Planning and Environment Act 1987

# Hume Planning Scheme

# Amendment C263hume

# Explanatory Report

## Overview

The amendment seeks to incorporate a Residential Development Framework Plan (RDFP) and the strategic directions of Hume’s *Housing Diversity Strategy* (Hume City Council, 2023), *Preferred Future Neighbourhood Character Statements* (Hansen Partnership, 2023) and *Affordable Housing Policy* (Hume City Council, 2021) into the Hume Planning Scheme. It does this by:

* Introducing fifteen (15) new residential zone schedules identified in the RDFP to most of Hume’s established residential areas;
* Introducing Neighbourhood Character Overlay – Schedule 1 (NCO1) to the Roebourne Crescent and Camp Road Precinct;
* Updating strategic directions at Clause 02.03 in the Municipal Planning Strategy; and
* Updating local policy at Clause 15.01 and 16.01 in the Planning Policy Framework (PPF).

The amendment also proposes the following consequential changes to the Hume Planning Scheme:

* Rezones areas within the Comprehensive Development Zone (CDZ) in Sunbury (Jacksons Hill), Greenvale Lakes East and Craigieburn that have been fully developed, to their appropriate zone and reintroduces third party notice and review rights to these areas;
* Removes the Development Plan Overlay (DPO) from areas in Sunbury, Craigieburn, Greenvale and Roxburgh Park that have been fully developed and reintroduces third party notice and review rights to these areas;
* Removes existing local policy from the Planning Policy Framework (PPF) that has been superseded by the council’s new strategic housing and neighbourhood character work; and
* Changes to the operational provisions at Clause 72.03, 72.08 and 74.04.

### Where you may inspect this amendment

The amendment can be inspected free of charge at the Hume City Council website at participate.hume.vic.gov.au/AmendmentC263.

And

The amendment is available for public inspection, free of charge, during office hours at the following places:

|  |  |  |
| --- | --- | --- |
| *Hume City Council*Broadmeadows Office1079 Pascoe Vale RoadBroadmeadows 3047 | *Hume Global Learning Centre – Craigieburn*75-95 Central Park AvenueCraigieburn 3064 | *Hume Global Learning Centre – Sunbury*40 Macedon StreetSunbury 3429 |

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

### Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by Friday 3 May 2024.

A submission must be sent to:

Hume City Council,

Attention: City Strategy department
PO Box 119, Dallas, 3047

or via email to: housing@hume.vic.gov.au

### Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

* Directions hearing: week commencing 1 July 2024.
* Panel hearing: week commencing 19 August 2024.

## Details of the amendment

### Who is the planning authority?

This amendment has been prepared by the Hume City Council who is the planning authority for this amendment.

### Land affected by the amendment

The amendment generally applies to all established residential land within the Residential Development Framework Plan (RDFP) as it seeks to apply a municipal wide strategic housing framework to Hume’s established residential areas.

A copy of the RDFP is provided at **Attachment 1** to this Explanatory Report.

The amendment does not apply to urban land within the Urban Growth Zone (UGZ) as these areas are subject to existing and future precinct structure planning frameworks or are not residentially zoned.

Additionally, *Victoria’s Housing Statement, the Decade Ahead 2024-2034* has now identified Broadmeadows Metropolitan Activity Centre (MAC) as one of the ten activity centres in metropolitan Melbourne where State-led planning controls will be implemented to deliver more homes and increase housing choice. This work is currently being undertaken by the Department of Transport and Planning (DTP) and land identified as ‘Broadmeadows MAC residential area’ in the RDFP will not be rezoned as part of the amendment.

A mapping reference table is provided at **Attachment 2** to this Explanatory Report.

### What the amendment does

The amendment seeks to incorporate a Residential Development Framework Plan (RDFP) (Attachment 1) and the strategic directions of Hume’s *Housing Diversity Strategy* (Hume City Council, 2023), *Preferred Future Neighbourhood Character Statements* (Hansen Partnership, 2023) and *Affordable Housing Policy* (Hume City Council, 2021) into the Hume Planning Scheme.

