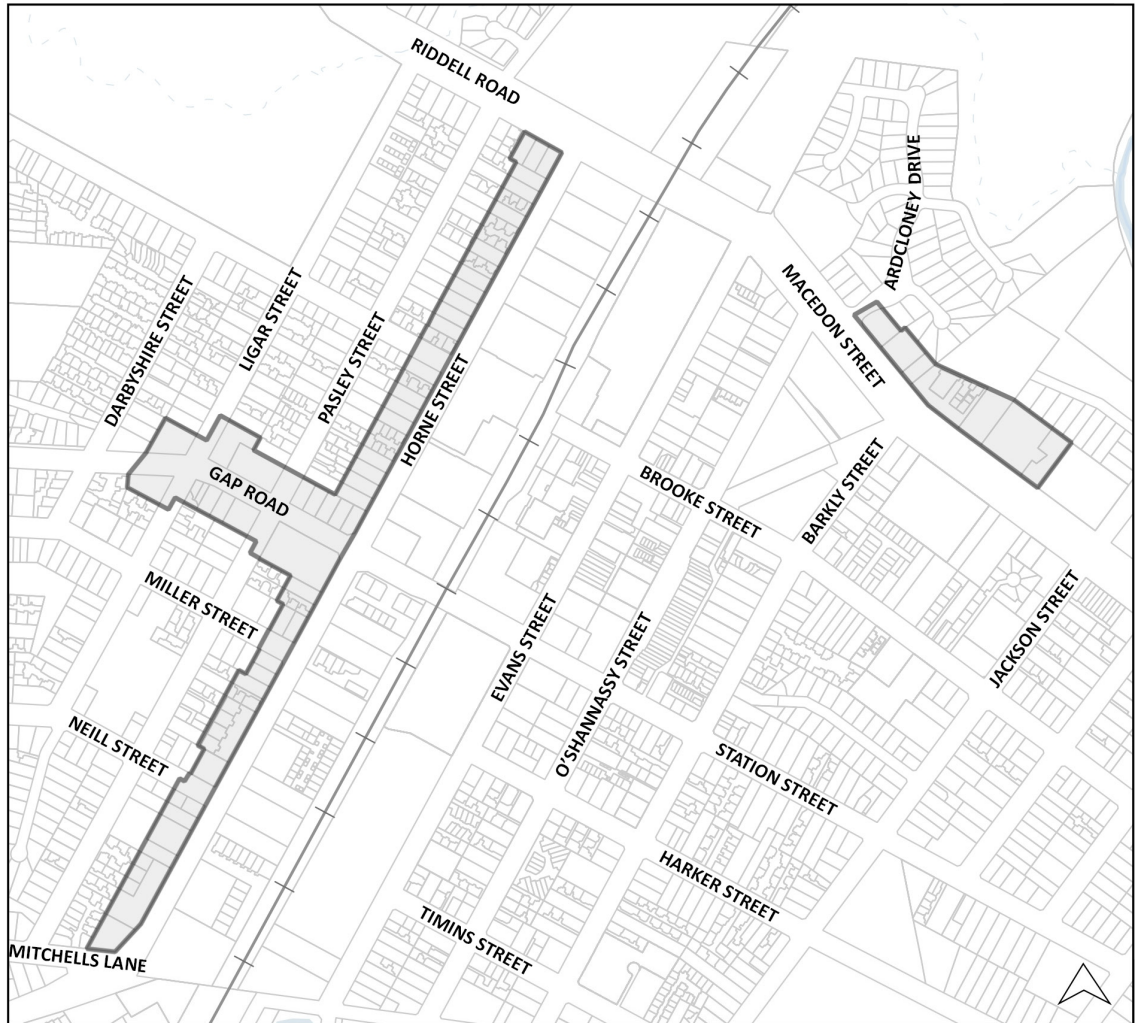
- Verandahs.
- Facia/parapet treatment.
- Articulated use of windows and doors.
- Pitched, hipped and gabled roofs.
- Vertical rectangular windows and openings.

Ensure front boundary treatments of development are consistent in style and appearance with the building on site and provide clear views of the building facade.

Maintain the efficient and safe operation of Horne Street by minimising the number of crossovers along Horne Street and Gap Road.

Maintain the importance of Macedon Street as a major entry to Sunbury in the use and development of land.

Horne Street, Gap Road and Macedon Street Precincts



**15.01-1L-03 Urban design - Kalkallo and Bulla townships**

15/06/2023  
C257hume

**Policy application**

This policy applies to the use and development of land in the Township Zone in Bulla and as shown on the attached plan of Kalkallo.

**Strategies**

**General**

Ensure buildings are constructed of materials and painted in colours that blend with the surrounding landscape.

Site and design development to reflect the prevailing scale, orientation and setbacks of existing buildings in the immediate vicinity of the site.

Design buildings intended for a commercial, business or other similar use in a rural town style, incorporating such features as bull-nose verandahs, brick face work and colourbond style roofing.

Encourage rural-style fencing such as post and wire.

Limit the number of dwellings to preserve the amenity of the townships and reduce the environmental impacts of development.

**Bulla**

For development and subdivision within the Deep Creek valley:

## HUME PLANNING SCHEME

- Encourage access roads and service lines to follow contour lines.
- Avoid strong ‘architectural statements’ and buildings that are not residential in scale.
- Design development to be unobtrusive and blend into the contours of the valley.

### ***Kalkallo***

Protect the environmental and visual significance of Kalkallo Creek and its environs and the Kalkallo grasslands.

### **Policy guidelines**

Consider as relevant:

- A maximum of one dwelling per restructured allotment.
- For development within the Bulla Township, designing single-storey or split-level buildings.

Locality Plan for Kalkallo township



**15.01-1L-04 Industrial areas and business parks**

15/06/2023  
C257hume

**Policy application**

This policy applies to:

- Land located in the Industrial 1 and Industrial 3 Zones.
- The following land in the Commercial 2 Zones shown on Map 1 and Map 2 to this clause and identified below as:
  - Precinct 1: Land bounded by Camp Road, Upfield Railway Line, Geach Street and Dallas Drive, Broadmeadows (known as Northcorp Industry Park).

## HUME PLANNING SCHEME

- Precinct 2: Land bounded by Jack Roper Reserve and Merlynston Creek, Camp Road, Upfield Railway Line, and Western Ring Road, Broadmeadows.
- Precinct 3: Land to the north of the Tullamarine Freeway within Westmeadows and bounded by the Tullamarine Freeway to the south, Mickleham Road to the east and residential properties to the north.
- Precinct 4: Land to the south of the Tullamarine Freeway within Tullamarine and bounded by Mickleham Road, Derby Street, and Springbank Street.
- Precinct 5: Land within Tullamarine bounded by Melrose Drive, Post Office Street, Airport Drive, and Trade Park Reserve.
- Precinct 6: Land within Tullamarine bounded by Annandale Road, Keilor Park Drive, Keilor Park Recreation Reserve, and Commonwealth land.

Land at 640 and 700 Hume Highway, Craigieburn covered by Schedule 16 to the Development Plan Overlay is excluded from this policy.

To create attractive park-like settings in the City's business parks focussing on ample landscaped open areas complemented by high quality architecture and urban design.

### **Strategies**

#### ***Subdivision design***

Design new subdivisions to provide a range of lot sizes that cater for different types of employment uses.

Design subdivisions so that natural heritage places become a feature or focus of the development, rather than concealing backing onto these places.

Discourage groupings of small allotments along major road frontages or adjacent to non-industrial zones.

Locate large lots on service roads or along roads in a Road Zone.

Encourage high amenity, larger scale developments that will benefit from close proximity to the metropolitan freeway network and Melbourne Airport to locate on Annandale Road.

#### ***Architecture***

Design development adjacent to open space areas and waterways to complement the scale and appearances of the environs.

Ensure that office components of industrial and warehouse development front the street.

Ensure outbuildings and/or ancillary installations in business parks are compatible with the design theme established by primary buildings on the respective site.

Conceal plant and equipment in developments located in business parks or, in the case of freestanding plant and equipment, screen the structures from view.

Design buildings in Area A of the Northcorp Industrial Park to be responsive to their prominent position in Camp Road, including addressing this frontage and Northcorp Boulevard and/or Lakeside Drive, where relevant.

Ensure development located at key gateways into and within the municipality shown in Clause 2.04 Strategic Framework Plans – (Regional context map) enhances the visual appearance of that location.

#### ***Building materials and finishes***

Construct buildings in masonry or other material suited to the type of building and its use with appropriate use of glazing incorporated into street frontages.

Finish external walls with a quality textured coating.

Avoid the use of timber as a dominant building material.

Except in the Cooper Street precinct, avoid constructing buildings with colourbond materials.

In the Cooper Street Precinct, utilise a combination of colourbond steel and precast concrete and avoid constructing buildings with galvanised iron unless they are adequately screened from roadways and abutting properties.

### ***Fencing***

Design fencing along the frontage of a site to be low, highly transparent and located behind a front landscape setback.

Ensure a consistent, unobtrusive fencing character for the precinct.

### ***Car Parking and access***

Design the site layout to facilitate visual contrast and safe vehicular movements.

Design large car parking areas to include shade trees and shrubs.

Encourage loading and service areas to be located at the rear of sites, screened from the street and the public realm.

