

Amendment C263 Fact Sheet

What is Amendment C263?



Amendment C263 seeks to implement a municipal wide strategic housing framework into the Hume Planning Scheme to ensure that everyone in Hume has access to a home that meets their needs regardless of their life stage or household income.

What does the Amendment do?

The amendment incorporates a Residential Development Framework Plan (RDGP - see map below) 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.

The Amendment generally applies to all established residential land, and makes substantial changes to zones, overlays, and policies.

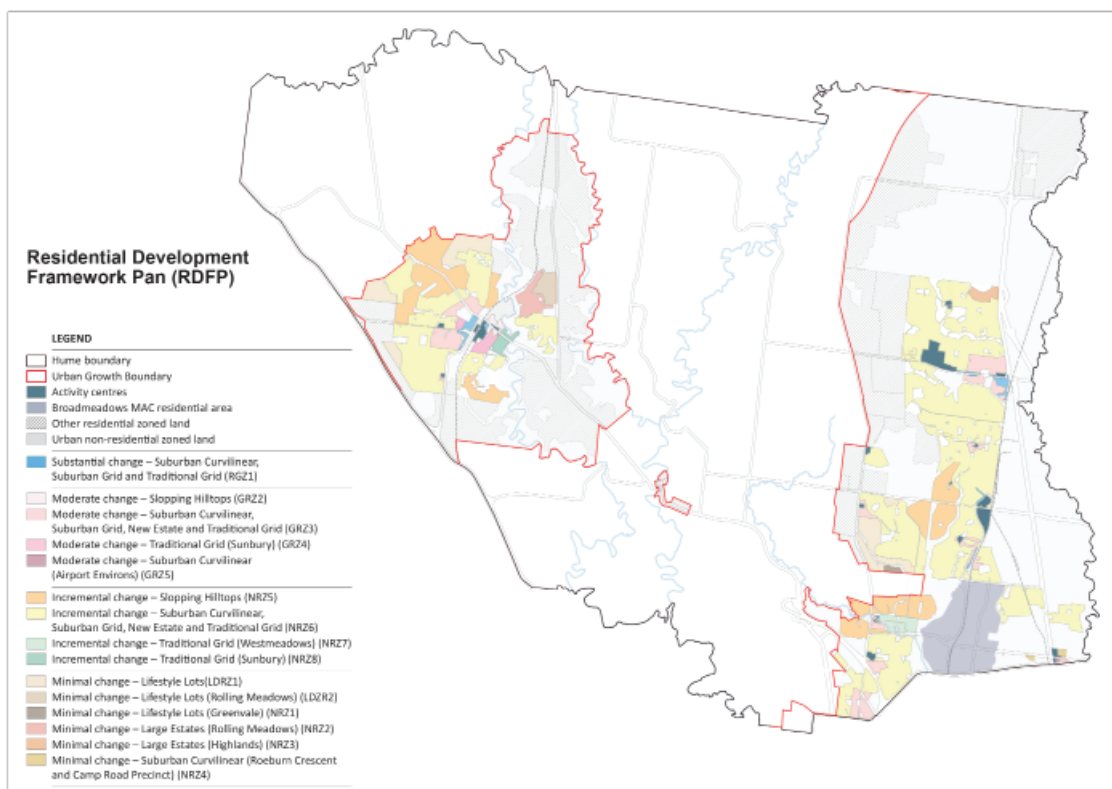
The RDGP identifies where housing change will occur and what it should look like by applying four levels of housing change including substantial, moderate, incremental and minimal change. More information on the controls proposed for each area can be found on the relevant change level fact sheet.

How will the amendment provide greater housing choice and achieved better design outcomes for new housing?

Currently, the Hume Planning scheme allows for three-storey development in 95% of established areas and provides little guidance on preferred housing and neighborhood character outcomes.

The Amendment seeks address this by:

- Applying Minimal and Incremental change to 92% of residential areas that limits new housing to two storeys.
- Applying Moderate and Substantial change to areas in and around activity centres and train stations and encouraging housing diversity, particularly one and two-bedroom dwellings.
- Introducing guidance for preferred future neighbourhood character and design of each area.



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New Housing Design Guidelines

In addition to the guidance proposed in the Hume Planning Scheme, Council has also prepared a draft *Good Design Guide* to assist in getting better design and sustainability outcomes for new housing.

These guidelines include directions for:

1. Site layout
2. Building design and streetscape presentation
3. Communal areas and parking
4. Amenity and internal layout
5. Landscaping design.

Enhancing our Community, Open Space and Transport Infrastructure

To support housing growth in our established areas, Council is currently preparing an Open Space Strategy and Transport Strategy. Together with Council's Community Infrastructure Plan, these pieces of work will create more sustainable and livable suburbs that support housing growth.

What is the amendment process?

The planning scheme amendment process includes a number of stages, we are currently in Stage 2.



1	2	3	4	5	6
Authorisation	Exhibition	Consider submissions	Planning panel hearing (if required)	Consider panel report (as required)	Approval
Council seeks authorisation to prepare an amendment. Minister authorises amendment.	Community and stakeholders able to make a written submission.	Council considers submissions and can change amendment, abandon amendment or refer amendment to independent planning panel.	Council makes a submission. Submitters able to make verbal submission or written submissions.	Council considers panel report and can make changes to the amendment, approve or reject the amendment.	Council adopts amendment and refers the amendment to the Minister for approval. Gazetted if Minister approves amendment.

Community Information sessions

Information sessions for Amendment C263, both online and in-person will be held throughout Hume during the exhibition period.

Further information on these events, including when they are happening and how to register, can be found on Council's website.

Community Information sessions

Council Officers are available to answer your questions about the amendment. If you'd like to discuss how the amendment might affect you please register for a one-on-one conversation on Council's website.

Have your say

Submit your views by:

Post: Hume City Council, Attention: City Strategy department, PO Box 119, Dallas, VIC 3047

Email: housing@hume.vic.gov.au

HumeLink

Multilingual telephone information service

Enquiries 9205 2200

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