



HUME CITY COUNCIL GENERAL PLANNING INFORMATION FACT SHEET

The objectives of land use planning in Victoria as set out in the *Planning and Environment Act 1987* are achieved through the implementation of Planning Schemes.

What is a planning scheme?

A planning scheme sets out policies and requirements for the use, development, protection or conservation of land. It is a legal document, binding on all parties and enforceable by law. Each municipality in the State is covered by a planning scheme which has been approved by the Minister for Planning.

The purpose of a planning scheme is to:

- provide a clear and consistent framework within which decisions about the use and development of land can be made
- express state, regional and community expectations for areas and for land use; and
- provide for the implementation of state, regional and local policies affecting land use and development.

All planning schemes include:

- maps which show how the land is zoned and any overlays affecting the land
- a written document which lists the type of use or development allowed in each zone and which uses or developments need a permit
- a set of standard terms and definitions.

Hume Planning Scheme

In December 1996 the *Planning and Environment Act 1987* was amended to include a set of standardised planning provisions, the Victoria Planning Provisions (VPP) and required all Councils to prepare new Planning Schemes that incorporated these. The new Hume Planning Scheme came into effect on 17 February 2000.

The planning scheme consists of a statewide section and the local planning framework.

- **State Planning Policy Framework (SPPF)**
This section is compulsory in every Local Planning Scheme. Councils must take account of and implement both the general State planning principles and specific State policies and requirements.
- **Local Planning Policy Framework (LPPF)**
The local section of the Hume Planning Scheme outlines Council's planning objectives in the Municipal Strategic Statement (MSS).

There are also more detailed Local Policies for different parts of the Council which cover different planning issues. The local policies in the Hume Planning Scheme are:

- Industrial Local Policy
- Rural land Character and Urban Design Local Policy
- Townships Local Policy
- Broadmeadows District Centre Local Policy
- Sunbury Town Centre Local Policy
- Aged Accommodation Local Policy
- Animal Boarding and Dog Breeding Local Policy
- Advertising Signs Local Policy
- Macedon Street Office Area Local Policy
- Neighbourhood Shopping Centres Local Policy
- Roxburgh Park Activity Centre – South of Somerton Road Local Policy
- Residential Neighbourhood Character – Sunbury Local Policy
- Residential Neighbourhood Character – Tullamarine Local Policy
- Residential Neighbourhood Character – Westmeadows Local Policy
- Horne Street and Gap Road, Sunbury Gaming
- Interim Telecommunications Conduit Policy

Please turn over for more requirements

The State and Local planning framework and the Planning Scheme are reviewed at least every three years. The review looks at the effectiveness of the Scheme and whether or not it is achieving planning objectives.

The Planning Scheme may also be amended to rezone land or to include new local policies developed and approved by Council.

Zones and overlays

The zones and overlays in the Hume Planning Scheme have been chosen from the VPP and appropriately applied to all land within Council so the objectives of the MSS and State Planning Policy will be achieved.

Zones

The planning scheme and maps categorise land into different zones according to the primary uses, such as residential, industrial or business, and indicate what uses are appropriate for that zone. The Hume Planning Scheme uses 15 of the 25 standard State Zones. Within each zone, a wide range of uses can be considered.

The Hume Planning Scheme contains zones for: residential, industrial, business, rural and public uses (several for each) as well as Special Use Zones and other specialised zones.

Overlays

Special planning controls which apply to a particular area – such as areas with special heritage significance – are shown on an overlay map. An overlay may cover several different zones and where more than one special feature applies, there may be multiple overlays.

Some of the overlays used in the Hume Planning Scheme include:

- Heritage Overlay
- Floodway Overlay
- Environmental Audit Overlay
- Development Contributions Plan Overlay
- Land Subject to Inundation Overlay
- Melbourne Airport Environs Overlay
- Vegetation Protection Overlay
- Environmental Significance Overlay

Developing land

The Hume Planning Scheme, including zoning maps, is available for viewing at Council offices. If you are thinking about developing your land, you should contact the Council. Make sure that you have accurate and detailed property information – including a copy of the property title, not more than three months old.

A Council planning officer will go through the zoning and overlay maps with you and will also help you to determine how the statewide and Local Planning requirements and any particular provisions (such as for car parking or advertising signs) may affect your development proposal.

Advertising of applications

Council may require certain applications to be advertised to adjoining and nearby owners and occupiers. Applicants will be required to pay an administrative fee for any advertising. An invoice will be sent to the applicant for the advertising costs.

For further information

Planning Schemes from all areas of the State are available for viewing through the Department of Planning and Community Development online at www.planningschemes.dpcd.vic.gov.au/index.html

This site can also be accessed through Council's web site at www.hume.vic.gov.au

Disclaimer: Please note this checklist is for standard information required for lodgement. Additional information may be required by the assessing planning officer after registration.

