

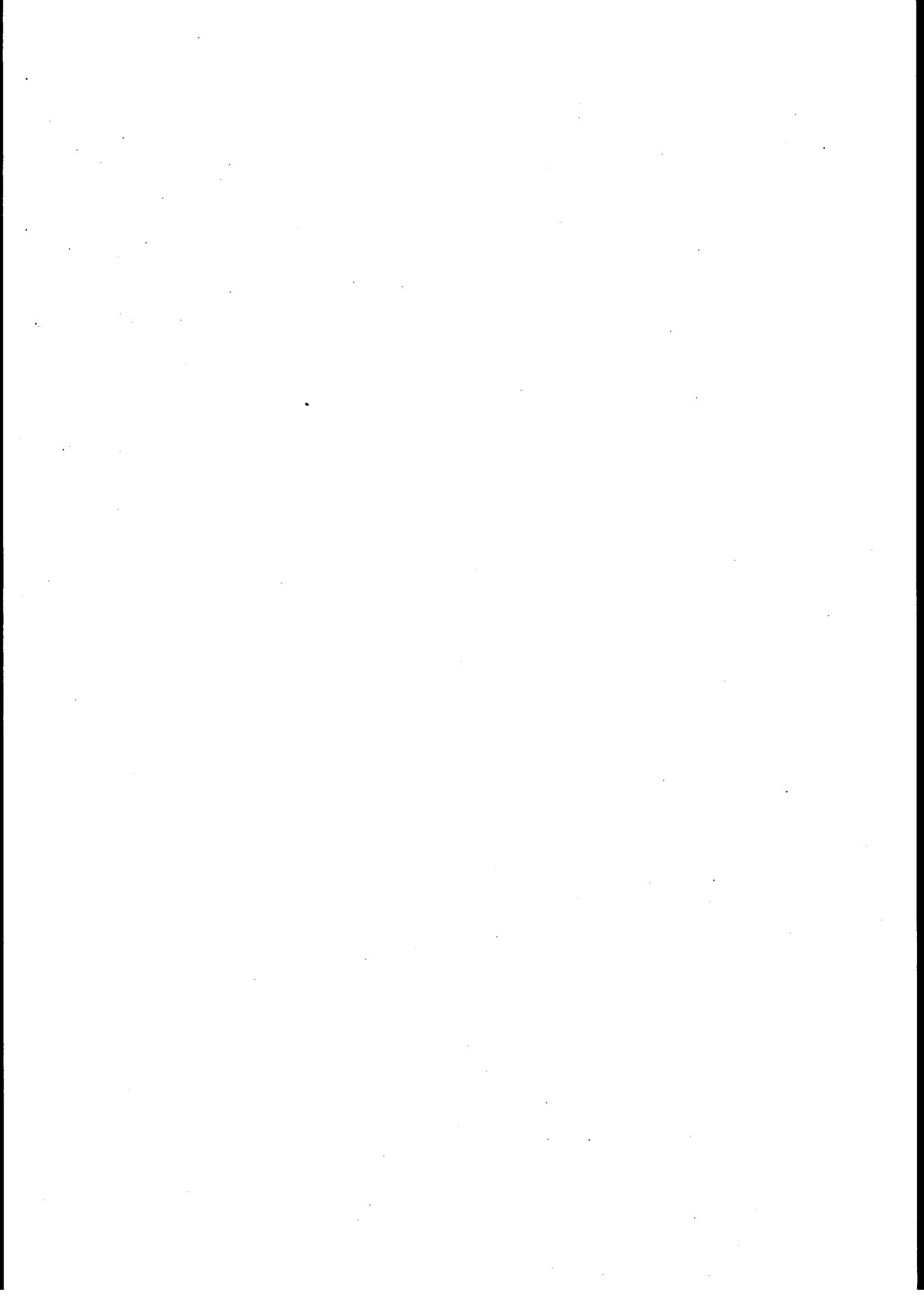
HUME CITY COUNCIL

KALKALLO DEVELOPMENT PRINCIPLES

STATEMENT OF STRATEGIC PLANNING POLICY

"The Kalkallo Township should be assisted towards the goal of becoming an environmental sound development and an attractive housing estate....as an early priority the improvement of the amenity within the Township by the construction of better roads and drainage, the planting of trees, better protection of the banks of the Kalkallo Creek and the provision of local retail and community facilities should be undertaken."

