

21.04 BUILT ENVIRONMENT AND HERITAGE

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21.04-1 Urban Design

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Urban design is the practice of shaping the layout, appearance and function of the built environment. It seeks to ensure that development responds to its context and that buildings, streets and public spaces are designed to work together to create a liveable city that supports a healthy, prosperous and sustainable community.

The image and appearance of the Hume Corridor has been characterised by its industrial history which presents poor visual and amenity outcomes to long sections of the southern arterial road network and to key gateways into the municipality. It is important that investment in the public realm and the redevelopment of housing, industrial and commercial development achieves better urban design outcomes and improves the image and appearance of Hume.

In addition, the scale of development in Hume's growth areas means that there are new neighbourhoods, employment precincts, activity centres, community and recreation facilities being developed regularly. This provides an opportunity to ensure that right from the start the design and layout of these new areas is of high quality and achieves the best urban design outcomes.

Key issues

- Altering the perception of the Hume Corridor as a manufacturing and logistics area and peripheral employment location.
- Improving the interface of development to key roads particularly in industrial areas.
- Improving the design and appearance of built form in industrial and commercial areas.
- Balancing the tension in policy between urban consolidation objectives and the desire to respect residential amenity and neighbourhood character.
- Minimising the loss of backyard areas and established vegetation where this is a strong part of the neighbourhood or landscape character.
- Improving the design quality of infill development.
- Improving the diversity and character of new residential areas.
- Recognising the role of activity centres, particularly in new areas, in creating a sense of place and defining the character of an area.
- Ensuring the design of community facilities maximise their integration with adjoining compatible land uses and their contribution to the public realm.

Objective 1

To improve the image and appearance of Hume Corridor's established areas and deliver high quality development in new growth areas across Hume.

Strategies

- 1.1 Ensure development located at key gateways into and within the municipality shown in Figure 2 in Clause 21.01 enhances the visual appearance of that location.
- 1.2 Ensure development adjacent to or visible from major roads and key transport routes is of a high quality and makes a positive contribution to the appearance, amenity and character of the area.
- 1.3 Ensure development addresses the street and provides an active interface to the public realm, including open space and creek corridors.

- 1.4 Ensure development is designed to follow the natural land form in areas with slope to minimise the need for cut and fill and the appearance of visual bulk.
- 1.5 Encourage built form to incorporate architectural treatments and use of colours, materials and finishes that are visually interesting and engaging, particularly for industrial, commercial and high density residential development and in areas with a high volume of pedestrian traffic.
- 1.6 Encourage signage to be innovative, add interest to the locality and where possible be incorporated with built form.
- 1.7 Encourage public art in public spaces which contribute to a sense of place.
- 1.8 Ensure car parking that is visible from the public realm is designed to positively contribute to the image and amenity of the area.
- 1.9 Establish and maintain boulevard treatments along the entire length of Aitken Boulevard, Donnybrook Road, Sunbury Road/Macedon Street, Riddell Road, Vineyard Road/Horne Street, Gap Road and Lancefield Road.
- 1.10 Ensure the widening of Mickleham Road and Craigieburn Road protects existing trees in the road reserve and provides space for additional planting.

Objective 2

To enhance the amenity and appearance of industrial and commercial areas.

Strategies

- 2.1 Ensure new business parks and industrial precincts are designed to attract investment and provide businesses and workers with a high quality working environment.
- 2.2 Ensure redevelopment proposals in business and industrial areas enhance the visual appearance of the area.
- 2.3 Ensure that development is designed to carefully manage residential interfaces to minimise the impacts of built form, noise, traffic congestion, safety and pollution.
- 2.4 Ensure that office components of industrial and warehouse development front the street.
- 2.5 Encourage front fencing that is low and/or permeable.
- 2.6 Encourage loading and service areas to be located at the rear of sites, screened from the street and the public realm.
- 2.7 Discourage car parking in site frontages and encourage car parking areas to be located at the rear, softening the visual appearance of these areas through landscaping treatments including canopy trees.
- 2.8 Ensure business and industrial parks incorporate a strong landscaping regime in the public realm.

Objective 3

To enable well designed medium and higher density residential development that protects the amenity of existing residents and sensitively responds to identified preferred neighbourhood character.

