

# Amendment C253

## Exhibition Fact Sheet



Amendment C253 applies to land at 105 Vineyard Road, Sunbury. Council has prepared the amendment following a request of Urban Design and Management Pty Ltd (UDM), who are acting on behalf of the landowner.

Council's strategic planning strategy, the Sunbury HIGAP Spatial Strategy (Hume City Council, July 2012), identifies the land as potential residential land. Currently part of Sunbury Business Park, the southern portion of the site is proposed to be redeveloped for residential purposes, as shown in the concept plan.

The amendment proposes to rezone the land from an Industrial 3 Zone to a General Residential Zone and apply the Development Plan Overlay – Schedule 32 to the land.

The amendment proposal has been informed by a series of technical studies and investigations commissioned by UDM and reviewed by Council officers and State Government departments and authorities.

### What does the Amendment propose?

**Rezones the land:** the amendment proposes to rezone the land to allow for approximately 10.7 hectares of residential development in accordance with the Sunbury HIGAP and to complement the adjacent residential development proposed in the Sunbury South Precinct Structure Plan.

**Open space and waterways:** the amendment proposes approximately 7.4 hectares of open space including a retarding basin, waterway corridor and local park. Harpers Creek and the required retarding basin are proposed to provide a separation between industrial and residential uses.

**Facilitates well designed development:** the amendment proposes to introduce controls that require a Development Plan to be prepared for the site. The Development Plan is like a masterplan and will guide in more detail how the land is to be developed consistent with the concept plan.

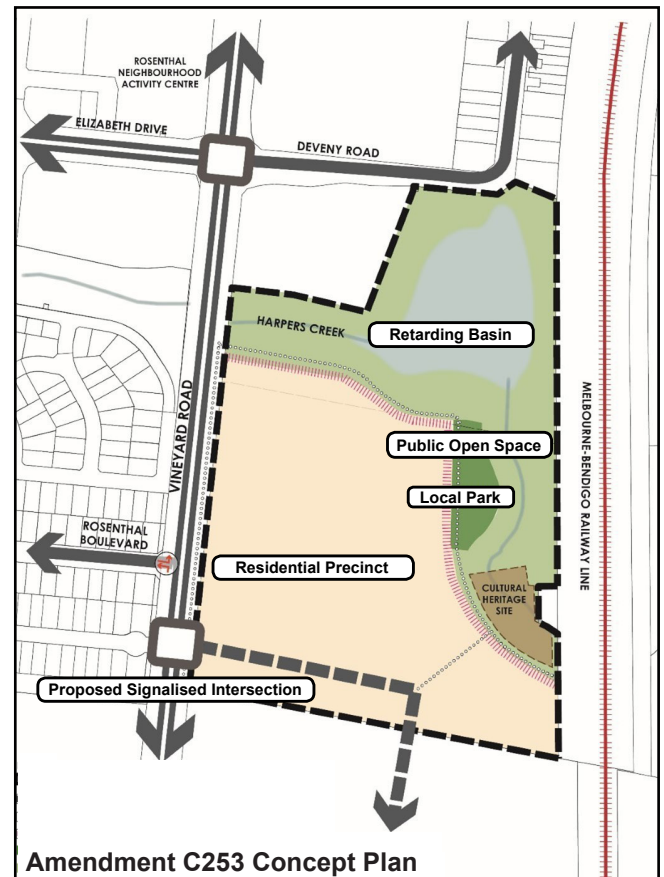
The Development Plan must be approved by Council and will set out design guidelines and requirements for future development, traffic, and pedestrian/cycles access, open space and landscaping, stormwater and drainage infrastructure, service (i.e. gas, water and electricity), and heritage and environmental considerations.

**Applies legal agreements to require important infrastructure in a timely manner:** Section 173 agreements (legal agreements) are proposed to be applied to the land to deliver community benefits and infrastructure including the delivery of a signalised intersection, affordable housing, and payment of a community infrastructure levy.

**Delivers benefits to the local community:** the amendment proposes to provide a new local park in addition to public open space. The amendment also proposes to deliver opportunities for housing to service the Hume community.

### Find out more:

View the amendment documents and find out more about the proposed amendment on Council's website at:  
[www.participate.hume.vic.gov.au](http://www.participate.hume.vic.gov.au)



Amendment C253 Concept Plan

### Speaking to an Officer

Council Officers are available to answer your questions about the amendment. If you'd like to discuss how the amendment might affect you please contact Council's Strategic Planning Department.

Phone: 9205 2375

Email: [contactus@hume.vic.gov.au](mailto:contactus@hume.vic.gov.au)

### How to make a submission

Amendment C253 is now on public exhibition and you are welcome to make a written submission to Council to express your views. Submissions must be received by **Monday 8 November 2021**.

Submissions must be made in writing, giving your name and contact address and clearly stating the grounds on which the amendment is **supported** or **opposed** and indicating what changes (if any) should be made. Council must make a copy of all submissions available for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

### Submit your views by:

**Post:** Hume City Council, Strategic Planning Department, PO Box 119, Dallas, VIC 3047

**Email:** [contactus@hume.vic.gov.au](mailto:contactus@hume.vic.gov.au), please include "Submission to Amendment C253" in the subject line.

**Online:** at [www.participate.hume.vic.gov.au](http://www.participate.hume.vic.gov.au)