Specifically, the amendment makes the following changes:

***Zoning maps***

* Amends Planning Scheme Maps Nos, 1, 2, 5, 6, 7, 10, 11, 16, 17, 18, 22, 23, 24 and 26 to rezone land within established residential areas to new residential schedules within the Low-Density Residential Zone (LDRZ), Residential Growth Zone (RGZ), General Residential Zone (GRZ) and Neighbourhood Residential Zone (NRZ) to implement the RDFP.
* Amends Planning Scheme Maps No. 6, 10, 11 and 17 to rezone land in Sunbury (Jacksons Hill), Greenvale Lakes East and Craigieburn from Comprehensive Development Zone – Schedule 1 and 3 (CDZ1 and CDZ3) to the Neighbourhood Residential Zone – Schedule 3, 5 and 6 (NRZ3, NRZ5 and NRZ6) to implement the RDFP and the Commercial 1 Zone (C1Z), Public Use Zone – Schedule 1, 2 and 6 (PUZ1, PUZ2 and PUZ6) and Public Park and Recreation Zone (PPRZ). Land within the commercial area of the Craigieburn Town Centre will remain in the CDZ1 as it yet to be fully developed.

***Overlays maps***

* Amends Planning Scheme Map Nos 1DPO, 2DPO, 5DPO, 6DPO, 10DPO, 11DPO and 17DPO to remove the Development Plan Overlay – Schedule 1, 2, 6, 7, 11, 12, 13, 22 and 28 from land in Sunbury (DPO1, DPO2, DPO6, DPO7 and DPO13), Craigieburn (DPO7 and DPO12), Greenvale (DPO11) and Roxburgh Park (DPO11, DPO22 and DPO28) to implement the RDFP. The DPO6 and DPO7 will remain on land yet to be fully developed.
* Inserts new Planning Scheme Map No 24NCO to apply the Neighbourhood Character Overlay – Schedule 1 (NCO1) to the Roebourne Crescent and Camp Road Precinct in Campbellfield and Broadmeadows to ensure new development protects the high consistent and intact character of the area.