Strategies

- 3.1 Ensure development in Sunbury, Tullamarine and Westmeadows reflects the preferred neighbourhood character identified in Clause 22.13, Clause 22.14 and Clause 22.15.
- 3.2 Ensure multi-level buildings are designed to provide an appropriate transition in scale to adjoining single storey building forms.
- 3.3 Encourage basement car parking in multi-level development where practical.
- 3.4 Ensure that buildings are sited and designed to follow the natural land form and minimise the need for cut and fill in areas of slope.

- 3.5 Encourage split level development on steep sloping land.
- 3.6 Encourage and support well designed infill residential development in areas characterised by single and double storey detached dwellings.
- 3.7 Encourage infill development to retain the backyard realm in areas characterised by large backyard spaces.
- 3.8 Encourage front fencing that is low and/or permeable.
- 3.9 Ensure the redevelopment of corner sites includes side fencing that is designed to achieve a balance between providing privacy and maintaining visual connections to the public realm.

Objective 4

To create vibrant and attractive activity centres that contribute to the character of an area.

Strategies

- 4.1 Ensure that activity centres are designed to protect the amenity of residential and open space interfaces.
- 4.2 Ensure new neighbourhood activity centres are designed to be predominantly street based and include opportunities for a range of small businesses to locate outside of the supermarket and specialty retail core.
- 4.3 Ensure that the first stages of development in new activity centres are designed to allow for the integration of future development on adjoining land parcels.
- 4.4 Ensure development provides active frontages to the public realm and incorporates a high level of glazing at the ground floor.
- 4.5 Ensure multi storey developments provide windows and balconies that overlook the public realm.
- 4.6 Encourage on-street dining and entertainment spaces which promote street edge activity and provide passive surveillance to the public realm.
- 4.7 Ensure entrances to buildings are clearly marked and are oriented towards the street.
- 4.8 Ensure that building facades incorporate design detailing and articulation which reflects a human scale at street level.
- 4.9 Ensure development presents a defined street wall and incorporates appropriate weather protection.
- 4.10 Ensure development minimises the adverse effects of wind down drafts and provides wind protection in public spaces.
- 4.11 Encourage a high quality public realm that is safe, accessible and encourages community interaction and activity.
- 4.12 Ensure public spaces are located to act as a focal point and benefit from a high level of pedestrian activity and passive surveillance from surrounding built form.
- 4.13 Ensure public spaces are functional, comfortable and convenient places for people to meet.
- 4.14 Ensure the design of new activity centres considers all road users and prioritises pedestrian and cycle access.
- 4.15 Ensure public transport stops and bicycle parking facilities are conveniently located to building entries and public spaces.
- 4.16 Ensure large scale loading and servicing areas are located at the rear of development and the vehicle access ways are separated from primary pedestrian and cycling routes.
- 4.17 Consolidate car parking in activity centres and ensure it is located to not dominate the visual appearance of the centre.
- 4.18 Ensure car parking areas incorporate landscaping to provide shade and visual relief.

- 4.19 Ensure there are clear pedestrian routes through car parking areas and car park entries/exits are clearly marked to avoid conflict between vehicle and pedestrian traffic.

Objective 5

To provide accessible, functional, well-designed and innovative community buildings.

Strategies

- 5.1 Ensure community centres are sited and oriented to best address the public realm and contribute to street activity.
- 5.2 Where a range of community infrastructure and open space is clustered together:
- Ensure the different building parcels are designed to create an integrated design outcome.
 - Ensure built form addresses adjoining development and building entries are oriented to address each other.
 - Encourage each development parcel to integrate into a shared public space.
 - Ensure a safe and attractive path network links each building to each other and to the wider movement network.
 - Encourage consolidated car parking.
 - Provide a consistent landscaping regime that creates an attractive and cohesive visual appearance.
- 5.3 Require new, and upgraded community facilities to be designed using environmentally sustainable design and development principles.

Objective 6

To provide a network of well-designed and connected open spaces and waterway corridors.