Panel Determination 1991.



1. BACKGROUND

The Kalkallo township was originally known as Rocky Water Holes in 1849 and later Donnybrook in 1852. The township was officially named Kalkallo in October 1874. The name Kalkallo was derived from the aboriginal word for tall trees, (which once fringed the creek areas).

In 1849 the Township was reported as "going ahead like wildfire....Two first rate inns, a post office, watch house, flour mill etc. are in the course of erection (later a coaching depot was established as with seventeen accommodation houses)". However by the end of the goldrush era and with the construction of the Hume Highway dual carriage way the ongoing rate of development of the Kalkallo Township soon ceased.

The original plan of subdivision of Kalkallo included a total of 325 allotments having an average area of .2ha (2000m²). The original titles today remain in the ownership of approximately 80 landowners. Kalkallo currently comprises of approximately 30 scattered dwellings located primarily to the west of the township, that is, west of Mitchell St. With respect to town facilities Kalkallo comprises of a hotel, service station, and CFA building. Heritage features of the township include the Cemetery, Victoria Bridge, and St. Johns Church.

Kalkallo is not connected to reticulated water/sewerage and in this respect the erection of a dwelling must be on an allotment of a size capable of containing waste on site. The original Kalkallo subdivision plan, prepared 130 years ago, allowed for the creation of allotments at a size that, considered by today's standards, would be unsuited for full development at their original density. This is due to the environmental and physical constraints affecting the land and the lack of adequate services.

In 1991 the Department of Planning and Development initiated a Planning Scheme amendment to the Whittlesea Planning Scheme to introduce a restructure plan for the Kalkallo Township. Restructuring is a process of amalgamating existing allotments to reduce the density of housing development. The City of Whittlesea in July 1991 adopted the restructure plan which requires the consolidation of existing lots into larger lots to enable the effective containment of waste on site.

The Restructure Plan provides for a total of 88 allotments and, where possible, aims to ensure that multiple land holdings in common ownership are retained as one consolidated allotment. Even so, there exists a number of restructured allotments which involve two or more property owners. In this instance owners have the option of buying/selling the remaining portion of the restructured allotment. Council is available to give guidance to landowners wishing to undertake this procedure. Each restructured allotment can provide for one dwelling only and a planning permit is required.

Whilst the Restructure Plan addresses subdivision layout, it does not identify a means to guide the quality of development in Kalkallo. There are a number of natural and built features within Kalkallo which are worthy of enhancement and preservation. It is the purpose of this statement of planning policy to set development guidelines which will ensure the careful monitoring of future development within the restructure area.

2. PURPOSE

Kalkallo township is a unique example of Victorias rural town settlement history. At present Council has no adopted planning principles (other than the restructure plan) in place to guide development of the township. It is the purpose of this statement of planning policy to prepare broad objectives and specific principles to safeguard the rural residential character of Kalkallo. It is imperative that development within the township occurs sympathetically and in harmony with local community expectations.

3. OBJECTIVES

In order to appropriately guide the future planning of the Kalkallo Township, regard must be given to the following objectives:

- To preserve and enhance the historic integrity of the Kalkallo Township and to ensure that sites of heritage value are adequately protected.
- To protect and enhance areas of environmental and conservation significance and safeguard these areas from any development which may conflict with these features.
- To ensure that future buildings are sited and are constructed of appropriate materials which do not adversely affect the rural residential environs within the Kalkallo Township.
- Where possible assist in the establishment of appropriate commercial/community facilities within the Kalkallo Township.
- To recognise that certain types of development and uses may have an adverse affect on the Kalkallo Township and hence should be discouraged.
- To ensure the preservation of major view lines of Bald Hill and other significant landscape features.
- To upgrade access to the Kalkallo Township from the Hume Highway with respect to improved road safety and streetscape amenity.

- To assess local community needs and ensure that the future planning of the Kalkallo Township remains responsive to these needs.
- To continue to enforce the statutory requirements of the Kalkallo Restructure Plan.

4. STUDY AREA

This statement of planning policy affects the land bounded by the Hume Highway to the west, Cameron St to the north, Donnybrook Rd to the South and an unnamed Government road to the east. The Township is rectangular in shape with a grid street pattern.