***Planning Scheme ordinance***

* Amends Clause 02.03-1 (Settlement), 02.03-5 (Built environment and heritage) and 02.03-6 (Housing) to update strategic directions relating to preferred housing change and preferred future neighbourhood character for Hume’s established residential areas.
* Inserts new sub-Clause 02.04-4 (Residential Development Framework Plan) to incorporate the RDFP to identify the preferred level of housing change in Hume’s established residential areas.
* Replaces Clause 15.01-5L (Hume preferred neighbourhood character) with a new Clause 15.01-5L (Minimal change – Lifestyle Lots) to facilitate preferred future neighbourhood character for areas within the Low Density Residential Zone (LDRZ) in the RDFP and insert the *Hume Preferred Future Neighbourhood Character Statements* (Hansen Partnership, 2023) as a background document.
* Removes existing local policy from Clause 15.01-5L (Hume preferred neighbourhood character) relating to neighbourhood character in parts of Westmeadows, Tullamarine and Sunbury and the relating background document *Hume City Council Neighbourhood Character Study* (Hume City Council, Planisphere and John Curtis, 2002) as this policy is now superseded by updated policy at Clause 15.01-5L and neighbourhood character objectives in the residential zone schedules proposed through the amendment.
* Replaces Clause 16.01-1L-01 (Housing supply – Hume) with a new Clause 16.01-1L-01 (Housing diversity) to facilitate greater housing diversity across Hume, particularly the provision of one and two-bedroom dwellings, and inserts the *Housing Diversity Strategy* (Hume City Council, 2023) as a background document.
* Inserts new Clause 16.01-2L (Affordable housing in Hume) to promote and facilitate the provision of affordable housing in Hume and insert the *Hume Affordable Housing Policy* (Hume City Council, 2021) as a background document.
* Replaces Schedule 1 and insert a new Schedule 2 to the Low Density Residential Zone (Clause 32.03) and rezones land within the existing Low Density Residential Zone – Schedule 1 (LDRZ1) to the Low Density Residential Zone – 2 (LDRZ2) to facilitate preferred neighbourhood character objectives for areas identified as limited change in the RDFP.
* Replaces Schedule 1 in the Residential Growth Zone (Clause 32.07) and rezones areas identified for substantial change in the RDFP to the Residential Growth Zone – Schedule 1 (RGZ1) to facilitate increased housing growth and preferred neighbourhood character objectives for substantial change areas.
* Inserts Schedules 2, 3, 4 and 5 to the General Residential Zone (Clause 32.08) and applies the schedules to areas identified for moderate change in the RDFP to facilitate increased housing growth and preferred neighbourhood character objectives for moderate change areas.
* Replaces Schedule 1 and insert new Schedules 2 to 8 to the Neighbourhood Residential Zone (Clause 32.09) and rezones areas identified for minimal and incremental change in the RDFP to the Neighbourhood Residential Zone (NRZ) and corresponding schedule to facilitate preferred neighbourhood character objectives for minimal and incremental change areas.
* Deletes Schedule 3 to the Comprehensive Development Zone (Clause 37.02) as all the land included in the schedule is proposed to be rezoned by the Amendment and is therefore redundant.
* Deletes redundant Schedules 1, 2, 11, 12, 13, 22 and 28 from the Development Plan Overlay (Clause 43.04) as these areas have been fully developed in accordance with their respective development plans.
* Inserts the Neighbourhood Character Overlay (Clause 43.05) and Schedule 1 to the Neighbourhood Character Overlay (NCO1) to the Roebourne Crescent and Camp Road Precinct in Campbellfield and Broadmeadows to ensure new development protects the high consistent and intact character of the area.
* Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to insert the new overlay map 24NCO to apply Neighbourhood Character Overlay.
* Amends the Schedule to Clause 72.08 (Background Documents) to insert the following background documents:
	+ *Housing Diversity Strategy* (Hume City Council, 2023)
	+ *Hume Preferred Future Neighbourhood Character Statements* (Hansen Partnership, 2023)
	+ *Hume Affordable Housing Policy* (Hume City Council, 2021)
* Amends the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to insert guidance on when the Neighbourhood Character Overlay should be applied.
* Amends the Schedule to Clause 74.02 (Further Strategic Work) to delete references to work that has been completed.

## Strategic assessment of the amendment

### Why is the amendment required?

The amendment is required to implement the council’s strategic housing work into the Hume Planning Scheme to guide and manage housing change in Hume over the next 20 years to meet the needs and expectations of Hume’s growing and changing community.

***State Government Planning Policy***

In December 2019, the State Government released Planning Practice Notes (PPN90 and PPN91) to provide guidance on how councils should plan for and manage housing change. The Practice Notes specify that councils should develop a Residential Development Framework Plan (RDFP) that is underpinned by a local housing strategy and other relevant strategic work (such as neighbourhood character work) to implement local housing directions.

***Council’s Strategic Work***

In June 2020, the council adopted the original *Housing Diversity Strategy* (the Strategy) which seeks to guide and manage housing change in Hume over the next 20 years.

The Strategy identifies a significant and growing mismatch between the supply and demand for smaller and more diverse housing that will suit the community over their lifetime. This is driven by changing trends in society such as an ageing population who want to age in their local community, the growth of lone and couple households, and worsening housing affordability.

To ensure that everyone in Hume has access to a home that meets their needs whilst managing the impacts of housing change, the Strategy aims to:

* direct housing growth to the most appropriate locations,
* increase housing choice and diversity, including affordable housing,
* facilitate well designed and sustainable housing.

The Strategy seeks to achieve the first two aims through a framework that applies four different levels of housing change – High, Moderate, Gradual and Limited – to all of Hume’s established residential areas.

In line with State policy, the Strategy provides for the greatest level of housing growth (High and Moderate change) in areas best serviced by the infrastructure and amenity needed to support an increased population. It then provides for growth that is more respectful of existing neighbourhood character (Gradual and Limited change) elsewhere.