Strategies

- 6.1 Ensure the design of new subdivisions achieves a continuous and connected open space network.
- 6.2 Encourage the use of green links between properties to facilitate direct pedestrian and cycle access to activity centres, schools and community facilities.
- 6.3 Ensure passive and active open spaces are integrated to maximise use of the space, connectivity and passive surveillance.
- 6.4 Ensure open spaces have street frontages to avoid dead interfaces, promote use, increase safety and facilitate cost effective maintenance.
- 6.5 Ensure maximum active and passive design outcomes are achieved where open space is directly adjoined by development.
- 6.6 Where street frontage is not possible, ensure residential, industrial and commercial development directly fronts open space areas, with car parking access provided at the rear of properties.
- 6.7 Ensure pedestrian crossings connect shared paths to open space areas and across arterial and connector roads.
- 6.8 Ensure walking and cycling routes through open space areas are clearly defined and connected to the wider walking and cycling network.
- 6.9 Encourage open space areas to include well-arranged seating, shelter and other public amenities.
- 6.10 Encourage open space areas to utilise water sensitive urban design and alternative water sources.
- 6.11 Encourage the incorporation of natural landscape features including remnant vegetation, scattered trees and geological features, into landscape design and public art.

- 6.12 Support opportunities for community gardens adjacent to community facilities and open space areas and ensure they do not compromise the active or passive function of the open space.

Policy guidelines

When deciding on an application for use, development or subdivision the following matters will be considered, as appropriate:

- Clause 22.01 Industrial
- Clause 22.02 Rural Land Character and Urban Design
- Clause 22.04 Townships
- Clause 22.05 Broadmeadows Transit City
- Clause 22.06 Sunbury Town Centre
- Clause 22.09 Advertising Signs Local
- Clause 22.10 Macedon Street Office Area
- Clause 22.11 Neighbourhood Shopping Centres
- Clause 22.12 Roxburgh Park Activity Centre - South of Somerton Road
- Clause 22.13 Residential Neighbourhood Character – Sunbury
- Clause 22.14 Residential Neighbourhood Character – Tullamarine
- Clause 22.15 Residential Neighbourhood Character – Westmeadows
- Clause 22.16 Horne Street and Gap Road, Sunbury

Further strategic work

- Prepare a Housing Strategy to guide the future planning for housing growth and diversity, including the application of zones and overlays to facilitate preferred housing outcomes.
- Retain and supplement tree planting along Craigieburn Road and Mickleham Road.

21.04-2 Environmentally Sustainable Design and Development

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Planning and building for sustainability and future climatic trends can help minimise the negative impacts of climate change and resource scarcity by enhancing liveability.

There is significant opportunity to ensure that new buildings and development in Hume set high environmental standards and are designed to be more resilient to the impacts of climate change and more resource, energy and water efficient. This will also improve the long term affordability of housing in the region, particularly in light of anticipated increasing utility costs.

Key issues

- Recognising the opportunity to implement precinct wide ESD outcomes in master planning and large scale development in new growth areas.
- Implementing ESD outcomes as standard practice.
- Maximising the use of existing water resources in the planning and design of new growth areas.
- Retaining permeable surfaces and reducing the Urban Heat Island effect associated with redevelopment in established areas and new development in growth areas.

Objective 7

To encourage environmentally sustainable design and development.

Strategies

- 7.1 Ensure that Precinct Structure Plans, Development Plans, Structure Plans, Urban Design Frameworks and Design Guidelines include environmentally sustainable design principles.
- 7.2 Support development that encompasses environmentally sustainable design principles and operating practices.
- 7.3 Ensure the design of new subdivisions and the siting of buildings maximises passive solar design principles.
- 7.4 Encourage development that incorporates energy conservation, efficiency and generation.
- 7.5 Encourage development that incorporates water conservation and water sensitive urban design practices at both an individual site and precinct wide scale.
- 7.6 Encourage development to integrate waste management and recycling facilities and ensure appropriate design and access for waste and recycling collection.
- 7.7 Encourage the use of sustainable building materials including recycled materials.
- 7.8 Encourage the retention of buildings, or parts of buildings, that can be adapted to a variety of uses.
- 7.9 Support development that incorporates opportunities for local food production.
- 7.10 Ensure the design of public spaces considers future climatic conditions and demonstrates environmentally sustainable design excellence.

Objective 8

To minimise the contribution of new development to the Urban Heat Island effect.

Strategies

- 8.1 Encourage development to maximise the use of permeable surfaces.
- 8.2 Encourage development to protect existing vegetation and incorporate drought tolerant plants into landscape treatments.
- 8.3 Ensure new growth areas contribute towards an increase in canopy cover across Hume.
- 8.4 Ensure industrial development incorporates canopy tree planting in setbacks and car parking areas.
- 8.5 Encourage canopy tree planting in road reserves and open space areas.

