

**21.03**19/10/2017  
C176**21.03-1**19/10/2017  
C176**LIVEABLE NEIGHBOURHOODS AND HOUSING****Liveable Communities**

Liveability is the sum of factors which shapes the ‘quality of life’ experienced in an area and the wellbeing of a community. This includes the quality of the built and natural environment, including its environmental sustainability and resilience to climate change, economic prosperity and social equity. It also includes access to a choice of everyday things that people require, including housing, employment, public transport and retail, health, education, recreation and cultural services and facilities.

While Melbourne’s inner areas are seen to be highly ‘liveable’, Hume’s community, like most growth areas, does not experience the same level of access and choice to the things that they require. It is vital that the growth of Hume provides existing and future populations with the level of access experienced in other areas of Melbourne.

**Key issues**

- Delivering the infrastructure that is needed to support liveable, connected and healthy communities in line with urban growth so that it does not place an unacceptable strain on existing infrastructure and services in established areas.
- Meeting the infrastructure and service needs of young families in new growth areas and mature families and older persons in established areas.
- Maintaining existing community infrastructure and ensuring it meets the needs of the community.
- Minimising the impacts of gaming and liquor licencing on the health and wellbeing of the community.

**Objective 1**

To ensure the provision of local infrastructure and services that meets the needs of the local community.

**Strategies**

- 1.1 Ensure the upgrade of existing community facilities to service the needs of the local community.
- 1.2 Ensure the equitable distribution of a range of community facilities.
- 1.3 Ensure the equitable distribution of a range of active and passive open space.
- 1.4 Ensure that developers contribute equitably to the provision of local infrastructure.
- 1.5 Facilitate the co-location of community facilities with complementary uses such as education, recreation and health services.

Ensure new activity centres provide opportunities for community and health facilities.

**Objective 2**

To coordinate and sequence development so that it provides communities with access to local infrastructure and services in a timely manner.

**Strategies**

- 2.1 Ensure that neighbourhood subdivisions are staged to ensure the early delivery of activity centres that meet local convenience needs.
- 2.2 Discourage the expansion of existing activity centres that would delay delivery of new centres thereby reducing accessibility in new neighbourhood areas.
- 2.3 Ensure that the provision of community facilities and local active and passive open space is coordinated with the sequencing of residential development.
- 2.4 Facilitate options for the delivery of interim facilities in areas of significant growth with limited accessibility to existing services and facilities where appropriate.
- 2.5 Ensure the delivery of the necessary transport infrastructure to manage the impacts of new development.
- 2.6 Facilitate the upgrade of any access roads to the required urban standard from major roads.
- 2.7 Ensure developers construct footpaths, dedicated bicycle paths, shared paths and upgrade roads in line with their development to facilitate the timely delivery of walking and cycling networks.

### Objective 3

To minimise the social impacts of liquor and gaming venues on Hume's community.

#### Strategies

- 3.1 Manage the distribution, location, design and operation of licensed premises and gaming machines to reduce their amenity impacts.

#### Policy guidelines

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

- Clause 22.17 Gaming.

#### Other actions

- Work with health and community support providers to establish a presence in new activity centres.

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### Housing

#### Overview

Hume's housing stock is overwhelmingly dominated by large detached dwellings. The Hume housing market is primarily aimed at delivering homes for family households. While there is an expectation and an assumption that this will continue to remain true for new housing in the growth areas, there is a need for greater housing diversity. This includes demands for an increasing number of smaller households to house an ageing population and the community's aspirations of being able to age in their local community.

Being an outer metropolitan municipality, and given large areas across the southern end of the Hume Corridor include development restrictions associated with the Melbourne Airport, the appetite and opportunity for medium and high density development is considerably less when compared with inner or middle metropolitan municipalities. Nevertheless, pressure for increased densities will change over time, and considerations for the retention of unique neighbourhood character will need to be balanced against the need for urban consolidation and the demand and need for greater housing diversity.

#### Key issues

- Accommodating a projected population of approximately 345,500 by 2041.
- Reducing the mismatch between Hume's current housing supply and the demand for different types of housing generated by an increase in smaller, older and more diverse households.
- Limited provision of apartment and attached townhouse dwellings through recent infill development.
- Limited provision of one and two bedroom dwellings.
- Uniformity of new subdivisions and the decreasing size of conventional lots provide limited opportunity for people to access different forms of housing as their housing needs change.
- The need to consider 'neighbourhood character' when assessing infill development.

### Objective 4

To increase the diversity of housing in Hume.

#### Strategies

- 4.1 Encourage well designed infill residential development that provides smaller housing product.
- 4.2 Encourage the development of one and two bedroom dwellings.

- 4.3 Encourage housing that is able to be adapted for different life stages or is suitable for the needs of an ageing household.
- 4.4 Ensure residential subdivisions provide a mix of lot densities, including larger lots and medium density development sites to facilitate a range of housing products.
- 4.5 Maintain the Inter Urban Break in the Hume Corridor and the Rolling Meadows areas in Sunbury for predominantly larger detached housing and low density rural residential development.

### **Policy guidelines**

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

- Clause 22.07 Aged Accommodation and Services
- Clause 22.13 Residential Neighbourhood Character - Sunbury
- Clause 22.14 Residential Neighbourhood Character - Tullamarine
- Clause 22.15 Residential Neighbourhood Character - Westmeadows

### **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.

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### **Reference Documents**

- Healthy by Design: a planners' guide to environments for active living, National Heart Foundation of Australia, 2004
- Hume Corridor HIGAP Spatial Strategy and Delivery Strategy, Hume City Council, 2015
- Hume Development Goals, Hume City Council, 2015
- Hume Integrated Land Use and Transport Strategy 2011-2020, Hume City Council, 2011
- Hume Liquor Licensing Referral Policy, Hume City Council, 2013
- Hume Open Space Strategy 2010-2015, Hume City Council, 2010
- Hume Responsible Gaming Policy, Hume City Council, 2013
- 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