To ensure that the change levels in the Strategy were suitable and would not have a detrimental impact on existing neighbourhood character, the council engaged Hansen Partnership to undertake a *Neighbourhood Character Assessment* (the Assessment) (June 2020).

The Assessment confirmed that the change levels in the Strategy were appropriate and found that all of Hume’s existing residential areas fell into seven broad character types – Lifestyle Lots, Large Estates, Sloping Hilltops, Suburban Curvilinear, Suburban Grid, New Estates and Traditional Grid. The Assessment also identified an area in Campbellfield and Broadmeadows with a highly consistent and intact character defined by the predominance of original Post War dwellings.

Following the adoption of the Strategy, Hansen Partnership prepare a *Preferred Future Neighbourhood Character Statements* (Hansen Partnership, 2023) to outline preferred character statements for each of Hume’s residential areas, taking account of the designated change levels.

Since the Strategy was originally adopted there has been changes to State and local policy, the Hume Planning Scheme has been translated to the new Statewide Planning Policy Framework (PPF), and some of the actions identified in the Strategy have now been completed. To ensure the amendment is underpinned by current and up-to-date strategic work, in August 2023, the council adopted an updated version of the Strategy.

In response to PPN 90 and PPN91, the council has now prepared a Residential Development Framework Plan (RDFP) that has been informed by the preferred change levels in the updated *Housing Diversity Strategy* (Hume City Council, 2023) and preferred neighbourhood character outcomes in the *Preferred Future Neighbourhood Character Statements* (Hansen Partnership, August 2023).

The RDFP (Attachment 1) includes four levels of housing change including:

* Substantial change: Applies to areas identified for ‘high’ change in the *Housing Diversity Strategy* and applies the RGZ as these areas will change to a new higher density built-form character.
* Moderate change: Applies to areas identified for ‘moderate’ change in the *Housing Diversity Strategy* and applies the GRZ as these areas will evolve to a new three storey built-form character.
* Incremental change: Applies to areas identified for ‘gradual’ and ‘limited’ change in the *Housing Diversity Strategy* that can accommodate some change that respects the existing low-scale character and applies the NRZ.
* Minimal change: Applies to areas identified as ‘limited’ change in the *Housing Diversity Strategy* where housing growth will be limited to protect the unique neighbourhood character of Lifestyle Lots and Large Estates character areas, as well as the highly consistent and intact character of the area Roebourne Crescent and Camp Road Precinct. These areas apply the NRZ and LDRZ.

The RDFP identifies fifteen (15) different change/character areas, each with corresponding preferred future character and design objectives.

The RDFP comprises:

* 9% of land as minimal change;
* 83% as incremental change;
* 7% as moderate change; and
* 1% as substantial change.

The amendment implements the council’s strategic housing work by:

* Providing a residential framework across Hume’s established areas to direct housing growth to appropriate locations and facilitate greater housing diversity.
* Implementing local policy that facilitates housing diversity, particularly the provision of one- and two-bedroom dwellings and promotes and facilitates the provision of affordable housing.
* Implementing local policy and schedules to the residential zones that facilitates preferred neighbourhood character outcomes to improve the design and liveability of new housing in Hume.

The council has also prepared a *Good Design Guide* (the Guidelines) to inform the design and assessment of new medium density housing in Hume. Whilst the Guidelines do not form part of the amendment, given the design of new medium housing is often a major community concern, the council will consult on the Guidelines in parallel with the exhibition of the amendment. This will allow the community to see the full package of work that the council is doing to get better housing and design outcomes across Hume.

### How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives in Section 4 (1) of the Planning and Environment Act 1987:

* *to provide for the fair, orderly, economic and sustainable use and development of land;*
* *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
* *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*
* *to facilitate development in accordance with the objectives set out in the points (a), (b), (c), (d), and (e)*
* *to facilitate the provision of affordable housing in Victoria;*
* *to balance the present and future interests of all Victorians.*

The amendment will achieve the above objectives by implementing a strategic housing framework to guide and manage housing growth to meet the needs of Hume’s existing and future community by facilitating greater housing choice and more affordable housing, whilst providing guidance to manage the impact of that growth to maintain the things the community value in Hume.