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Landscape Character

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The rural landscape is a key characteristic of Hume’s image and identity. It includes wide expanses of flat open woodland and grassland, cleared grazing land and natural features such as largely undeveloped hills and ridges, and very steep creek valleys. These features are highly valued by the community and are often highly visible, providing an important backdrop to urban areas within the Hume Corridor and the Sunbury township.

Development which is highly visible and insensitive to the surrounding landscape has the potential to diminish the visual qualities of these features and fundamentally change the rural landscape character of Hume. It is therefore important that development is appropriately sited and designed to manage any adverse visual impacts and integrate with the natural characteristics of the site and surrounding area.

Key issues

- Managing the pressures to develop land in locations of high scenic value.
- Prioritising the protection of significant landscape values for character and community purposes and enjoyment.
- Protecting landscape values and features in new development areas and on non-urban land.

- Protecting and reinforcing the landscape character of Hume’s Inter Urban Break.
- Protecting and reinforcing the landscape character of the former Victoria University site at Jacksons Hill.
- Recognising the value of a connected landscape.
- Improving the siting and design of buildings and landscaping in visually prominent areas to minimise the visual impact on the landscape character of the area.
- Improving the interface between development and waterways, landscape and conservation areas.
- Ensuring that landscaping in new growth areas complements the existing landscape character of Hume.

Objective 9

To ensure development protects significant and unique landscape values which contribute to Hume’s character and identity.

Strategies

- 9.1 Ensure that development adjacent to waterways, conservation and open space areas is sited and designed to protect the conservation and landscape qualities of these spaces and considers the opportunity for improved community access.
- 9.2 Encourage infill development to retain and protect existing vegetation.
- 9.3 Design new subdivisions to maximise the retention of existing vegetation and consider the potential for community access and opportunities for passive recreation.
- 9.4 Incorporate and protect existing vegetation, including scattered trees within open space, road reserves and tree reserves and ensure these areas are linked through the subdivision and connected to the wider landscape.
- 9.5 Ensure the retention of existing vegetation incorporates the necessary buffers to appropriately manage its ongoing protection.
- 9.6 Conservation reserves must be bordered with road frontage wherever possible.
- 9.7 Ensure that development along the Merri Creek is planned in a manner that protects the creek environs and enables the creation of a linear regional park.
- 9.8 Ensure development incorporates landscaping which complements the landscape character of the area.

Objective 10

To protect significant views and vistas of hilltops, escarpments, ridgelines, and creek valleys and waterways.

Strategies

- 10.1 Restrict development on the upper slopes of Redstone Hill, Bald Hill, Mount Holden, Mount Ridley and Mount Aitken to maintain their visual prominence in the landscape.
- 10.2 Restrict development on the western side of Redstone Hill and the eastern side of Jacksons Hill to maintain a landscape and visual connection between Redstone Hill and Jacksons Creek when viewed from Jacksons Hill.
- 10.3 Facilitate open space connections to maintain view lines and physical connections from the Redstone Hill Town Centre to Redstone Hill and from Jacksons Creek to Redstone Hill.
- 10.4 Protect the deeply incised creek valleys and escarpments of Jacksons Creek, Emu Creek, Harpers Creek, Deep Creek and Merri Creek and their tributaries.
- 10.5 Ensure development is setback from escarpment edges in Sunbury to protect views from the creek valleys and accommodate needs for fire protection, passive open space and walking and cycling opportunities.

- 10.6 Locate and align local subdivision roads and open space areas to capture significant views.
- 10.7 Ensure landscaping is used to soften the visual appearance of development on hillsides.
- 10.8 Ensure that the siting and design development on hillsides responds to contours to minimise its visual impact on the landscape and avoid extensive earthworks which will substantially alter the natural landform.

Objective 11

To protect significant vistas and long range views towards the Melbourne CBD and surrounding mountain ranges from Hume’s hilltops, escarpments and ridgelines.

Strategies

- 11.1 Ensure development maintains uninterrupted views in all directions from Redstone Hill, Jacksons Hill, Bald Hill, Mount Holden, Mount Ridley and Mount Aitken.
- 11.2 Ensure road frontage and walking and cycling paths as part of new development adjoining ridgelines and escarpments along Jacksons Creek and Emu Creek in Sunbury.
- 11.3 Maintain views to hilltops, escarpments, ridgelines and creek valleys through the alignment of local subdivision roads.