The Township falls within two planning zones, that being Reserved Living east of Mitchell St and Corridor C west of Mitchell Street. The Township is affected by the Kalkallo Restructure Plan. All restructured allotments must comply with the following statutory requirements;

Whittlesea Planning Scheme;

141-1 Subdivision, buildings, works and detached houses

A permit is required to;

- Subdivide land
- Construct a building or construct or carry out works if the total area exceeds 10m²
- Develop or use land for a detached house.

For the purposes of this policy document the study area has been divided into two areas, that is, the established and non established areas.

4.1 AREA 1-ESTABLISHED

Land to the west of the Kalkallo Township is known as the established area of the study. (Refer to attached site plan) Included within this area are the following features:

- restructure allotments with existing dwellings (30 in total);
- restructure allotments with potential for the erection of a dwelling (18 in total);
- the Kalkallo Hotel;

- St. Johns Church (converted into a private residence);
- the Kalkallo petrol station;
- the western bank of the Kalkallo Creek;
- the Malcolm St Bridge;
- views of Bald Hill;
- proposed Petrol/Convenience Store site north of Cameron St;

4.2 NON ESTABLISHED AREA

The area includes land located east of Mitchell Street and the Kalkallo Creek. The land includes 40 undeveloped restructured allotments and for the most part limited street construction. The main features of this segment are as follows:

- 40 undeveloped restructure allotments;
- large expanses of Kangaroo Grass grasslands (*Themeda triandra*);
- the Kalkallo Cemetery;
- eastern bank of the Kalkallo Creek ;
- public Purposes land (DCNR);
- CFA building;
- views of Bald Hill.

5. FEATURES OF VALUE

In implementing these guidelines the following features have been highlighted in order to recognise the relative value of the study area. This policy outlines each feature and analyses its positive and negative attributes with respect to the Kalkallo Township.

5.1 POSITIVE

CHARACTERISTIC	VALUE
View lines of natural features	Provides a visual landmark and community focal point. Diversifies the topographical skyline (ie. views of Bald Hill)
Water	Creates areas of landscape beauty and recreation opportunities. Often strong community identification with waterways. Creates a natural habitat for wildlife. Opportunities exist for ongoing improvement (ie. Kalkallo Creek).
Historical man made features	Represent a physical history of the township. Strong community identification and pride. Unique design and architecture.(ie. Kalkallo Hotel, Cemetery and St. Johns Church)
Rural Residential environment	Creates a country town ambience. Allows landowners to enjoy the comforts of town facilities within a rural environment. A sense of identity is established. The proposed restructured allotments strengthen this type of development.
Unique environmental features	Builds on a towns uniqueness and reinforces community pride. For example the existence of rare kangaroo grasslands within Kalkallo is a local as well as national asset.
Natural Landscape	Mature trees identify natural landmarks and provide natural habitats for wildlife. They are a living asset and require protection and enhancement.

Streetscape

Street trees create a natural relief to the man made environment. The community identifies strongly with the beauty of the surrounding streetscape. Streetscapes which are maintained generate strong local community pride.

5.2 NEGATIVE

Features which adversely affect the scenic quality of a neighbourhood serve to progressively diminish the value of an area. In order to strengthen local community pride it is imperative that any element which may detract from an area is discouraged. It is planning policy that the following negative features be monitored and where possible avoided in the Kalkallo Township:

- weed infestation along the Kalkallo Creek area;
- unnecessary advertising clutter;
- outbuilding structures at inappropriate setbacks and of poor construction;
- exposed storage areas on residential properties;
- limited and inappropriate landscaping both within properties and along streetscapes;
- urban development which does not recognise the rural residential environs;
- urban development which disregards the preservation of features which are of heritage and conservation value;
- dangerous vehicle access to the Hume Highway;
- paling fence construction;
- above ground powerlines;

6. SPECIFIC CONTROLS

The following specific controls have been designed to assist Council when assessing future development proposals within the Kalkallo Township. These policy controls are a means to achieve the policy objectives outlined for the Kalkallo Township.

For the purpose of the study a list of controls relevant to the total Kalkallo Township area and targetted controls for the established and non established segments are outlined.