### How does the amendment address any environmental, social and economic effects?

***Environmental***

The amendment will deliver positive environmental effects by focusing increased housing growth in locations with good access to public transport and services, decreasing reliance on private vehicles. The amendment also facilitates increased canopy cover in Hume’s established residential areas. Additionally, the amendment is supported by a *Good Design Guide* which will be used to influence and encourage better sustainability outcomes in permit applications for new high and medium density housing.

***Social***

The amendment will result in a net community benefit by facilitating more housing, including affordable housing, that better meets the needs of Hume’s existing and future community. The amendment does this by facilitating greater housing diversity, particularly the provision of one- and two-bedroom dwellings, to ensure that everyone in Hume has access to a home that meets their needs regardless of their life stage or household income.

The amendment seeks to address community concern and balance expectations for housing growth by introducing local policy and objectives in the residential zone schedules to provide greater guidance for preferred future neighbourhood character outcomes.

***Economic***

The amendment will deliver positive economic effects by focusing housing growth in and around activity centres to create more active and vibrant neighbourhoods that will support the growth of a thriving local economy.

### Does the amendment address relevant bushfire risk?

The amendment does not propose to change land use, and applies to existing residential land and as such, the amendment is not considered to be a bushfire risk.

### Does the amendment comply with the requirements of any other Minister’s Direction applicable to the amendment?

The amendment is consistent and complies with:

***Ministerial Direction on the Form and Content of Planning Schemes***

This amendment has been prepared in accordance with form and content requirements as outlined within this ministerial direction.

***Ministerial Direction No. 9 Metropolitan Strategy***

Direction 9 requires a planning scheme amendment to have regard to the Metropolitan Strategy, *Plan Melbourne 2017-2050* (Plan Melbourne).

The amendment will facilitate greater housing choice in locations close to jobs and services. In particular, the amendment responds to the following policy in Plan Melbourne:

* *Direction 2.1 - Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.*

The amendment accords with the above direction by directing the sustainable supply of new housing in key locations close to existing services and infrastructures to meet the existing and future needs of the growing community.

* *Direction 2.2 - Deliver more housing closer to jobs and transport.*

The amendment achieves the above direction by delivering higher density residential housing close to activity centres, jobs and public transport infrastructure.

* *Direction 2.5 – Provide greater choice and diversity of housing.*

The amendment achieves the above direction by encouraging a range of housing types, sizes and densities to provide housing choices to the community.

* *Direction 5.1 – Create a city of 20-minute neighbourhoods.*

The amendment achieves the above direction by focusing high and medium density residential development in and around activity centres, services, jobs, and public transport. This will result in compact urban areas which supports sustainable modes of transportation and delivers on the 20-minute neighbourhood.

* *Direction 5.2 – Create neighbourhoods that support safe communities and healthy lifestyles.*

The amendment responds to the above direction by promoting a healthier lifestyle through the delivery of more compact urban areas that will support sustainable modes of transportation without the reliance of cars.

***Ministerial Direction No. 11 Strategic Assessment of Amendments***

The preparation of this Explanatory Report addresses the need to ensure that a comprehensive strategic evaluation of a Planning Scheme Amendment and the outcomes it produces is undertaken.

### How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with, and implements the following aspects of the Planning Policy Framework and Adopted State Policy:

***Clause 11 – Settlement***

* Clause 11.01-1S (Settlement) – This clause sets out *to promote sustainable growth and development and deliver choice and opportunity to all Victorians*. The amendment seeks to limit urban sprawl by directing housing growth to existing residential areas, encouraging greater density in and around activity centres and train stations to maximise accessibility to facilities and services.
* Clause 11.02-1S (Supply of urban land) – This clause seeks *to* *ensure that a sufficient supply of land is available for residential* [as well as other] *uses*. The amendment seeks to provide clear direction for how and where population growth will be accommodated in Hume’s established residential areas.
* Clause 11.03-1S (Activity Centres) – This clause seeks *to* *encourage the concentration of major retail, residential, commercial…into active centres that are highly accessible to the community.* The amendment seeks to facilitate high and medium density development in an around major activity centres, including above commercial uses through local policy and the application of the RGZ around major activity centres.