Discourage car parking in site frontages and encourage car parking areas to be located at the rear, softening the visual appearance of these areas through landscaping treatments including canopy trees.

Ensure loading and servicing areas are integrated into the development of each site.

Ensure that land uses generating regular truck movements provide designated truck parking in addition to spaces provided within loading bays.

### ***Storage***

Integrate storage areas into the design of buildings.

Screen and design outside storage areas to prevent the proliferation of litter and other material within and beyond the site.

Ensure front setbacks are not used to store goods, materials or waste.

### ***Lighting***

Locate and direct lighting to limit light spill beyond the site boundaries.

Ensure premises provide external lighting, including for car parking areas and accessways, to facilitate site security and the safety and security of users after dark.

### ***Landscaping***

Ensure high quality landscaping that is proportionately scaled in the front setback, and includes shade trees.

Establish landscape screens to side and rear setback areas.

### ***Development abutting Cooper Street***

Establish street trees within centre median and nature strips, utilising tree species recommended in the Cooper Street Precinct Strategy Landscape Design Guidelines.

Position planting in new developments to enhance entry walls at road intersections, using tree species recommended in Cooper Street Precinct Strategy Landscape Design Guidelines.

Utilise understorey planting arranged in a massed formation at entry/signage walls to create a visually striking groundplane.

### ***Balance of Cooper Street precinct***

Ensure development at the intersection of Cooper Street with the Hume Highway incorporates gateway features to identify the Cooper Street precinct.

Provide a consistent built form and landscaping character along Cooper Street.

Provide landscape buffers incorporating landforming and planting along street frontages.

Provide street tree planting in nature strips, utilising species recommended in Cooper Street Precinct Strategy Landscape Design Guidelines.

Ensure new roads should have a footpath on at least one side.

Pave roundabout aprons with local basalt, bluestone or with a material that is related to local basalt, such as exposed aggregate concrete. Avoid brick, segmental pavers and other similar materials.

Ensure roundabout aprons are of sufficient width to protect planting in roundabout centre.

Ensure signs do not project above the building line.

### **Policy guidelines**

Consider as relevant:

- Designing car parking and accessways to provide:
  - A 1.5 metre wide landscaped area between car parking and buildings / side property boundaries.
  - Landscape islands to break up large car parking areas.
  - A minimum of one (1) shade tree for every 10 car parks, distributed evenly across the site.
- Designing new lots to:
  - Be at least 4000 square metres in area, where adjoining a road included in a Road Zone.
  - Be at least 800 square metres in area, where adjoining any other road.
  - Have a frontage to a road that is at least 21.2 metres wide.
  - Have a depth of at least 30 metres.
- Designing side and rear boundary fences to consist of black plastic-coated cyclone wire.
- For development in the Cooper Street Precinct, designing fencing to consist of:
  - Security fencing: Black chainmesh or steel.
  - Screen fencing: Solid timber, avoiding 'earthy' coloured colourbond steel fencing.
- Designing the roadway to include basalt walls:
  - At the intersection of the Hume Highway and Cooper Street and at collector road intersections to act as signage walls and entry statements.
  - Along the Hume Highway and Cooper Street frontages.
- Utilising bluestone threshold paving at roads that intersect with Cooper Street.
- Establishing boulevard planting along the full length of Cooper Street, using similar planting styles and species.
- Utilising basalt plinths or endwalls, and solid timber or earthy 'coloured' colourbond steel fencing along property frontages to Cooper Street.
- Utilising lighting in a simple boom and mast style powdercoated design that reflects the contemporary nature of the surrounding area.

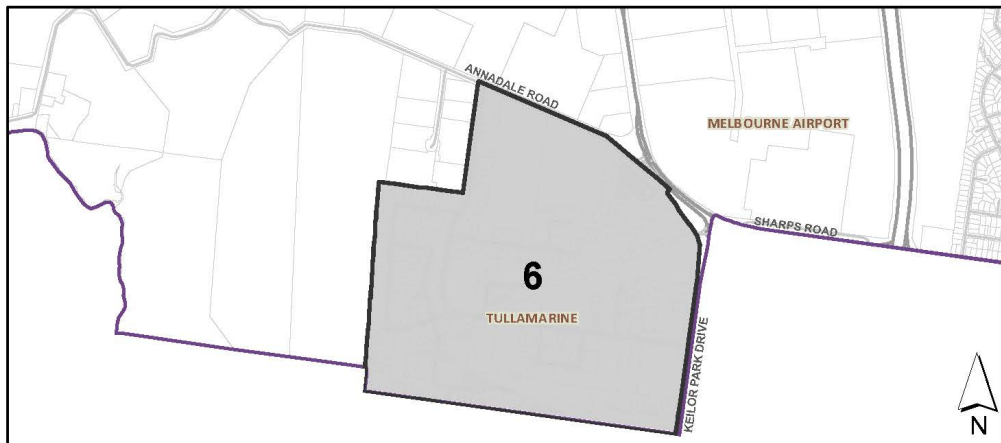
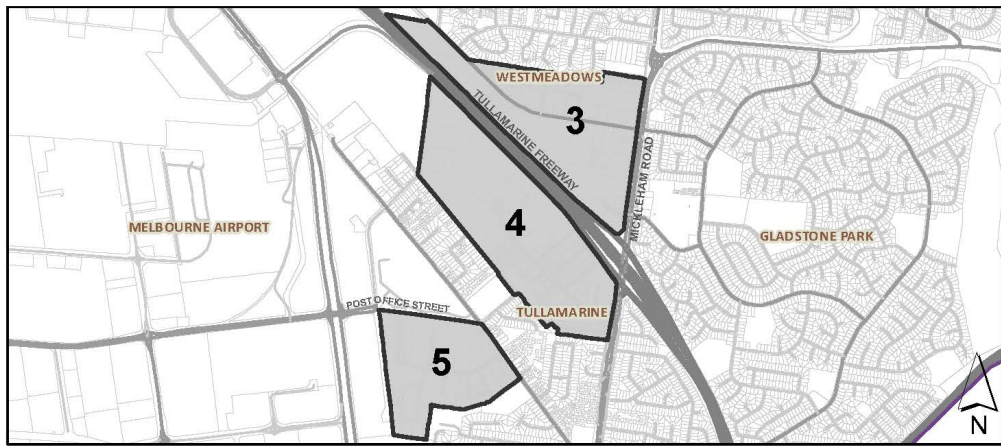
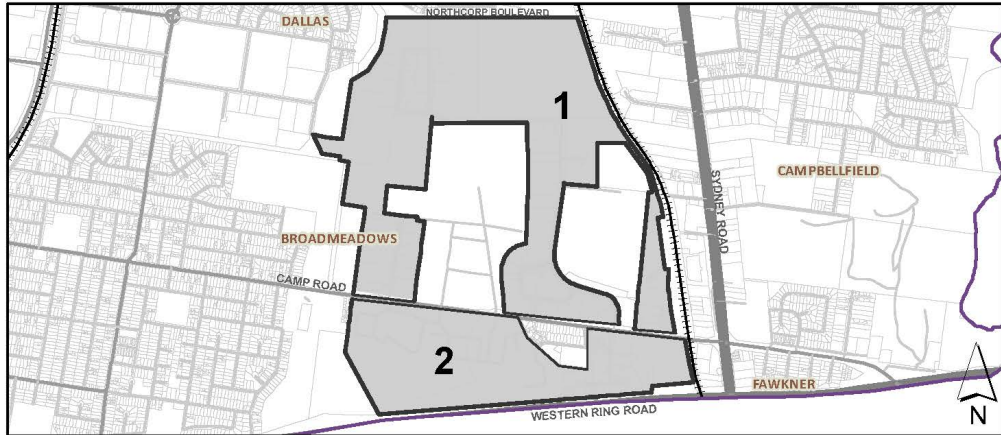
## HUME PLANNING SCHEME

- Utilising bollard style fencing that is reminiscent of rural post and rail fencing but constructed of materials reflective of the contemporary nature of surrounding development.
- Ensuring steel work in new development is in non-reflective earthy colours.
- Paving road entrances to new estates with local basalt or bluestone cobbles to indicate an entry or gateway.
- Applying the following setbacks to new developments, except in established industrial areas where existing developments have established an alternative consistent character:

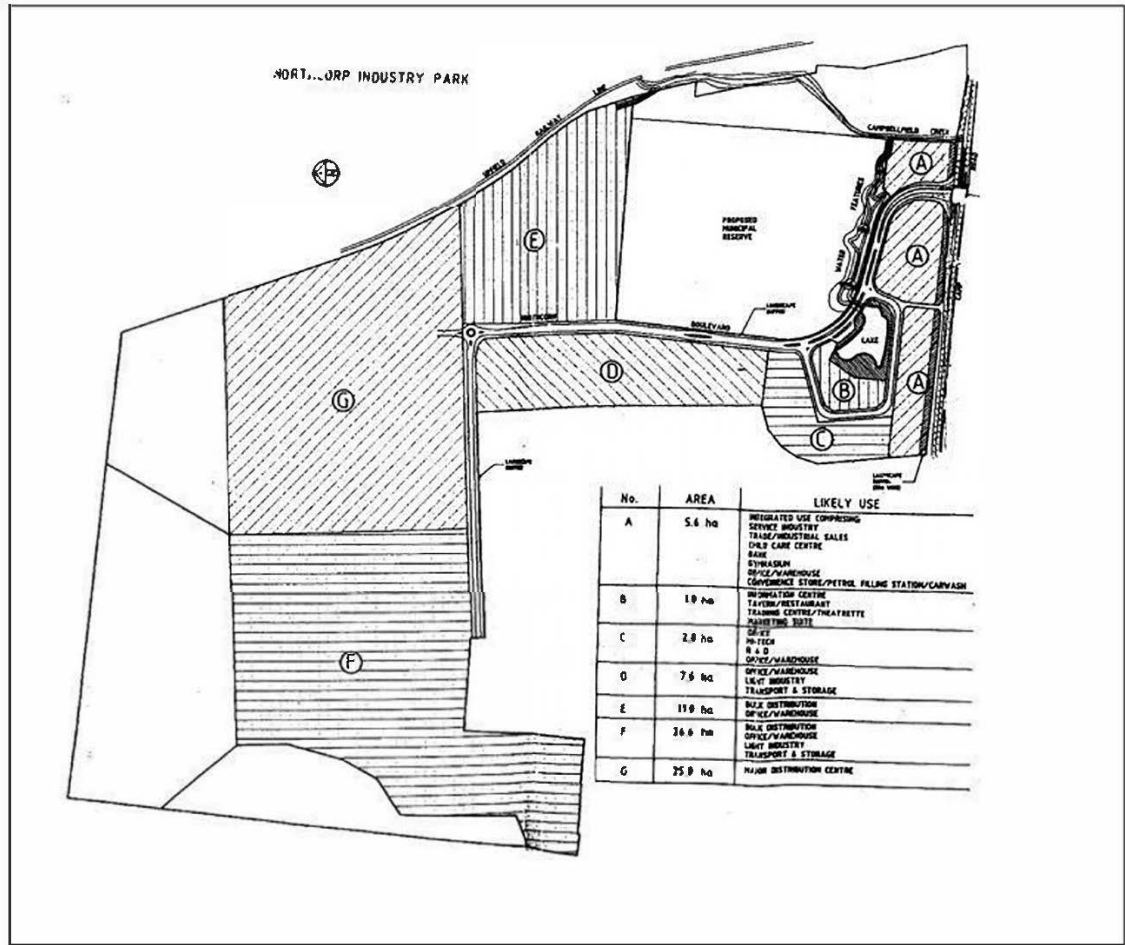
Location	Setback
Roads included in a Road Zone	20 metres from a front boundary (including at least a 3 metre landscape strip)
Any other road	6 metres (including a 3 metre landscape strip) plus 0.5 metre per 1000 square metres of site area above 4000 square metres
Vineyard Road frontage	A 20 metre wide, with a densely planted landscape strip to screen new development from view
Side boundaries	5 metres (including a 1.8 metre wide landscape strip)
Northcorp Industrial Park	
Area A – Camp Road	As shown in the attached Northcorp Industry Building Areas plan
Area A – Northcorp Boulevard	9 metres
Lakeside Drive	6 metres
Areas B, D-G	6 metres
Area C	5 metres
Annandale Road	
Keilor Park Drive and Annandale Road	A landscaped area of at least 5 metres
All other frontages and sideages to a road	A landscaped area of at least 3 metres

# HUME PLANNING SCHEME

## Map 1: Location of Commercial 2 Zone land



Map 2: Northcorp Industry Building Areas plan



## 15.01-1L-05 Signs

15/06/2023  
C257hume

### Strategies

Encourage signs to be located on the land to which they relate.

Ensure signs displayed on buildings do not:

- Cover up any important facades or parapets.
- Protrude above the height of the building roofline.

Ensure any multi-premises bulky goods development provides appropriate directional signage to assist with the movement of pedestrian and vehicular traffic.

Avoid signs in the Sunbury Town Centre that:

- Obscure views of the steam locomotive water towers, Sunbury Railway Station, Mt. Holden or surrounding hills.
- Are flashing or animated.

Avoid promotion, animated, sky, floodlit, reflective and pole signs in Neighbourhood Activity Centres.

Support 'off-site estate promotion signs' (signs related to new subdivision estates that are not located on the subject land) that avoid dominating their surroundings and avoid visual disorder or clutter.

### Policy guidelines

Consider as relevant:

- Providing for off-site estate promotion signs that:
  - Do not exceed six metres width or height.
  - Have an individual panel area no greater than eight square metres.
  - Provide an unobstructed area of two metres below the sign panel.
  - Are located at least 150 metres from any other subdivisional promotion sign and 250 metres from a sign advertising the same estate.
  - Are limited to a maximum of four for a particular subdivision.
  - Are located within four kilometres of the subdivision to which they relate.
  - Avoid locations along freeways and highways.
- Providing for illuminated signs in Industrial or Business Park areas that is:
  - Enclosed within an internally lit box or sensitively designed with spot lighting.
  - Freestanding, low level and integrated with planting in front setback areas.
- Limiting signs in Business Parks to one sign located in the front setback area (not including any standard business signage provided by the park's developer).
- Providing for under-verandah signs that are:
  - At least 2.7 metres above the ground to ensure that adequate clearance from footpath level is provided.
  - Limited to one sign per shop entry.
- Providing for pole signs that:
  - Do not overhang any part of a road reserve.
  - Are not be erected closer to a road than a distance equal to half the height of the sign.
- Limiting signs external to activity centres to:
  - The name of the centre.
  - Identification of the major tenancies or 'anchor' businesses.
  - A brief description of minor tenancies (for example, "20 specialty shops").

### 15.01-2S

01/01/2024  
VC250

## Building design

### Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

### Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.

## HUME PLANNING SCHEME

- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

### **Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

## 15.01-2L-01 Building design - Hume

15/06/2023  
C257hume

### Strategies

#### General

Ensure that the siting and design of development on hillsides responds to contours to minimise its visual impact on the landscape and avoid extensive earthworks which will substantially alter the natural landform.

Ensure development in rural areas is sited and designed to:

- Consolidate building footprints.
- Minimises visual bulk.
- Follow the natural land form, minimising the need for cut and fill.
- Retain and protect the existing vegetation.
- Complements the surrounding landscape.

Encourage built form to incorporate architectural treatments and use of colours, materials and finishes that are visually interesting and engaging, particularly for industrial, commercial and high density residential development, key gateway sites as identified within the Strategic Framework Plan to Clause 02.04 and in areas with a high volume of pedestrian traffic.

Ensure development maintains uninterrupted views in all directions from Redstone Hill, Jacksons Hill, Bald Hill, Mount Holden, Mount Ridley and Mount Aitken.

Ensure landscaping is used to soften the visual appearance of development on hillsides.

Encourage front fencing that is low and/or permeable.

Ensure the redevelopment of corner sites includes side fencing that is designed to achieve a balance between providing privacy and maintaining visual connections to the public realm.

Encourage basement car parking in multi-level development.

Design development to highlight Macedon Street as a major entry to Sunbury.

#### Activity centres

Ensure development provides active frontages to the public realm and incorporates a high level of glazing at the ground floor.

Ensure multi storey developments provide windows and balconies that overlook the public realm.

Encourage on-street dining and entertainment spaces that promote street edge activity.

Ensure that building facades incorporate design detailing and articulation that reflects a human scale at street level.

Ensure development presents a defined street wall and incorporates appropriate weather protection.

Ensure development minimises the adverse effects of wind down drafts and provides wind protection in public spaces.

Ensure large scale loading, storage and servicing areas are:

- Located at the rear of development.
- Integrated with the main building.
- Accessed via vehicle access ways that are separated from primary pedestrian and cycling routes.

Ensure there are clear pedestrian routes through car parking areas and car park entries/exits are clearly marked to avoid conflict between vehicle and pedestrian traffic.

## 15.01-2L-02 Energy and resource efficiency - Hume

15/06/2023  
C257hume

### Strategies

Ensure the design of new subdivisions and the siting of buildings maximises passive solar design outcomes.

Encourage the use of sustainable building materials including recycled materials.

Encourage the retention of buildings, or parts of buildings, that can be adapted to a variety of uses.

Support development that incorporates opportunities for local food production.

Encourage development to maximise the use of permeable surfaces.

Incorporate and protect existing vegetation, including scattered trees within open space, road reserves and tree reserves and ensure these areas are linked through the subdivision and connected to the wider landscape.

Ensure the retention of existing vegetation incorporates the necessary buffers to appropriately manage its ongoing protection.

Incorporate drought tolerant plants into landscape treatments.

Ensure development contributes towards an increase in canopy cover across Hume.

## 15.01-2L-03 Environmentally sustainable development - Hume

15/06/2023  
C257hume

### Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

### Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

### Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

### *Energy performance*

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

### *Integrated water management*

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

### ***Indoor environment quality***

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

### ***Transport***

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

### ***Waste management***

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

### ***Urban ecology***

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

## **Policy guidelines**

### ***Residential***

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2-9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 100 square metres and 1000 square metres.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.

### ***Non-residential***

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 300 square metres to 1000 square metres.
- An extension to an existing non-residential building creating between 300 square metres to 1000 square metres of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 1000 square metres.
- An extension to an existing non-residential building creating more than 1000 square metres of additional gross floor area (excluding outbuildings).

### **Mixed use**

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process*(IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'*(Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'*(Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

### **Commencement**

This policy does not apply to applications received by the responsible authority before the gazettal date of this clause.