6.1 CONTROLS RELEVANT TO THE KALKALLO TOWNSHIP

- The existing design and materials of construction for dwellings and outbuildings within the Kalkallo Township currently indicate no clear rural residential style. To strengthen the rural residential attributes of the Township any new development occurring within the township must address the following requirements when making a formal Town Planning application:

⇒ It is recommended that when making a formal application for Town Planning approval that, the following matters must be addressed;

- * dwellings to be preferably single storey (however appropriate double storey dwellings will be considered in the established area).
- * siting of dwellings and outbuildings to be in accordance with clause 141 of the Planning Scheme.
- * notation of future planting of indigenous vegetation to be shown along property boundaries and creek areas.
- * siting of dwellings/buildings must not obstruct viewlines of Bald Hill and must be in accordance with Council's Scenic Hilltop, Viewline and Ridgeline Policy.
- * All property fencing must be of a post and wire construction
- * There shall be no exposed storage areas on site. All equipment must be appropriately stored within outbuildings.
- * Outbuildings must be constructed of appropriate materials such as brick or colourbond in muted shades of green, brown and grey.
- * Outbuildings must not exceed 10% of the site area.
- * Proposed dwellings must reflect a rural/residential style of development incorporating such building materials as brick with colourbond roofing material. Appropriately designed timber construction will be considered. Verandah treatments are also encouraged.

- There are currently no siting controls for buildings on restructured allotments. At present siting is subject to desires of land owners and the discretion of the responsible authority. To ensure a degree of consistency the following setbacks are recommended.

⇒ Unless prohibitive circumstances substantiate otherwise, the requirements of the Hume City Council's Buildings Setback controls (Clause 141 of the Bulla Planning Scheme-soon to be Hume Planning Scheme) should be in place when considering development applications. These requirements are as follows:

Allotment Area	Setback from frontage	Setback from side boundary	Setback from side where road
2,000m ² -3,999m ²	10m	2.5m	4m
4,000m ² -9,999m ²	20m	5m	6m
1ha-1.99ha	30m	7.5m	10m
2ha-79.9ha	1/depth(max 150m) or 60m, which ever the greater	20m	40m
80ha and above	60m	20m	40m

- The eastern and western banks of the Kalkallo Creek form part of many restructured allotment property boundaries.

⇒ That Council recognise the Kalkallo Creek as an important tributary of the Merri Creek and as such that each land owner affected by the Kalkallo Creek be encouraged to maintain and enhance the creek areas as part of Council's strategy to improve the Merri Creek environs.

⇒ That each land owner adjoining the Kalkallo Creek be advised of appropriate land management techniques and that Council encourage the formation of a "Friends of the Kalkallo Creek" community group. This group will comprise of affected land owners, Council Officers and representative from relevant organisations.

• Sensitivity of Development.

⇒ No development is to jeopardise the integrity of nominated sites of heritage cultural or conservation value. Such sites include the Kalkallo Hotel, former St Johns Church, Kangaroo Grass grasslands, Kalkallo Creek Bridge and the Kalkallo Cemetery.

■ Landscape Schedule

⇒ At the time of seeking planning approval for the development of the land, the applicant is required to submit a landscape schedule showing appropriate indigenous landscaping along property boundaries and creek areas if applicable.

● **Access to the Township can be obtained from eight access roads - Hume Highway, Donnybrook Rd, Mitchell Street, MacKenzie St, Cameron St, Yaldwin St, Malcolm St, and an un-named Government Rd. Donnybrook Rd, Hume Highway and Mitchell St are sealed while the other access roads are unsealed. With respect to streetscape;**

⇒ The roads existing within the Kalkallo Township have an unique rural/residential quality. The roads are currently sealed with gravel which consequently generates dust. It is recommended that with the consent of landowners, that Council investigate a private street scheme which will seal the road to a rural residential standard. This will retain the rural quality of the area yet ensure dust is not generated..

⇒ To further enhance the existing streetscape it is recommended that Council investigate streetscape improvement works with respect to increasing indigenous street tree plantings.

⇒ That landowners be consulted in respect to the details of developing a future street tree policy.

⇒ That as development progresses Council, landowners and Solaris Power negotiate the relocation of powerlines below ground.

■ Advertising Signs

⇒ Promotion signs are strictly prohibited. Permitted signage is limited to appropriate business signage and home occupation signs (.6m²) Advertising must comply with Councils Outdoor Advertising Guideline.

6.1 AREA SPECIFIC CONTROLS - ESTABLISHED AREA

● **Immediately north of the existing petrol station, and Cameron St exists the site for a proposed truck and car service centre, incorporating a convenience shop, truck drivers and public restaurants, petrol sales, public shower and toilet facilities, and parking for cars and buses.**

⇒ The proposed buildings shall be of a rural town design ie. bullnose verandah, brick face work, and colour bond roofing. The site shall be landscaped with indigenous species.