***Clause 15 – Built Environment and Heritage***

* Clause 15.01-1S (Urban Design) – This clause seeks *to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity’.* The amendment seeks to facilitate better urban design outcomes and preferred future neighbourhood character through new and updated design and character guidance in local policy and residential zones schedules.
* Clause 15.01-2S (Building Design) – This clause seeks *to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.* The amendment seeks to facilitate better design outcomes for new housing through new design and character guidance in residential zones schedules. Additionally, the amendment is supported by a *Good Design Guide* which will be used to influence and encourage better design, liveability, and sustainability outcomes for both the public and private realm.
* Clause 15.01-2L-01 (Building design Hume) – This clause seeks to *ensure that the siting and design of development on hillsides minimises visual impact and alterations to the natural landform.* The amendment seeks to facilitate development that sensitively respond to slope through new design and character guidance in ‘Sloping Hilltops’ residential zone schedules.
* Clause 15.01-2L-02 (Energy and resource efficiency - Hume) – This clause seeks to achieve energy and resource efficiency through new developments within Hume. The amendment seeks to increase canopy cover and minimise the impacts of the Urban Heat Island effect in established residential areas through new guidance in residential zones schedules. The amendment is also supported by a *Good Design Guide* which encourages best practice sustainable design and development.
* Clause 15.01-2L-02 (Environmentally sustainable development - Hume) – This clause seeks *to achieve best practice in environmentally sustainable development from the design stage through to construction and operation.* The amendment is supported by a *Good Design Guide* which encourage best practice sustainable design and development.
* Clause 15.01-4R (Healthy neighbourhoods – Metropolitan Melbourne) – This clause seeks *to* *create a city of 20 minute neighbourhoods.* The amendment seeks to facilitate 20-minute neighbourhoods by focusing high and medium density residential development in and around activity centres and train stations with good access to jobs and services.
* Clause 15.01-5S (Neighbourhood Character) and Clause 15.01-5L-01 (Hume preferred neighbourhood character) – These clauses seek *to recognise, support and protect neighbourhood character, cultural identity, and sense of place* and to *facilitate housing change and development that contributes the preferred neighbourhood character of Hume’s residential areas.* The amendment seeks to facilitate preferred future neighbourhood character for all established residential areas through new and updated design and character guidance in local policy and residential zones schedules.

Additionally, the amendment seeks to provide greater protection of unique neighbourhood character found in two residential areas (the Roebourne Crescent and Camp Road precinct) through the application of the NCO1.

***Clause 16 – Housing***

* Clause 16.01-1S (Housing Supply) – This clause seeks to *facilitate well-located, integrated and diverse housing that meets community needs.* The amendment seeks to direct housing growth to the most appropriate and sustainable locations through the RDFP and increase housing diversity, including different housing typologies and affordable housing, through new and updated local policy and the application of new residential zones and schedules.
* Clause 16.01-1R (Housing supply – Metropolitan Melbourne) - This clause seeks *to manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development in well located areas*. The amendment seeks to implement a municipal wide strategic housing framework to guide and manage housing growth in Hume over the next 20 years.
* Clause 16.01-1L-01 (Housing supply – Hume) – This clause seeks *to increase housing diversity, including the number of one- and two-bedroom dwellings, to meet the growing needs of smaller and diverse households.* The amendment seeks to facilitate the provision of one- and two-bedroom dwellings through new and updated local policy and new design in residential zones schedules.
* Clause 16.01-2S (Housing Affordability) seeks *to deliver more affordable housing closer to jobs, transport and services*. The amendment seeks to improved housing affordability within Hume by facilitating greater housing diversity, particularly the provision of one- and two-bedroom dwellings to better meets the needs of smaller and more diverse households. The amendment also introduces new local policy to implement the objectives of the *Affordable Housing Policy* (Hume City Council, 2021).