### **Expiry**

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

## **15.01-3S**

01/01/2024  
VC250

### **Subdivision design**

#### **Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

#### **Strategies**

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.

## HUME PLANNING SCHEME

- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
  - Responds to climate related hazards.
  - Incorporates integrated water management, including sustainable irrigation of open space.
  - Minimises peak demand on the electricity network.
  - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
  - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

### **Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

**15.01-3L**

15/06/2023  
C257hume

**Subdivision design - Hume**

**Strategies**

Ensure properties have road frontage and walking and cycling paths are provided as part of new development adjoining ridgelines and escarpments along Jacksons Creek and Emu Creek, Sunbury.

Maintain views to hilltops, escarpments, ridgelines and creek valleys through the alignment of local subdivision roads.

Locate and align open space areas to capture significant views.

Border conservation reserves with road frontage where possible.

**15.01-4S**

31/07/2018  
VC148

**Healthy neighbourhoods**

**Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

**Strategies**

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

**15.01-4R**

31/07/2018  
VC148

**Healthy neighbourhoods - Metropolitan Melbourne**

**Strategy**

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

**15.01-5S**

09/10/2020  
VC169

**Neighbourhood character**

**Objective**

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**Strategies**

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

**15.01-5L Minimal change - Lifestyle Lots**

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Proposed C263hume

**Policy application**

This policy applies to residential land within the Low Density Residential Zone.

**Objective**

To facilitate housing that contributes to the preferred neighbourhood character of Lifestyle Lots character areas.

**Strategies - General**

Protect the existing neighbourhood character of large, detached dwellings within open semi-rural landscape settings.

Provide large setbacks that can accommodate significant landscaping, including canopy trees, around buildings to ensure built form is recessive to the landscape

Protect remnant vegetation within private land.

**Strategies - Rolling Meadows**

Maintain the existing subdivision pattern.

Protect the design of the streetscape, including the rural servicing infrastructure, that contributes to the open semi-rural character of the area.

**Policy documents**

Consider as relevant:

- *Hume Preferred Neighbourhood Character Study* (Hansen Partnership, August 2023)

**15.01-6S Design for rural areas**

31/07/2018  
VC148

**Objective**

To ensure development respects valued areas of rural character.

**Strategies**

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

**16.01**

31/07/2018  
VC148

**RESIDENTIAL DEVELOPMENT**

**16.01-1S**

20/12/2021  
VC174

**Housing supply**

**Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

**Strategies**

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

**Policy documents**

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

**16.01-1R**

09/10/2020  
VC169

**Housing supply - Metropolitan Melbourne**

**Strategies**

Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Urban-renewal precincts and sites.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.

Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

**16.01-1L-01 Housing diversity**

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Proposed C263hume

**Policy application**

This policy applies to residential land and activity centre land shown on the Residential Development Framework Plan at Clause 02.04-4.

**Objective**

To increase housing diversity, particularly the supply of one- and two-bedroom dwellings to meet the growing needs of smaller and diverse households.

**Strategies**

Promote apartment development above the ground floor, particularly in activity centres.

Support high and medium density residential development in substantial and moderate change areas and the Broadmeadows MAC residential area.

Encourage consolidation of lots in substantial and moderate change areas and the Broadmeadows MAC residential area to support higher density developments.

Support developments that provide a substantial proportion of one- and two-bedroom dwellings in substantial and moderate change areas and the Broadmeadows MAC residential area.

Support a variety of housing types that provide housing diversity in incremental change areas.

**Policy documents**

Consider as relevant:

- *Hume Housing Diversity Strategy* (Hume City Council, August 2023)

**16.01-1L-02 Housing for older people**

15/06/2023  
C257hume

**Policy application**

This policy applies to the use and development of land for accommodation intended to specifically accommodate aged or older persons (such as a retirement village or residential aged care facility).

**Strategies**

**General**

Ensure housing for older people is located:

- Within walking distance of at least a convenience shop or public transport stop and preferably within walking distance of a range of community facilities.
- Away from high levels of traffic and other noises.
- On sites that have a minimal slope.

Design housing for older people to:

- Include generous communal landscaped areas with seating.
- Provide residents with a reasonable level of privacy and protection from overlooking and noise.
- Make provision for indoor and outdoor recreation facilities.
- Provide protection from heat and wind.
- Provide access to sunlight.

**Residential Aged Care Facility**

Integrate residential aged care facilities with other forms of housing for older people.

Site and design residential aged care facilities to assist residents in retaining contact with community life for example, by designing rooms to allow views of some form of community activity or people interaction, such as a park.

### **Retirement Villages**

Ensure retirement villages provide a range of community, recreation and health facilities to maximise the quality of life of residents.

### **Policy guidelines**

Consider as relevant:

- Designing retirement villages to provide:
  - A minimum of 2 bedrooms for all dwellings to facilitate flexibility for residents and room for family visitors.
  - Ancillary services such as garden maintenance, home maintenance, a emergency personal alarm system linked to a Manager's residence, live-in manager, convenience store, postal service, mini bus and hairdressing.
  - At least one under cover or enclosed car space for each dwelling.
  - A centrally located open space area that occupies at least 10 per cent of the total site area.
  - A private open space area and clothes drying facilities for each dwelling.

## **16.01-2S**

09/10/2020  
VC169

### **Housing affordability**

#### **Objective**

To deliver more affordable housing closer to jobs, transport and services.

#### **Strategies**

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

#### **Policy documents**

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

## 16.01-2L Affordable housing in Hume

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Proposed C263hume

### Strategies

Promote development that includes the provision of affordable housing.

Facilitate the provision of social housing through the rezoning of land for residential development.

### Policy guidance

Consider as relevant:

- including at least 10 per cent social housing in the rezoning of land for residential development.

### Policy documents

Consider as relevant:

- *Affordable Housing Policy* (Hume City Council, September 2021)

## 16.01-3S Rural residential development

09/10/2020  
VC169

### Objective

To identify land suitable for rural residential development.

### Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

**16.01-4S**

04/11/2022  
VC226

**Community care accommodation**

**Objective**

To facilitate the establishment of community care accommodation and support their location being kept confidential.

**Strategies**

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

**16.01-5S**

09/10/2020  
VC169

**Residential aged care facilities**

**Objective**

To facilitate the development of well-designed and appropriately located residential aged care facilities.

**Strategies**

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

**Policy guidelines**

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

--/--/---  
Proposed C263hume

## SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ1**.

### MINIMAL CHANGE - LIFESTYLE LOTS

#### 1.0

--/--/---  
Proposed C263hume

#### Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares).	None specified.	

#### 2.0

--/--/---  
Proposed C263hume

#### Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

--/--/---  
Proposed C263hume

## SCHEDULE 2 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ2**.

### MINIMAL CHANGE - LIFESTYLE LOTS (ROLLING MEADOWS)

#### 1.0

#### Subdivision requirements

--/--/---  
Proposed C263hume

	Land	Area (hectares)
Minimum subdivision area (hectares)	Rolling Meadows	0.6 ha

#### 2.0

#### Outbuilding permit requirements

--/--/---  
Proposed C263hume

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

--/--/---  
Proposed C263hume

## SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

### SUBSTANTIAL CHANGE - SUBURBAN CURVILINEAR, SUBURBAN GRID AND TRADITIONAL GRID

#### 1.0 Design objectives

--/--/---  
Proposed C263hume

To promote well designed apartment development with consolidated car parking.

To provide contemporary buildings that provide high amenity outcomes for residents and create visual interest, positive sense of address and surveillance to the public realm.

To encourage side setbacks that allow for landscaping and minimise the need for screening to windows, balconies and decks.

To create a high-quality urban environment with landscaped frontages, including canopy trees that provide shade to the public realm and enhance the visual amenity of the streetscape.

To provide rear vehicle access where possible in areas that interface a connector or arterial road to maximise an active pedestrian frontage.

#### 2.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Minimum setback from front street 5 metres.  Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	Minimum setback of 4.5 meters from the side or rear boundaries is required for habitable room windows at upper levels and secluded private open spaces in balconies.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	None specified.
	B28	A balcony of 8 square metres with a minimum width of 2 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

#### 3.0 Maximum building height requirement for a dwelling or residential building

--/--/---  
Proposed C263hume

None specified.

#### 4.0 Application requirements

--/--/---  
Proposed C263hume

None specified.

#### 5.0 Decision guidelines

--/--/---  
Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

## SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

### MODERATE CHANGE - SLOPING HILLTOPS

#### 1.0 Neighbourhood character objectives

--/--/---  
Proposed C263hume

To provide attached townhouses under consolidated roof lines and low-scale apartment development.

To facilitate contemporary buildings that provide high amenity outcomes for residents and create visual interest, positive sense of address and surveillance to the public realm.

To ensure buildings are sited and designed to sensitively respond to slope, capture views to surrounding escarpments and minimise the need for cut and fill.

To encourage side setbacks that allow for landscaping and minimise the need for screening to windows, balconies and decks.

To provide a high-quality urban environment that contributes to the areas open garden setting and softens the streetscape through landscaped frontages, including canopy trees that provides shade to the public realm.