- ⇒ Prior to the development of the proposal a detailed development plan must be submitted and approved by Council. It is recommended that this plan be circulated to the Kalkallo community for comment prior to Council consideration.
- ⇒ The development must ensure the provision of safer vehicle access for Kalkallo residents to exit and enter the Hume Highway.
 - **The Kalkallo Hotel has been over time had its original external appearance altered. The Hotel is culturally a significant focal building within Kalkallo given its prominent location on the Hume Highway. To enhance the appearance of the Hotel it is recommended;**
- ⇒ That the Hotel be recognised as a site of cultural significance.
- ⇒ That any external alterations to the building be subject to Council approval.
- ⇒ That advertising be restricted to appropriate signage only and be in accordance with Council's Outdoor Advertising Policy.
- **The St. Johns Church is a site of historic significance (on register of National Estate) and as such should be preserved and recognized as local heritage asset.**
- ⇒ The Whittlesea Heritage Study (1991) recommended planning scheme protection of this site. It is recommended that this site be included in an amendment to the Hume Planning Scheme recognizing such as a site of heritage significance.
- ⇒ That prior to this amendment that any external alterations to the building be subject to Council approval.
- **The existing Kalkallo petrol station requires upgrading. At present there is inconsistency with advertising, restrictive access from the Hume Highway and existing buildings are not complimentary to the Township. Redevelopment of this site is to be encouraged by Council subject to the following requirements.**
- ⇒ Appropriate access to the Hume Highway to the satisfaction of Vic Roads.
- ⇒ Building design to reflect a rural township character which is complimentary to the adjacent Kalkallo Hotel
- ⇒ Adequate landscaping for all boundaries especially the Hume Highway frontage is essential. A landscape schedule showing appropriate indigenous species is required.

⇒ No exposed storage/rubbish areas.

⇒ Advertising to comply with Council's Outdoor Advertising Policy.

6.2 AREA SPECIFIC CONTROLS - NON ESTABLISHED AREA

- **Areas of biological significance have been identified in this segment. These areas contain kangaroo grasslands which have national significance (given that less than 1% of such exists on the Western plains of Victoria).**

⇒ Where land has been identified as containing kangaroo grasslands this land must be protected from any development which may adversely affect the integrity of this natural resource (Refer to attached site plan). It is strongly recommended that Council request that the Department of Conservation and Natural Resources negotiate with existing land owners to either acquire or assist in the preservation of this land.

⇒ With the consent of all affected land owners, that Council investigate in consultation with the Department of Conservation and Natural Resources a possible planning scheme amendment to the Restructure Plan, to enable the preservation of the land containing significant kangaroo grasslands.

⇒ That this site be further investigated to form part of the Merri Corridor Grasslands Study Area.

⇒ Any proposed development of these sites must be referred to the Department of Conservation and Natural Resources.

- **The Kalkallo Cemetery is a site of local historical significance to the Kalkallo Township (registered on National Estate) and as such must continue to be maintained and preserved.**

⇒ The Kalkallo Cemetery is identified as having local heritage significance within the Whittlesea Heritage Study (1991). It is recommended that this site be included within an amendment to the Hume Planning Scheme to recognise such as a site of local significance.

⇒ That Council assist the cemetery's management committee.

- **Inappropriate Uses / Rezoning Potential.**

⇒ Land within this area is currently zoned Corridor C (minimum subdivision of 80 hectares). This zone is inappropriate. It is recommended that once the rationalised residential zones are incorporated within the local section of the

Hume Planning Scheme that Council initiate an amendment to rezone this land from Corridor C to Rural Residential. The land will remain tied to the Restructure Plan.

⇒ Prior to this rezoning the following are not considered appropriate discretionary uses within this segment:

- * *poultry farming*
- * *dog breeding*
- * *piggery*
- * *animal boarding*
- * *soil removal*

• **Commercial Development**

⇒ Is prohibited in this area pursuant to the provisions of the Corridor C zone.

Engineering 61 3 617254
KALKALLO TOWNSHIP RESTRUCTURED ALLOTMENT PLAN P.2/2

RESIDENTIAL LOTS

SCALE 1:5000