### How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the following clauses of the Municipal Planning Strategy and will assist in achieving objectives of the clauses as follows:

***Clause 02.02 (Vision)***

* The amendment contributes to the vision of Hume being a sustainable and thriving community by ensuring that everyone has access to a home that meets their needs regardless of their life stage or household income.

***Clause 02.03-1 (Settlement)***

* The amendment achieves the strategic directions for settlement (02.03) by implementing a municipal wide strategic housing framework that directs housing growth to the most appropriate and sustainable locations.
* The amendment recognises the need to protect Melbourne Airport’s curfew free status from encroachment by development. It does this by generally applying Minimal change to areas where development is prohibited (under MAEO1) and Incremental change to areas where development is restricted (under MAEO2).

***Clause 02.03-2 (Built environment and heritage)***

* The amendment seeks to facilitate better urban design outcomes and improve the image and appearance of Hume’s established areas through new design and preferred future neighbourhood character guidance for new residential development in local policy and residential zones schedules.
* Additionally, the amendment is supported by a *Good Design Guide* which will be used to influence and encourage residential development to achieve better design, liveability, and sustainability outcomes.

***Clause 02.03-6 (Housing)***

* The amendment seeks to increase housing diversity to better meet the needs of the community and improved the design of new housing through the implementation of the RDFP and new and updated local policy and residential zone schedules.

### Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions (VPPs) by applying controls consistent with the Ministerial Direction on Form and Content for Planning Schemes to facilitate appropriate residential zoning and policy. The amendment:

* Applies the RGZ and GRZ to provide higher and medium density of residential development in and around activity centres and train stations and applies the NRZ and LDRZ to provide for housing growth that is more respectful of existing neighbourhood character.
* Removes existing local policy from the PPF that has been superseded by the new strategic housing work.
* Applies the NCO to protect and enhance areas with identified neighbourhood character values.
* Removes the CDZ and DPO from areas that have been fully developed.

### How does the amendment address the views of any relevant agency?

The amendment has been prepared in consultation with Melbourne Airport who have not suggested any changes to the proposed ordinance and mapping.

The views of all relevant agencies will be sought as part of the exhibition process.

### Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment complies with the relevant requirements of the Transport Integration Act 2010, specifically Part 2, Division 2, 11 (Integration of transport and land use). It is considered that the amendment will not result in a significant impact upon the transport system.

The amendment provides for higher and medium density residential development in and around activity centres and train stations to promote the integration of transport and land use and facilitate access to social and economic opportunities.

## Resource and administrative costs

### What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment is not expected to have any significant impact on the resource and administrative costs of the responsible authority.