#### 2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

--/--/---  
Proposed C263hume

**Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?**

No

#### 3.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Minimum setback from front street 5 metres.  Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	Minimum setback of 4.5 metres from the side or rear boundaries is required for habitable room windows at upper levels and secluded private open space in balconies.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	None specified.
	B28	A balcony of 8 square metres with a minimum width of 2 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

**4.0**

--/--/---  
Proposed C263hume

**Maximum building height requirement for a dwelling, small second dwelling or residential building**

None specified.

**5.0**

--/--/---  
Proposed C263hume

**Application requirements**

None specified.

**6.0**

--/--/---  
Proposed C263hume

**Decision guidelines**

None specified.

--/--/---  
Proposed C263hume

**SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ3**.

**MODERATE CHANGE - SUBURBAN CURVILINEAR, SUBURBAN GRID, NEW ESTATE AND TRADITIONAL GRID**

**1.0 Neighbourhood character objectives**

--/--/---  
Proposed C263hume

To provide attached townhouses under consolidated roof lines and low-scale apartment development.

To provide contemporary buildings that provide high amenity outcomes for residents and create visual interest, positive sense of address and surveillance to the public realm.

To encourage side setbacks that allow for landscaping and minimise the need for screening to windows, balconies and decks.

To provide a high-quality urban environment that contributes to the areas open garden setting and softens the streetscape through landscaped frontages, including canopy trees that provides shade to the public realm.

**2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement**

--/--/---  
Proposed C263hume

**Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Requirements of Clause 54 and Clause 55**

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Minimum setback from front street 5 metres.  Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	Minimum setback of 4.5 meters from the side or rear boundaries is required for habitable room windows at upper levels and secluded private open spaces in balconies.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	None specified.
	B28	A balcony of 8 square metres with a minimum width of 2 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

**4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building**

--/--/---  
Proposed C263hume

None specified.

**5.0 Application requirements**

--/--  
Proposed C263hume None specified.

**6.0 Decision guidelines**

--/--  
Proposed C263hume None specified.

--/--/---  
Proposed C263hume

**SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ4**.

**MODERATE CHANGE - TRADITIONAL GRID (SUNBURY)**

**1.0 Neighbourhood character objectives**

--/--/---  
Proposed C263hume

To provide attached townhouses under consolidated roof lines and low-scale apartment development at a height that does not detract from the visual prominence of traditional treelined streetscapes.

To facilitate contemporary buildings that provide high amenity outcomes for residents and create visual interest, positive sense of address and surveillance to the public realm.

To encourage side setbacks that allow for landscaping and minimise the need for screening to windows, balconies and decks.

To encourage buildings with simple pitched roofs and gable ends to the street where it is part of the existing character of the street.

To provide a high-quality urban environment that contributes to the areas garden setting and enhances traditional treelined streetscape through landscaped frontages, including canopy trees that provides shade to the public realm.

**2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement**

--/--/---  
Proposed C263hume

**Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Requirements of Clause 54 and Clause 55**

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Minimum setback from front street 5 metres.  Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	Minimum setback of 4.5 meters from the side or rear boundaries is required for habitable room windows at upper levels and secluded private open spaces in balconies.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	None specified.
	B28	A balcony of 8 square metres with a minimum width of 2 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

**4.0**

--/--/---  
Proposed C263hume

**Maximum building height requirement for a dwelling, small second dwelling or residential building**

None specified.

**5.0**

--/--/---  
Proposed C263hume

**Application requirements**

None specified.

**6.0**

--/--/---  
Proposed C263hume

**Decision guidelines**

None specified.

--/--/---  
Proposed C263hume

**SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ5**.

**MODERATE CHANGE - SUBURBAN CURVILINEAR (AIRPORT ENVIRONS)**

**1.0 Neighbourhood character objectives**

--/--/---  
Proposed C263hume

To provide contemporary buildings that provide high amenity outcomes for residents and create visual interest, positive sense of address and surveillance to the public realm.

To encourage side setbacks that allow for landscaping and minimise the need for screening to windows, balconies and decks.

To provide a high-quality urban environment that contributes to the areas open garden setting and softens the streetscape through landscaped frontages, including canopy trees that provides shade to the public realm.

**2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement**

--/--/---  
Proposed C263hume

**Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?**

No

**3.0 Requirements of Clause 54 and Clause 55**

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	Minimum setback from front street 5 metres.  setback Where a development is located on a corner site the setback to the side street is the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	Minimum setback of 4.5 metres from the side or rear boundaries is required for habitable room windows at upper levels and secluded private open spaces in balconies.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	None specified.
	B28	A balcony of 8 square metres with a minimum width of 2 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

**4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building**

--/--/---  
Proposed C263hume

None specified.

**5.0 Application requirements**

--/--  
Proposed C263hume None specified.

**6.0 Decision guidelines**

--/--  
Proposed C263hume None specified.

--/--/---  
Proposed C263hume

## SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

### MINIMAL CHANGE - LIFESTYLE LOTS (GREENVALE)

#### 1.0 Neighbourhood character objectives

--/--/---  
Proposed C263hume

To protect the neighbourhood character of large, detached dwellings within open semi-formal garden settings.

To ensure buildings are sited to maintain the presentation of single dwellings to the street.

To maintain the low-scale character of the area by ensuring upper levels are visually recessive through the use of lighter building materials, articulation or setbacks.

To ensure built form is recessive to the landscape by providing large front and rear setbacks that can accommodate significant landscaping, including canopy trees.

To maintain and enhance the open garden setting through the use of landscaping, including canopy trees and absent, or low and permeable front fences.

#### 2.0 Minimum subdivision area

--/--/---  
Proposed C263hume

None specified.

#### 4.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
Minimum street setback	A3 and B6	None specified.
Site coverage	A5 and B8	30 per cent.
Permeability	A6 and B9	None specified.
Landscaping	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	None specified.
	B28	None specified.
Front fence height	A20 and B32	0.9 metres.

#### 5.0 Maximum building height requirement for a dwelling or residential building

--/--/---  
Proposed C263hume

None specified.

#### 6.0 Application requirements

--/--/---  
Proposed C263hume

None specified.

#### 7.0 Decision guidelines

--/--/---  
Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

## SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ2.

### MINIMAL CHANGE - LARGE ESTATES (ROLLING MEADOWS)

#### 1.0 Neighbourhood character objectives

--/--/---  
Proposed C263hume

To protect the neighbourhood character of low-scale, detached dwellings on large lots within semi-rural settings.

To maintain the low-scale character of the area by ensuring upper levels are visually recessive through the use of lighter building materials, articulation or setbacks.

To ensure built form is recessive to the landscape by providing large front and rear setbacks that can accommodate significant landscaping, including canopy trees.

To protect remnant vegetation within private land and maintain and enhance the open garden setting through the use of landscaping, including canopy trees and absent, or low and permeable front fences.

To protect the design of the streetscape, including the rural servicing infrastructure, that contributes to the open semi-rural character of the area.

#### 2.0 Minimum subdivision area

--/--/---  
Proposed C263hume

The minimum lot size for subdivision is 2700 square metres.

#### 3.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
Minimum street setback	A3 and B6	None specified.
Site coverage	A5 and B8	30 per cent.
Permeability	A6 and B9	None specified.
Landscaping	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	None specified.
	B28	None specified.
Front fence height	A20 and B32	0.9 metres.

#### 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

--/--/---  
Proposed C263hume

None specified.

#### 5.0 Application requirements

--/--/---  
Proposed C263hume

None specified.

#### 6.0 Decision guidelines

--/--/---  
Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

## SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

### MINIMAL CHANGE - LARGE ESTATES (HIGHLANDS)

#### 1.0 Neighbourhood character objectives

--/--/---  
Proposed C263hume

To protect the neighbourhood character of large, detached dwellings within open formal garden settings.

To ensure buildings are sited to maintain the presentation of single dwellings to the street.

To ensure buildings are sited and designed to sensitively respond to slope, capture views towards the city and minimise the need for cut and fill.

To reinforce the established building line and rhythm of the street by maintaining existing front and side setbacks.

To maintain and enhance the open garden setting through the use of landscaping, including canopy trees and absent, or low and permeable front fences.

#### 2.0 Minimum subdivision area

--/--/---  
Proposed C263hume

None specified.

#### 3.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
Minimum street setback	A3 and B6	None specified.
Site coverage	A5 and B8	40 per cent.
Permeability	A6 and B9	None specified.
Landscaping	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	None specified.
	B28	None specified.
Front fence height	A20 and B32	0.9 metres.

#### 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

--/--/---  
Proposed C263hume

None specified.

#### 5.0 Application requirements

--/--/---  
Proposed C263hume

None specified.

#### 6.0 Decision guidelines

--/--/---  
Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

**SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as NRZ4.

**MINIMAL CHANGE - SUBURBAN CURVILINEAR (ROEBOURNE CRESCENT AND CAMP ROAD PRECINCT)**

**1.0 Neighbourhood character objectives**

--/--/---  
Proposed C263hume

To protect the neighbourhood character of the Roebourne Crescent and Camp Road Precinct.

To ensure buildings are sited to maintain the presentation of single dwellings to the street.

To ensure the heights of buildings maintain the single storey character of the area.

To reinforce the established building line and rhythm of the street by maintaining existing front and side setbacks.

To maintain and enhance the existing open garden setting through the use of landscaping, including canopy trees and absent, or low and permeable front fences.

**2.0 Minimum subdivision area**

--/--/---  
Proposed C263hume

None specified.

