



Hume City Council draft Rural Strategy

Frequently Asked Questions

Update:
7 April 2020

Hume City Council has released a [Draft Rural Strategy](#) that offers a vision for Hume's rural areas for Council and the community to work towards over the next 20 years. Council is now seeking to hear from the community about this vision for the rural areas, as well as the strategies for how Council will better support and engage with the rural landowners and the rural community to realise this vision.

The consultation period for the draft Strategy will be remain open until public drop in sessions can be held. Please register your email address if you would like to receive updates.

Submissions can be made at any time during the consultation period.

Frequently Asked Questions at 7 April 2020

Here you can find answers to questions asked by the community (press Ctrl and click on a question)

[Why has council made the decision not to support subdivision within the Green Wedge?](#)

[I live in Sunbury North. Why is the urban area not expanding north of Sunbury?](#)

[What is Council doing to increase water capacity issues in the Green Wedge Zone?](#)

[How can I make the most of my site in the Green Wedge if I am unable to subdivide?](#)

[How will Melbourne Airport's third runway impact on the Green Wedge Zone?](#)

[What plans does Council have in dealing with non-compliant and/or absentee landowners regarding land management and weed control?](#)

Privacy Statement:

A document listing all questions and responses from Council officers, updated daily, will be prepared and provided on Hume's Website. A report that includes submitted questions will be provided to Council. Questions will be listed as anonymous. Council is committed to ensuring that survey information is managed in accordance with the *Privacy and Data Protection Act 2014 (Vic)*. If you have an inquiry regarding this survey, please feel free to contact Council's Research & Engagement Team on 9205 2200.



Why has council made the decision not to support subdivision within the Green Wedge?

Council heard mixed views from the community around subdivision with many suggesting if they could subdivide they would be able to better manage their land. However other submissions acknowledged that maintaining current lot sizes is preferred (refer to Consultation Report available under Key Documents on the draft Rural Strategy website).

This issue was thoroughly considered in preparing the draft Strategy to give some clarity to the community, and particularly landowners, so that they can make decisions for the future of their land (refer to detailed discussions in Chapter 4.2, pages 21-28).

Hume's green wedges have a good variety of lots sizes that offer a diversity of opportunities for rural living, agriculture, equine uses, small scale rural businesses and tourism opportunities. Good land management is found on lots of all sizes. Landowners are making a success on all sizes and facing challenges of all sizes.

I live in Sunbury North. Why is the urban area not expanding north of Sunbury?

Please have a look at the answer under Future uses in the Green Wedge Zone. You can also provide detail on how this relates to Sunbury North. The draft Strategy used Sunbury North as a case study to consider the merits of some of the common arguments for further subdivision. Unlike other parts of Hume's Green Wedge this area is not affected by the restrictions of the Melbourne Airport Overlay however Council has concluded that the current subdivision controls are fulfilling their intended purposes of maintaining a break around the Sunbury township and maintaining a diversity of lot sizes for different landowners and land uses.

What is Council doing to increase water capacity issues in the Green Wedge Zone?

Council will continue to work with water authorities and other agencies to advocate for opportunities for rural landowners to tap into potential pipeline and water harvesting projects. For example, potential for schemes that allow landowners to tap into proposed pipelines from Sunbury Recycled Water Plant to Melbourne Airport and along the Outer Metropolitan Ring road alignment. There may also be potential for urban stormwater to be harvested and distributed to areas immediately adjoining new estates along the Urban Growth Boundary (refer page 34 for more detail).

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How can I make the most of my site in the Green Wedge if I am unable to subdivide?

A draft Vision talks about the wide variety of residents, landowners and land uses supported in Hume's green wedges (page 16).

We understand that many people own land in the green wedge simply to enjoy more space with great proximity to the jobs, education and services of Melbourne. This is an important role of the Green Wedge and you can continue to use and manage your land primarily as your home.

Alternatively, the Green Wedge continues to see successful agricultural and commercial operations within the Green Wedge that you could also consider on your land, including:

- Agricultural activities including traditional cropping and grazing or new initiatives such as growing mushrooms and regenerative agriculture (refer pages 31-32).
- Keeping animals either to help manage your land, as an equine activity or for sale as food and fibre.
- Tourism uses are present on both small and large sites in the Green Wedge - for example, Animal Land in Diggers Rest and Arundel Farm in Keilor. The area has potential to grow its tourism uses given its proximity to the airport and growing urban populations in Sunbury and metropolitan Melbourne (refer pages 38-45).

Council offers connections to a number of economic development opportunities for rural landholders that can improve productivity, competitiveness and opportunities.

We hope to hear ideas from the rural community about the Vision (page 16) as well as what capacity building programs Council should consider in assisting you to develop, continue and grow viable businesses in Hume's rural areas.

How will Melbourne Airport's third runway impact on the Green Wedge Zone?

In December 2019 Melbourne Airport announced their preference to construct a third runway following a north-south orientation. Before the Airport can begin constructing a third runway, they are required to undertake community consultation which is currently scheduled to occur in 2021 and the proposal must be approved by the Federal Government. More details about Melbourne Airport's third runway can be found at the Melbourne Airport website using the following link: <https://my.melbourneairport.com/third-runway>.

The Rural Strategy does not propose to change any of the planning controls related to Melbourne Airport, such as the Melbourne Airport Environs Overlay.

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Council will continue to advocate that Melbourne Airport and the State Government to undertake meaningful consultation with Hume residents that could be affected by the third runway or any potential changes to Melbourne Airport related Planning controls.

What plans does Council have in dealing with non-compliant and/or absentee landowners regarding land management and weed control?

Council is exploring how to better incentivise good land management and disincentivise bad land management. This includes a proposal to instigate a Weed Compliance Project and the possibility of fines to seek compliance with land management legislation on weed infested properties. Council is also continuing to educate and support rural landowners through land management programs and the preparation of a new landowner information package specifically for rural landowners.

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