## Attachment 1 – Residential Development Framework Plan



## Attachment 2 – Mapping reference table

| Location  | Land/ Arear Affected | Mapping Reference | Proposed Zone changes | Proposed Overlay changes | Proposed deletion changes |
| --- | --- | --- | --- | --- | --- |
| Sunbury  | Some land within LDRZSome land within GRZ1 | Hume C263hume znMap01 Exhibition | Amend LDRZ to LDRZ1 Rezone GRZ1 to NRZ5 or NRZ6 |  |  |
| Sunbury  | Some land within LDRZSome land within GRZ1 | Hume C263hume znMap02 Exhibition | Amend LDRZ to LDRZ1 Rezone GRZ1 to NRZ5, NRZ6 or NRZ7 |  |  |
| Sunbury  | Some land within LDRZSome land within GRZ1 | Hume C263hume znMap05 Exhibition  | Amend LDRZ to LDRZ1 Rezone GRZ1 to NRZ5 or NRZ6 |  |  |
| Sunbury  | Some land within LDRZSome land within GRZ1All land within CDZ1 | Hume C263hume znMap06 Exhibition  | Amend NRZ1 to NRZ3Amend part GRZ1 to GRZ3 or GRZ4Rezone part GRZ1 to NRZ5, NRZ6 or NRZ8 Rezone part GRZ1 to RGZ1Rezone part CDZ1 to NRZ5Rezone part CDZ1 to C1Z, PPRZ, PUZ1 or PUZ2 |  |  |
| Sunbury  | All land within LDRZ1Some land within NRZ1Some land within GRZ1 | Hume C263hume znMap07 Exhibition  | Amend LDRZ1 to LDRZ2 Amend NRZ1 to NRZ3Rezone GRZ1 to NRZ6 |  |  |
| Craigieburn | Some land within CDZ1Some land within GRZ1 | Hume C263hume znMap10 Exhibition  | Rezone GRZ1 to NRZ6Rezone CDZ1 to NRZ3 or NRZ6Rezone GRZ1 to GRZ3Rezone GRZ1 to RGZ1Rezone CDZ1 to C1Z, PPRZ, PUZ2, PUZ6 |  |  |
| Craigieburn | Some land within CDZ1Some land within GRZ1 | Hume C263hume znMap11 Exhibition  | Rezone GRZ1 to NRZ6Rezone CDZ1 to NRZ3 or NRZ6Rezone GRZ1 to GRZ3Rezone GRZ1 to RGZ1Rezone CDZ1 to TRZ2, PPRZ |  |  |
| Greenvale  | Some land within LDRZSome land within GRZ1 | Hume C263hume znMap16 Exhibition  | Amend LDRZ to LDRZ1Rezone GRZ1 to NRZ6Amend GRZ1 to GRZ3 |  |  |
| Greenvale Roxborough ParkMeadow Heights | Some land within LDRZSome land within CDZ1Some land within CDZ3Some land within GRZ1 | Hume C263hume znMap17 Exhibition  | Amend LDRZ to LDRZ1Rezone GRZ1 to NRZ5, NRZ6Amend GRZ1 to GRZ3Rezone GRZ1 to RGZ1Rezone CDZ3 to NRZ6Rezone CDZ3 to C1Z, PPRZ |  |  |
| CraigieburnRoxborough Park | Some land within GRZ1 | Hume C263hume znMap18 Exhibition  | Rezone GRZ1 to NRZ6 |  |  |
| Greenvale AtwoodWestmeadows Tullamarine  | Some land within LDRZSome land within GRZ1 | Hume C263hume znMap22 Exhibition  | Amend LDRZ to LDRZ1Rezone GRZ1 to NRZ5, NRZ6, NRZ7Amend GRZ1 to GRZ3 |  |  |
| GreenvaleMeadow HeightsCoolarooDallasBroadmeadows  | Some land within LDRZSome land within GRZ1All land within RGZ | Hume C263hume znMap23 Exhibition  | Amend LDRZ to LDRZ1Amend GRZ1 to GRZ3Rezone GRZ1 to NRZ5, NRZ6, NRZ7  |  |  |
| CoolarooDallasBroadmeadowsCampbellfield  | Some land within GRZ1 | Hume C263hume znMap24 Exhibition  | Amend GRZ1 to GRZ3, GRZ5Rezone GRZ1 to NRZ4, NRZ6  |  |  |
| Tullamarine Gladstone Park  | Some land within GRZ1 | Hume C263hume znMap26 Exhibition | Rezone GRZ1 to NRZ6Amend GRZ1 to GRZ3 |  |  |
| Sunbury  |  | Hume C263hume001d-dpoMaps01\_02\_05\_06 ExhibitionHume C263hume001d-dpoMap06 Exhibition |  |  | D-DPO1D-DPO2D-DPO7 |
| CraigieburnGreenvale Roxborough Park |  | Hume C263hume 001d-dpoMaps10\_11\_017 ExhibitionHume C263hume 001d-dpoMap17 Exhibition |  |  | D-DPO7D-DPO11D-DPO12D-DPO22D-DPO28 |
| Broadmeadows Campbellfield | Roebourne Crescent and Camp Road Precinct  | Hume C263hume 005ncodpoMap24 Exhibition |  | NCO1 |  |