**3.0 Requirements of Clause 54 and Clause 55**

--/--/---  
Proposed C263hume

	Standard	Requirement
Minimum street setback	A3 and B6	None specified.
Site coverage	A5 and B8	None specified.
Permeability	A6 and B9	None specified.
Landscaping	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
Side and rear setbacks	A10 and B17	None specified.
Walls on boundaries	A11 and B18	None specified.
Private open space	A17	None specified.
	B28	None specified.
Front fence height	A20 and B32	0.9 metres.

**4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building**

--/--/---  
Proposed C263hume

None specified.

**5.0 Application requirements**

--/--/---  
Proposed C263hume

None specified.

**6.0 Decision guidelines**

--/--/---  
Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

## SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

### INCREMENTAL CHANGE - SLOPING HILLTOPS

#### 1.0 Neighbourhood character objectives

--/--/---  
Proposed C263hume

To ensure buildings are sited and designed to sensitively respond to slope, capture tree top views and minimise the need for cut and fill.

To reinforce the established building line and rhythm of the street by maintaining existing front and side setbacks.

To enhance the garden setting through landscaped front gardens that include canopy trees.

To enhance the open streetscape character through the use of absent, or low and permeable front fences.

#### 2.0 Minimum subdivision area

--/--/---  
Proposed C263hume

None specified.

#### 3.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	None specified.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
	B28	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

#### 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

--/--/---  
Proposed C263hume

None specified.

#### 5.0 Application requirements

--/--/---  
Proposed C263hume

None specified.

**6.0**

**Decision guidelines**

--/--

Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

**SCHEDULE 6 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ6**.

**INCREMENTAL CHANGE - SUBURBAN CURVILINEAR, SUBURBAN GRID, NEW ESTATE AND TRADITIONAL GRID**

**1.0 Neighbourhood character objectives**

--/--/---  
Proposed C263hume

To maintain the low-scale character of the area by ensuring upper levels are visually recessive through the use of lighter building materials, articulation or setbacks that break up building mass. To reinforce the established building line and rhythm of the street by maintaining existing front and side setbacks.

To enhance the garden setting through landscaped front gardens that include canopy trees.

To enhance the open streetscape character through the use of absent, or low and permeable front fences.

**2.0 Minimum subdivision area**

--/--/---  
Proposed C263hume

None specified.

**3.0 Requirements of Clause 54 and Clause 55**

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	None specified.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
	B28	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

**4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building**

--/--/---  
Proposed C263hume

None specified.

**5.0 Application requirements**

--/--/---  
Proposed C263hume

None specified.

**6.0**

**Decision guidelines**

--/--

Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

## SCHEDULE 7 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ7.

### INCREMENTAL CHANGE - TRADITIONAL GRID (WESTMEADOWS)

#### 1.0 Neighbourhood character objectives

--/--/---  
Proposed C263hume

To ensure buildings are sited and designed to retain vegetation and sensitively respond to slope, capture views towards the Moonee Ponds Creek and minimise the need for cut and fill.

To reinforce the established building line and rhythm of the street by maintaining existing front and side setbacks.

To enhance the garden setting through landscaped front gardens that include native canopy trees.

To enhance the open streetscape character through the use of absent, or low and permeable front fences.

#### 2.0 Minimum subdivision area

--/--/---  
Proposed C263hume

None specified.

#### 3.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	None specified.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.
	B28	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

#### 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

--/--/---  
Proposed C263hume

None specified.

#### 5.0 Application requirements

--/--/---  
Proposed C263hume

None specified.

**6.0**

**Decision guidelines**

--/--

Proposed C263hume

None specified.

--/--/---  
Proposed C263hume

## SCHEDULE 8 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as NRZ8.

### INCREMENTAL CHANGE - TRADITIONAL GRID (SUNBURY)

#### 1.0 Neighbourhood character objectives

--/--/---  
Proposed C263hume

To maintain the low-scale character of the area by ensuring upper levels are visually recessive through the use of lighter building materials, articulation or setbacks that break up building mass.

To reinforce the established building line and rhythm of the street by maintaining existing front and side setbacks.

To encourage buildings with simple pitched rooves and gable ends to the street where it is part of the existing character of the street.

To enhance the garden setting and traditional treelined streetscapes through landscaped front gardens that include canopy trees.

To enhance the open streetscape character through the use of absent, or low and permeable front fences.

#### 2.0 Minimum subdivision area

--/--/---  
Proposed C263hume

None specified.

#### 3.0 Requirements of Clause 54 and Clause 55

--/--/---  
Proposed C263hume

	Standard	Requirement
<b>Minimum street setback</b>	A3 and B6	None specified.
<b>Site coverage</b>	A5 and B8	None specified.
<b>Permeability</b>	A6 and B9	None specified.
<b>Landscaping</b>	B13	Retain or provide at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.
<b>Side and rear setbacks</b>	A10 and B17	None specified.
<b>Walls on boundaries</b>	A11 and B18	None specified.
<b>Private open space</b>	A17	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling with a minimum area of 35 square metres, a minimum width of 4 metres and convenient access from a living room.
	B28	An area of 40 square metres, with one part of the private open space at the side or rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum width of 3 metres and convenient access from a living room.
<b>Front fence height</b>	A20 and B32	0.9 metres.

#### 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

--/--/---  
Proposed C263hume

None specified.

**5.0 Application requirements**

--/--/---

Proposed C263hume None specified.

**6.0 Decision guidelines**

--/--/---

Proposed C263hume None specified.

**43.05**

31/07/2018  
VC148

**NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as **NCO** with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas of existing or preferred neighbourhood character.

To ensure that development respects the neighbourhood character.

To prevent, where necessary, the removal of buildings and vegetation before the neighbourhood character features of the site and the new development have been evaluated.

**43.05-1**

19/01/2006  
VC37

**Neighbourhood character statement and objectives**

A schedule to this overlay must contain:

- A statement of the key features of the neighbourhood character.
- The neighbourhood character objectives to be achieved for the area affected by the schedule.

**43.05-2**

14/12/2023  
VC253

**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply to:
  - The construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
  - The construction or extension of an outbuilding normal to a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.
  - The construction of a building or construction or carrying out of works for a small second dwelling if all the following requirements are met:
    - The building height must not exceed 5 metres.
    - The building must be finished using muted tones and colours.
- Demolish or remove a building if specified in a schedule to this overlay.
- Remove, destroy or lop trees if specified in a schedule to this overlay. This does not apply:
  - To a tree that is less than 5 metres in height or has a trunk circumference of less than 0.5 metre measured 1 metre above ground level.
  - To any action which is necessary to keep the whole or any part of a tree clear of an electric line provided the action is carried out in accordance with a code of practice prepared under Section 86 of the *Electricity Safety Act 1998*.
  - If the tree presents an immediate risk of personal injury or damage to property.
  - If the removal, destruction or lopping of the tree is necessary for emergency access and emergency works by a public authority or municipal council.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Remove, destroy or lop one tree provided: <ul style="list-style-type: none"> <li>▪ A permit has not been granted for a VicSmart application to remove, destroy or lop a tree on the same land within the last 12 months.</li> <li>▪ There is no other current VicSmart application to remove, destroy or lop a tree on the same land.</li> </ul>	Clause 59.06
Construct, demolish or remove a fence.	Clause 59.05
Construct a building or construct or carry out works for: <ul style="list-style-type: none"> <li>▪ A carport, garage, pergola, verandah, deck, shed or similar structure.</li> <li>▪ A domestic swimming pool or spa and associated mechanical equipment and safety fencing.</li> <li>▪ A rainwater tank.</li> </ul> <p>The buildings and works must be associated with a dwelling.</p>	Clause 59.05
Demolish or remove an outbuilding (including a carport, garage, pergola, verandah, deck, shed or similar structure).	Clause 59.05

### 43.05-3

14/12/2023  
VC253

#### Modification to Clause 54 and Clause 55 standards

A schedule to this overlay may modify:

- The requirements of any standard of Clause 54, including any requirements specified in the schedule to the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone. This does not apply to Standards A1, A9, A9.1, A12, A13, A14 and A16 of Clause 54.
- The requirements of any standard of Clause 55, including any requirements specified in the schedule to the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone. This does not apply to Standards B1, B2, B3, B4, B19, B20, B21, B27 and B35 to B49 of Clause 55.

### 43.05-4

31/07/2018  
VC148

#### Exemption from notice and review

An application under this overlay for any of the following classes of development is exempt from the notice requirements of section 52(1) (a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act:

- Demolition or removal of an outbuilding normal to a dwelling.
- Construction of a swimming pool.

### 43.05-5

31/07/2018  
VC148

#### Decision guidelines

Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the key features of the neighbourhood character and the neighbourhood character objectives contained in a schedule to this overlay.
- Whether the location, layout and form of the proposed development respects the neighbourhood character.

## HUME PLANNING SCHEME

- The contribution that the existing building makes to the neighbourhood character.
- Whether the site is to remain vacant or is to be developed for another purpose.
- The contribution that the tree makes to the neighbourhood character.
- The health of the tree.
- Any proposed landscape improvements.
- Any matter specified in a schedule to this overlay.

--/--/---  
Proposed C263hume

## **SCHEDULE 1 TO CLAUSE 43.05 NEIGHBOURHOOD CHARACTER OVERLAY**

Shown on the planning scheme map as NCO1.