Objective 12

To protect and encourage significant roadside vegetation that contributes to Hume’s landscape character.

Strategies

- 12.1 Ensure the widening and upgrade of Mickleham Road, Riddell Road, Gap Road and Macedon Street retains existing vegetation in the road reserve.
- 12.2 Ensure a strong landscaping treatment in the upgrade of Craigieburn Road, Donnybrook Road, Somerton Road, Sunbury Road, Lancefield Road and Vineyard Road.
- 12.3 Ensure a strong informal landscape treatment is established along the north-south connector road through the western end of the Inter Urban Break that reflects a rural landscape character.
- 12.4 Ensure the upgrade on rural roads to an urban standard retains existing vegetation in the road reserve.
- 12.5 Establish new streetscape planting which enhances and reinforces Hume’s landscape character.

Policy guidelines

When deciding on an application for use, development or subdivision the following matters will be considered, as appropriate:

- Clause 22.02 Rural Land Character and Urban Design
- Clause 22.04 Townships

Further strategic work

- Prepare Precinct Structure Plans containing cross sections which enable boulevard treatments.
- Prepare Precinct Structure Plans which safeguards significant landscape features, maintain views, protect vegetation, and provide open space and landscape connectivity.

- Update Council’s Scenic Hilltops and Major Ridgelines Policy to identify and confirm significant view lines and areas of significant landscape value that warrant protection, and to determine the appropriate controls to achieve this.
- Prepare masterplans for Jacksons Creek and Emu Creek to facilitate a regional scale parkland outcome that enables public access whilst protecting the visual, environmental and landscape qualities of the creek corridors and tributaries.

21.04-4 Heritage

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Hume has a rich and very diverse cultural heritage that includes ceremonial rings, middens, scar trees, heritage bridges, ruins of bluestone cottages and flour mills, pastoral homesteads, the former Industrial School and Asylum, Emu Bottom Homestead, Rupertswood Mansion, wineries, sites reputedly associated with early explorers, and sites associated with community events of State and national significance. This heritage is integral to Hume’s identity and constitutes a significant tourism and education resource.

A large number of Hume’s heritage places are of regional and State significance and any development within these places must ensure the conservation and protection of these heritage buildings and places.

Key issues

- Protecting significant heritage places in areas of growth.
- Incorporating heritage assets into development in a way that optimises their long-term protection and conservation.

Objective 13

To identify, recognise and protect places of heritage, cultural and social significance.

Strategies

- 13.1 Recognise the importance of the City’s heritage assets.
- 13.2 Ensure that new subdivisions do not compromise identified heritage values.
- 13.3 Ensure that the productive use of non-urban land does not compromise identified heritage values.
- 13.4 Ensure that new growth areas protect, and where possible integrate heritage sites into the design of subdivisions, particularly open space areas.
- 13.5 Encourage heritage buildings and places to be incorporated into new development in a manner that optimises their adaptive reuse where appropriate.
- 13.6 Ensure development maintains the visual prominence of historic buildings and local landmarks.
- 13.7 Ensure that additions, alterations and replacement buildings are sympathetic to the heritage place and surrounds.
- 13.8 Ensure that the use and development of heritage places and adjoining land is compatible with and does not adversely affect the significance of the place.

Further strategic work

- Prepare Precinct Structure Plans which safeguard heritage features.
- Prepare a heritage local policy to guide the consideration of applications for use and development in areas covered by a heritage overlay.

21.04-5 Reference Documents

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- Guidelines for Development of Scenic Hilltops and Major Ridgelines Policy, Hume City Council, 1991 (amended 1995)

- Healthy by Design: a planners' guide to environments for active living, National Heart Foundation of Australia, 2004
- Hume Biodiversity Planning Policy, Hume City Council, 2016
- Hume Corridor HIGAP Spatial Strategy and Delivery Strategy, Hume City Council, 2015
- Hume Open Space Strategy 2010-2015, Hume City Council, 2010
- Hume Walking and Cycling Strategy 2010-2015, Hume City Council, 2012
- Sunbury HIGAP Spatial Strategy and Delivery Strategy, Hume City Council, 2012
- Hume Land and Biodiversity Plan 2015-2019, 2015
- Jacksons Hill Master Plan, Victorian Planning Authority, 2018