

21.02 COMMUNITY WELLBEING

29/10/2009
C110

Hume City is distinguished by the diversity of its community and renowned for social justice, community inclusion and lifelong learning. Council's role in creating and enhancing community wellbeing includes a wide range of community issues.

21.02-1 Housing

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This clause provides local content to support Clause 14 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

Overview

The most common form of housing in the City is the single detached dwelling and likely to remain so for some years even though the size and type of households is gradually changing. One of the challenges for Council is to increase the range of housing types available to meet the changing accommodation and lifestyle needs of the community.

There is a considerable lack of rental housing in the City, which minimises the amount of choice available to people who cannot afford to buy a home. In some parts of the City, namely Broadmeadows and Dallas, some rental housing stock is substandard and in need of maintenance or repair.

Being an outer metropolitan municipality, the amount of medium density development and site redevelopment is considerably less when compared with inner or middle metropolitan municipalities. Nevertheless, the issue of protecting areas of unique urban character and streetscape value from inappropriate medium density development remains. This is particularly so in the 'old town' areas of Sunbury and Westmeadows, and in the townships of Kalkallo and Bulla

Key Issues

- Providing for a diversity of housing types and densities (throughout all the individual areas comments);
- Balancing diversity of housing choices in rural towns whilst ensuring consistency with the character of the township
- Recognising the need for affordable housing for both rental and purchasers.

Objective 1

To provide access to a range and quality of housing opportunities that meet the varied needs of existing and future residents

Strategies

- Ensure that future housing growth is effectively managed to maintain and enhance the qualities of the municipality .
- Encourage the provision of quality, mix and tenure of housing
- Encourage a range of house types and sizes to be developed in residential areas, particularly one and two bedroom dwellings.

Objective 2

To deliver urban growth that is cost effective, orderly and achieves the greatest social benefits to the community, without diminishing the unique character and identity of the City.

Strategies

- New urban residential development will be limited to those designated areas where development can be serviced most efficiently and is to be preceded by the preparation of a plan (such as a local structure plan) which shows and describes the overall pattern of development.
- Ensure that urban growth within the Merri (Hume) Growth Corridor is orderly and integrated with existing urban areas, to achieve the most cost-effective outcomes and social benefits to the community.
- Ensure that Special Investigation Areas are sites within the City that are in close proximity to existing settlements and recognised as having development potential.
- Prior to releasing Special Investigation Areas ensure that detailed investigation has been undertaken to prove that they are appropriate and do not present concerns with regards to location and visual or environmental sensitivity.

Implementation

The strategies in relation to housing will be implemented throughout the planning scheme by:

- Approved Precinct Structure Plans
- Approved Precinct Structure Plans
- Approved Development Plans
- Approved township character assessments
- Implement the Broadmeadows/Dallas Urban Renewal Program to improve the appearance of local streetscapes and open spaces.

Use of Policy and Exercise of Discretion

When deciding on applications for residential subdivision and development within the urban growth boundary consider as appropriate:

- Approved Precinct Structure Plans
- Approved Precinct Structure Plans
- Approved Development Plans
- Approved Urban Design Guidelines
- Clause 22.07 – Aged Accommodation and Services Local Policy
- Approved reference document ,including but not limited to, Healthy Aging in Hume (2007)
- The matters set out in Section 60 of the Act.

When developing precinct structure plans and township strategies consider the issue of housing provision.

21.02-2 Health and Safety

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Objective 1

To promote liveable, accessible neighbourhoods that are attractive, safe and pleasant environments in which to work, live and play.

Strategies

- Ensure that all residents have convenient and safe access to a range of schools, jobs, leisure facilities and shops
- Provide opportunities for the community to participate in active and passive recreation in safe and attractive environments.

Implementation

The strategies in relation to health and safety will be implemented throughout the planning scheme by:

Use of Policy and Exercise of Discretion

When deciding on applications consider as appropriate:

- Approved Precinct Structure Plans.
- Approved Precinct Structure Plans.
- Approved Development Plans.
- Approved Urban Design Guidelines.
- Clause 22.07 – Aged Accommodation and Services Local Policy.
- Approved reference documents including but not limited to, Healthy Aging in Hume (2007).
- The matters set out in Section 60 of the Act.
- When developing precinct structure plans and township strategies consider the issue of health and safety provision.

21.02-3 Community Services and Facilities

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Overview

Rapid population growth necessitates that social infrastructure and community facilities, be continually upgraded to accommodate increased demands. The provision of cost effective infrastructure and services is a major challenge facing Hume City Council now and into the future. It is important that all residents in Hume City Council have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs. The provision of local recreational and community facilities also assists in bringing people together, and developing a cohesive community. There are a few areas that are already identified as having limited access to community facilities.

Key Issues

- The City is home to a culturally diverse community with a diverse range of religious beliefs and lifestyles.
- Recognising the diversity of age groups within Hume City Council and the importance of providing services that appropriately meet and consider the needs of the various age cohorts.
- Maintaining social infrastructure.

Objective 1

To ensure that residents have access to a range of quality community services and facilities that meet the growing and changing needs of the community now and into the future.

Strategies

- Ensure that developers contribute equitably to the provision of physical and community infrastructure
- Where possible and appropriate, cluster community facilities with open space, education facilities and activity centres to maximise community access to and use of those facilities and to achieve cost efficiencies in the provision, management and operation of services
- Continue to support a range of neighbourhood houses and other community services which improve the education and skills of people living in the local area.
- Ensure that the demand for community services arising from residents of low-density residential areas is taken into account in the planning for nearby activity centres and community facilities.
- Promote the concept of neighbourhoods as the basis for residential planning and the delivery of community services at the local level.

Implementation

The strategies in relation to community services and facilities will be implemented throughout the planning scheme by:

Use of Policy and Exercise of Discretion

- Approved Precinct Structure Plans.
- Approved Development Plans.
- Clause 22.07 – Aged Accommodation and Services Local Policy.
- Approved reference document ,including but not limited to, Healthy Aging in Hume (2007).
- The matters set out in Section 60 of the Act.
- When developing precinct structure plans and township strategies consider the issue of community services and facilities provision.