### **ROEBOURNE CRESCENT AND CAMP ROAD PRECINCT**

#### **1.0 Statement of neighbourhood character**

--/--/---  
Proposed C263hume

The Roebourne Crescent and Camp Road Precinct comprises distinctive 1960s to 1970s Post War development set in established and low planted open gardens. The significance of this precinct is due to the predominance and consistency of the original single storey, triple fronted brick veneer dwellings. Distinctive features of this area include brick materiality with decorative patterns, hipped roof lines with terracotta tiles and brick chimneys, as well as low, visually permeable brick fencing with decorative wrought iron. Street widths, tree planting regime and grassed nature strips are also highly consistent in the precinct.

The preferred neighbourhood character of the Roebourne Crescent and Camp Road Precinct is defined by the continued presence of original Post War dwellings and new dwellings that protect the key characteristics of the street which include:

- Single storey and triple fronted detached buildings.
- Parallel orientation of buildings to the street with consistent front, side and rear setbacks.
- Consistent use of orange and salmon bricks with black decorative pattern brickwork.
- Wrought iron balustrades and brick porches.
- Dark terracotta tiled pitched hipped roofs with brick chimneys.
- Car parking structures set to the rear of the property and integrated with the dwelling behind the front facade with side driveway access.
- Low brick front fencing with dark brick capping or wrought iron decorative detailing.
- Established planting of low formal gardens including some canopy trees in front and rear setbacks.

#### **2.0 Neighbourhood character objective**

--/--/---  
Proposed C263hume

To ensure that new buildings and works contribute to the preferred neighbourhood character of the area.

To ensure that new buildings or extensions to buildings respect the dominant building height, form, façade articulation, materials and roof forms of the streetscape.

To ensure that the use of design detail in new buildings complements, rather than mimics, that of the original buildings in the street.

To ensure car parking structures for single dwellings are located behind the façade of the dwelling to the rear of the property.

To maintain the pattern of low front fencing that creates a sense of openness in the streetscape, allows views of dwellings, front lawns and gardens, and complements the building era and style.

#### **3.0 Permit requirement**

--/--/---  
Proposed C263hume

A permit is required to:

- Construct or extend a dwelling
- Construct or extend an outbuilding normal to a dwelling.

- Remove, or demolish a building.
- Construct or replace a front fence or a side fence on a corner block.

#### 4.0

--/--/--  
Proposed C263hume

#### Modification to Clause 54 and Clause 55 standards

Standard	Modified requirement
A4 and B7 Building Height	The maximum building height should not exceed 6 metres.
A11 and B18 Walls on Boundaries	A new wall should not be located within 500mm of a side boundary.
A19 and B31 Design Detail	<p><b>Garages and carports</b></p> <p>Garages and Carports should be visually unobtrusive and located to the rear of the property to reflect the preferred neighbourhood character.</p>

See 43.05-3 for relevant provisions.

#### 5.0

--/--/--  
Proposed C263hume

#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.05 in addition to those specified in Clause 43.05 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed buildings or works contribute to the preferred neighbourhood character of the area.
- The extent to which any building to be demolished, extended or otherwise modified, maintains the preferred neighbourhood character of the area.

**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?****1.0**

-/-/-/-

Proposed C263hume

**Maps comprising part of this planning scheme:**

- 1, 1DPO, 1EAO, 1ESO, 1HO, 1VPO, 1LSIO, 1BMO, 1SCO
- 2, 2DPO, 2ESO, 2HO, 2ICO, 2IPO, 2PAO, 2SCO, 2VPO, 2LSIO, 2MAEO
- 3, 3MAEO, 3DPO, 3ESO, 3HO, 3ICO, 3IPO, 3PAO, 3DCPO
- 4, 4DDO, 4DPO, 4ESO, 4HO, 4PAO, 4RFO, 4RO, 4VPO, 4RXO, 4LSIO, 4DCPO, 4IPO, 4BMO, 4SCO
- 5, 5DPO, 5VPO, 5ESO, 5LSIO
- 6, 6DPO, 6EAO, 6ESO, 6HO, 6ICO, 6IPO, 6PAO, 6SCO, 6DDO, 6LSIO
- 7, 7ESO, 7HO, 7ICO, 7IPO, 7PAO, 7SCO, 7BMO, 7MAEO
- 8, 8MAEO, 8ESO, 8HO, 8PAO, 8BMO
- 9, 9ESO, 9HO, 9ICO, 9IPO, 9PAO, 9BMO, 9SCO
- 10, 10DCPO, 10DPO, 10HO, 10ICO, 10IPO, 10PAO, 10ESO, 10LSIO, 10SCO
- 11, 11DCPO, 11DDO, 11DPO, 11ESO, 11HO, 11PAO, 11RFO, 11LSIO, 11BMO, 11SCO
- 12, 12ESO
- 13, 13MAEO, 13ESO, 13HO, 13ICO, 13IPO, 13PAO
- 14, 14MAEO, 14ESO, 14HO, 14ICO, 14IPO, 14PAO, 14SCO
- 15, 15MAEO, 15ESO, 15HO, 15PAO, 15RO, 15BMO
- 16, 16DCPO, 16DPO, 16HO, 16MAEO, 16HO, 16PAO, 16DPO, 16SBO, 16ESO, 16EAO, 16BMO, 16ICO
- 17, 17DCPO, 17DPO, 17EAO, 17HO, 17PAO, 17SBO, 17VPO, 17EAO, 17LSIO, 17ESO, 17SCO, 17ICO
- 18, 18DDO, 18DPO, 18EAO, 18ESO, 18PAO, 18SBO, 18LSIO, 18SCO
- 19, 19MAEO, 19ESO, 19PAO
- 20, 20MAEO, 20ESO, 20HO, 20LSIO
- 21, 21MAEO, 21ESO, 21HO, 21LSIO, 21BMO
- 22, 22DDO, 22MAEO, 22DPO, 22EAO, 22ESO, 22HO, 22PAO, 22SBO, 22LSIO, 22BMO, 22SLO
- 23, 23MAEO, 23ESO, 23HO, 23PAO, 23SBO, 23DPO, 23EAO, 23LSIO, 23SLO, 23IPO
- 24, 24MAEO, 24DPO, 24EAO, 24ESO, 24HO, 24PAO, 24SBO, 24LSIO, 24NCO
- 25, 25MAEO, 25ESO, 25HO, 25LSIO
- 26, 26ESO, 26SBO, 26HO

**SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS****1.0**

-/-/-/-

Proposed C263hume

**Background documents**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Amaroo Business Park, 700 Hume Highway, Craigieburn, Victoria: Net Gain Assessment</i> , (Biosis Research, 2007)	C97 Clause 42.01s08
<i>Biodiversity Conservation Strategy for Melbourne's Growth Corridors</i> (Department of Environment and Primary Industries, 2013)	Amendment C207 Clause 43.03s03 Clause 43.03s04
<i>Broadmeadows Structure Plan</i> (Hume City Council, 2012)	C176
<i>Evans Street Native Grassland Management Plan</i> (Hume City Council, 1995)	NFPS Clause 42.01s03
<i>Final Flora and Fauna Assessment: 700 Hume Highway, Craigieburn</i> (Ecology Australia 2008)	C97 Clause 42.01s08
<i>Flora, Fauna and Net Gain Assessment, 650 Hume Highway, Craigieburn</i> (Brett Lane & Associates, 2008)	C111 Clause 42.01s08
<i>Greenvale Reservoir Catchment: Drinking Water Quality Risk Management Plan</i> (March 2008)	C130 Clause 42.01s09 Clause 43.04s19
<i>Home Street, Sunbury Urban Design Guidelines</i> (Hume City Council, 2007)	C79 Clause 43.02s02 Clause 43.02s03
<i>Hume Affordable Housing Policy</i> (Hume City Council, September 2021)	C263
<i>Hume Bicycle Network Plan</i> (Hume City Council, 2015)	C176
<i>Hume Biodiversity Planning Policy</i> (Hume City Council, 2020)	C176
<i>Hume Central: The Vision</i> (Lab Oculus, 2014)	C176
<i>Hume City Council Guidelines for Commercial, Industrial and Residential Landscapes</i> (Hume City Council, 2005)	C176
<i>Hume City Council Industrial Development Strategy</i> (Hume City Council, Amended version, April 1995)	NFPS
<i>Hume City Council Kalkallo Development Principles, Statement of Strategic Planning Policy, Rural Areas Strategy Plan</i> (Hume City Council, 1993)	NFPS
<i>Hume Corridor Integrated Growth Area Plan (HIGAP) Infrastructure and Delivery Strategy</i> (Hume City Council, 2015)	C176
<i>Hume Corridor Integrated Growth Area Plan (HIGAP) Spatial Strategy</i> (Hume City Council, 2015)	C176
<i>Hume Economic Development Strategy 2030</i> (Hume City Council, 2012)	C176
<i>Hume Housing Diversity Strategy</i> (Hume City Council, August 2023)	C263
<i>Hume Land and Biodiversity Plan 2015-2019</i> (Hume City Council, 2015)	C176
<i>Hume Open Space Strategy 2010-2015</i> (Hume City Council, 2010)	C176
<i>Hume Parking Management Policy 2015</i> (Hume City Council, Re-Adopted 2021)	C176

## HUME PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Hume Preferred Neighbourhood Character Study</i> (Hansen Partnership, August 2023)	C263
<i>Industrial Stormwater Code of Practice</i> (Hume City Council, 2008)	C134
<i>Jacksons Hill Master Plan</i> (Victorian Planning Authority, October 2018)	Amendment C232hume
<i>Mount Ridley Local Structure Plan for Inter Urban Break Mickleham</i> (Greenaway and Katz Pty Ltd, 1997)	NFPS Clause 42.01s05
<i>Remnant Native Grasslands and Grassy Woodlands of the Melbourne Area: An action plan for conservation based on biological values</i> (Department of Conservation and Environment, 1990)	NFPS Clause 42.01s02 Clause 42.01s03 Clause 42.01s04 Clause 42.01s06 Clause 42.02s03
<i>Rural Areas Strategy Plan - Towards 2011</i> (Henshall Hansen Associates, 1993)	NFPS Clause 42.01s01
<i>Sunbury HIGAP Delivery and Infrastructure Strategy</i> (Hume City Council, 2012)	C176
<i>Sunbury Town Centre Study Final Report</i> (Perrott Lyon Mathieson Pty Ltd, 1991)	NFPS
<i>The Gateway, 700 Hume Hwy, Craigieburn, Victoria: Golden Sun Moth Survey</i> , (Biosis Research, 2006)	C97 Clause 42.01s08

**SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS****1.0 Application of zones, overlays and provisions**---/---  
Proposed C263hume

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- **Low Density Residential Zone** to provide for low-density residential development on lots that, in the absence of reticulated sewerage, can treat and retain all wastewater.
- **Mixed Use Zone** to provide for a range of residential, commercial, industrial and other uses that complement the mixed-use function of the locality.
- **Township Zone** to residential development and a range of commercial, industrial and other uses in small towns.
- **Residential Growth Zone** to locations offering good access to services and transport including activity centres and town centres.
- **General Residential Zone** to residential areas offering good access to services and transport.
- **Neighbourhood Residential Zone** to areas of predominantly single and double storey residential development.
- **Industrial 1 Zone** to manufacturing industry, the storage and distribution of goods and associated uses in a manner that does not affect the safety and amenity of local communities.
- **Industrial 3 Zone** to industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict.
- **Commercial 1 Zone** to vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- **Commercial 2 Zone** to commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- **Rural Living Zone** to residential uses in a rural environment that protect and enhance the natural resources, biodiversity and landscape values of the area.
- **Green Wedge Zone** to recognise, protect and conserve green wedge land for its agricultural, environmental, historic, landscape, recreational and tourism opportunities, and mineral and stone resources.
- **Green Wedge A Zone** to protect, conserve and enhance the biodiversity, natural resources, scenic landscapes and heritage values of the area.
- **Rural Conservation Zone** to protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values.
- **Farming Zone** to land for agricultural uses.
- **Public Use Zone** to public land used for public utility and community services and facilities.
- **Public Park and Recreation Zone** to public open space reserves.
- **Public Conservation and Resource Zone** to larger parcels of land in public ownership that have an environmental focus.
- **Special Use Zone** to provide for use and development of land for specific purposes.
- **Comprehensive Development Zone** to provide for a range of uses and the development of land in accordance with a comprehensive development plan incorporated in this scheme.
- **Urban Floodway Zone** to waterways, major floodpaths, drainage depressions and high hazard areas within urban areas which have the greatest risk and frequency of being affected by flooding.

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- **Urban Growth Zone** to manage the transition of non-urban land into urban land in accordance with a precinct structure plan.
- **Environmental Significance Overlay** to areas where the development of land may be affected by environmental constraints.
- **Vegetation Protection Overlay** to protect areas of significant vegetation.
- **Heritage Overlay** to heritage places of natural or cultural significance.
- **Design and Development Overlay** to areas that are affected by specific requirements relating to the design and built form of new development.
- **Neighbourhood Character Overlay** to protect areas of existing neighbourhood character.
- **Floodway Overlay** to waterways, major floodpaths, drainage depressions and high hazard areas within urban areas that have the greatest risk and frequency of being affected by flooding.
- **Land Subject to Inundation Overlay** to land in a flood storage or a flood fringe area affected by the 1 in 100 year flood or any other area determined by the floodplain management authority.
- **Special Building Overlay** to land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the floodplain management authority.
- **Bushfire Management Overlay** to areas where the bushfire hazard warrants bushfire protection.
- **Public Acquisition Overlay** to land that is proposed to be acquired by a Minister, public authority or municipal council for a public purpose.
- **Environmental Audit Overlay** to ensure potentially contaminated land is suitable for a use that could be significantly adversely affected by any contamination.
- **Development Contributions Plan Overlay** to areas that require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.
- **Infrastructure Contributions Overlay** to areas where an infrastructure contributions plan applies for the purpose of imposing contributions for the provision of infrastructure.

**SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK****1.0**

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**Further strategic work**

- Prepare plans for existing activity centres to manage and guide their ongoing change.
- Review the appropriateness of land use zoning to accommodate the identified bulky goods centres the Strategic Framework Plan to Clause 02.04.
- Prepare a non-urban (rural) Hume Corridor Integrated Growth Area Plan (HIGAP) spatial and delivery strategy.
- Work with Melton Shire Council to facilitate the delivery of a new employment area north of Diggers Rest-Coimadai Road.
- Work with VicTrack in designing walking and cycling links along the rail line to link residential areas of Sunbury and Diggers Rest with the train station, the neighbourhood activity centre and other facilities within this precinct.
- Work with VicRoads to extend the existing shared path along Vineyard Road to connect to (and over) the Calder Freeway.
- Investigate long term land uses for the closed Tullamarine landfill and associated buffer land.
- Prepare plans for the development of Maygar Barracks and the Ford site to enable their renewal and reuse for employment generating uses.
- Review and update approved precinct structure plans where necessary to meet identified community needs.
- Prepare structure plans to:
  - Safeguard heritage features.
  - Enable boulevard treatments.
  - Safeguards significant landscape features, maintain views, protect vegetation, and provide open space and landscape connectivity.
- Prepare a structure plan for Craigieburn West that protects the areas of woodland identified in the *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) along with other scattered trees and remnant patches of local significance, and integrates and connects them as part of the wider open space network in the Mickleham and Craigieburn precincts.
- Prepare a structure plan for the western end of the Inter Urban Break that protects the biodiversity values, including scattered trees, across the site in conservation and open space areas, and connects them into the wider open space network in the Mickleham and Craigieburn precincts.
- Prepare a structure plan for Kalkallo Township that protects the Kalkallo Commons, the Kalkallo Creek and the Kalkallo Cemetery with the provision of appropriate public access.
- Prepare structure plans for the Sunbury area that protect Jacksons Creek and Emu Creek and their tributaries and escarpments and integrates “nature conservation” and “open space” areas identified in the *Biodiversity Conservation Strategy* (Department of Environment and Primary Industries, 2013) with the wider open space network.
- Prepare a non-urban HIGAP spatial and delivery strategy to guide the planning of Hume’s rural areas, including the application of overlays to protect sites and areas of environmental and landscape significance and identify areas at risk of significant erosion.
- Review the planning controls of identified sites of environmental and landscape value to update existing overlays and apply new zones and overlays where relevant.

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- Identify opportunities to improve transport connectivity in new structure plans and place frameworks, and through large scale redevelopments.
- Prepare a heritage local policy to guide the consideration of applications for use and development in areas covered by a heritage overlay.
- Update Council's Scenic Hilltops and Major Ridgelines Policy to identify and confirm significant view lines and areas of significant landscape value that warrant protection, and to determine the appropriate controls to achieve this.
- Prepare masterplans for Jacksons Creek and Emu Creek to facilitate a regional scale parkland outcome that enables public access whilst protecting the visual, environmental and landscape qualities of the creek corridors and tributaries.
- Investigate sites of known or potential contamination to apply the Environmental Audit Overlay.
- Identify locations for office space to facilitate business and employment development as part of plans for new and existing centres.
- Facilitate open space connections to maintain view lines and physical connections from the Redstone Hill Town Centre to Redstone Hill and from Jacksons Creek to Redstone Hill.
- Ensure land is identified for the delivery of a university and hospital or equivalent facilities in the Donnybrook (Lockerbie) Metropolitan Activity Centres.
- Facilitate the extension of the Merri Creek Marran Baba Regional Park from Campbellfield to Lockerbie North.
- Facilitate the planning of the former Victoria University Site at Jacksons Hill to recognise, protect and retains its historical and cultural significance.
- Safeguard land for a hospital or equivalent and a tertiary education facility in proximity to the proposed Sunbury North train Station.
- Facilitate a new bulky goods node and employment area along Vineyard Road adjoining the Calder Freeway.
- Facilitate new regional parks along Jacksons Creek and Emu Creek, and at Redstone Hill and Mount Holden.
- Ensure land is identified for a regional sports facility in the vicinity of the proposed Sunbury North train station.
- Facilitate the development of a State scale sports and leisure hub at Merrifield Park.
- Ensure that planning for the major new employment area on Sunbury Road adjoining the Hi-Quality Quarry provides for a range of manufacturing, transport and logistics, and business service uses.
- Ensure land is identified for the Attwood Connector to provide improved road and public transport access to Melbourne Airport.
- Ensure land is identified for a new train station at Campbellfield and Lockerbie.