Hume City
Achieving the Vision:
Principles, Guidelines and Standards
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1 INTRODUCTION

This chapter presents the principles, guidelines and standards that will contribute to achieving the vision for open space in Hume City. It provides developers with direction in relation to a comprehensive range of issues that must be considered in open space planning and provision.

The principles 1 to 5 outlined below must be addressed in the planning phase of the development. Principles 6 to 13 must be addressed in the detailed landscape design of the open space. Developers should provide written documentation demonstrating how they have considered and addressed each of these in the planning and landscape design phases of their open space planning.

The Principles define Council’s overall objectives in relation to a specific issue.

The Guidelines present a range of options and methods for achieving the principle.

The Standards present definitive minimum or maximum measures that must be achieved when addressing each issue.

In addition to the standards listed for each principle, developers must consider the design and construction requirements, presented in the Design Details and Technical Notes for Open Space.
2 ECOLOGICALLY SUSTAINABLE DEVELOPMENT

2.1 Principle

The principles of ecologically sustainable development, including ecological integrity, economic vitality and social well being, are considered in all aspects of open space planning, design, construction, maintenance and use.

2.2 Guidelines

- Open space should be designed to protect sites of natural and cultural significance
- Sense of place should be fostered through design, interpretation and activities

The precautionary principle should be applied when planning and designing open space in new subdivisions

**NB Precautionary Principle**: Where there are serious threats of irreversible environmental damage, lack of scientific certainty should not be used as a reason to postpone taking measures to prevent environmental degradation.

- Open space should be designed, and construction works managed, to minimise land-degrading processes, particularly soil disturbance
- Locally sourced and recycled materials should be used in construction wherever suitable
- Plants and other materials should be selected to reduce the resources required for establishment/construction, management and ongoing maintenance, and to provide habitat for native fauna
- Reduce energy requirements by maximising passive solar design wherever possible
- Water sensitive design is encouraged in all areas of open space

2.3 Standards

- Hume City Council, Vegetation Protection Policy 2000
- Hume City Council, Environmental Best Practice in Tendering 1996
3 LOCATION OF OPEN SPACE AREAS

3.1 Principle

Open space is to be located to respond to site values and meet community needs.

3.2 Guidelines

- Neighbourhood parks should be co-located with other compatible land uses, such as schools and community centres
- Neighbourhood parks may be provided as an activity node within a larger open space area. Maximise street frontage along parks and avoid having back and side fences facing onto reserves
- Neighbourhood open spaces should be designed fronting low volume traffic streets
- Open space is part of a network therefore open space should be provided in locations that complement open spaces on adjacent land and encourage accessibility
- Open space should be located closer to high and medium density housing
- Open space should be provided along the length of both sides of waterways for recreation and conservation purposes
- Regional open space and facilities may be located in commercial or industrial zones where this is appropriate, and where this enables maximum access for the majority of the community that the Regional open space serves

3.3 Standards

- All dwellings to be within 500m walking distance of open space, without having to cross a major physical barrier, such as a major road or railway
- Subregional parks are to be provided within 2.59km² of all dwellings
4 NETWORKS AND LINKAGES

4.1 Principle

An integrated network of open spaces and paths are provided that link key activity areas and community facilities within and beyond a particular development.

4.2 Guidelines

- Open space should be located to create strategically important links with adjoining open space or land uses, particularly along waterways
- Access to parks and open space is to be provided through the street network and can also be provided through purpose designed open space linkages / access ways
- All path networks should be designed to consider key destination points, the desire to return using an alternate route and to provide a series of activity nodes
- Paths are provided to meet the recreational and commuter needs of pedestrians, bicyclists, skaters and, where appropriate, horse riders
- Paths should be located to protect vegetation, vary views and maximise the recreation and environmental potential of the space
- In new subdivisions a clear hierarchy of contiguous pathways must be formed, from those serving individual dwellings, to communal pathways serving local foot traffic, and at the highest level, shared trails with through traffic

4.3 Standards

- A continuous strip of public open space is created along natural waterways. As a minimum, all land within the 100 year flood line or 35m from the top of each bank or 70m across, which ever is the greater, (or in accordance with Council’s Waterway and Creek Valley Strategy)
- Where possible shaded places to rest should be provided at least every 500m along trails and paths
- Off road path networks should be accessible from connecting footpaths, within 800 metres of all residences
- See Design Details and Technical Notes for Open Space for path dimensions and construction requirements
- Continuous shared pedestrian and bicycle paths should be provided along at least one side of every waterway
- Abutting cul-de-sac heads should have a pedestrian/bicycle path connection
- Hume City Council Bicycle Strategy 1996
- Guide to Traffic Engineering Practice Part 14 - Bicycles, 1993
- Australian Standard AS 2890.3 - Bicycle Parking facilities
- Merri Creek Management Committee Incorporated, 1999, Development Guidelines for the Merri Creek
5 NATURAL AND CULTURAL PROTECTION

5.1 Principle

Open space is planned and designed to respond to and protect significant natural and cultural features.

5.2 Guidelines

- Significant and mature trees and key landmark trees should be protected and identified on all plans including civil design plans
- The selection of plant species in open spaces should take into consideration the potential for habitat value and the potential to become environmental weeds
- Developments should preserve, enhance and ensure the survival and growth of remnant native vegetation
- Land that has features of local (or greater) environmental or cultural significance should be incorporated into open space
- Significant roadside vegetation should be protected and preserved
- Indigenous vegetation should be protected from pest plant and animal damage
- Significant features must be protected during construction works
- Large sites or sites identified as having high or medium archaeological sensitivity should be surveyed for Aboriginal heritage as part of the site and context analysis
- Developments must avoid disturbing Aboriginal places, sites and objects, without permission from the local Aboriginal tribe
- Sites included on the Victorian Heritage Register or the Register of the National Estate should be preserved and managed in accordance with the relevant Acts and regulations
- Areas of remnant vegetation are to be protected by buffers
- Filled areas are to be covered with at least 250mm of local topsoil

5.3 Standards

- Once approved by Council, trees which are removed must be replaced by at least three trees for each tree lost
- Waterways provided as a habitat corridor or as a nature reserve must have a continuous strip of vegetation along at least one side of the creek
- Heritage Victoria Archaeological Inventory for post contact sites
- Shire of Bulla, Aboriginal Archaeological Study 1994
- Hume City Council, Vegetation Protection Policy 2000
- Merri Creek Management Committee, 1999, Development Guidelines for the Merri Creek
- Various State and Federal Acts of Parliament
- Wildlife/Habitat Corridors Strategy
6 LOCAL CHARACTER

6.1 Principle

The location, design and development of open space contributes to the creation of a desirable and distinct local character.

6.2 Guidelines

- Open Space and its design should incorporate and promote the distinctive character and amenity of an area
- Desirable local character should be reinforced through the landscape and infrastructure design for each open space
- The landscape design for each open space should take into account the surrounding context including the landform, landscape character, vegetation and landmarks
- Wherever possible, landscapes are to be designed to highlight the uniqueness and beauty of local indigenous vegetation
- Landscaping should be designed to reduce the impact of any unattractive elements or structures, such as visible service infrastructure
- Maximise the siting and design of open space in new developments to enhance views or visual corridors to other open space and significant features
- The design of streetscapes should reinforce the existing or preferred local character for an area
- The design of landscapes in streets should:
  - Complement the preferred neighbourhood character
  - Respond to site attributes and features, e.g. views, landmarks and existing vegetation
  - Be appropriately scaled
  - Respond to heritage significance

6.3 Standards

- Avoid filling creek embankments where they are within the 100 year floodline or within 35 metres of the top of the bank, whichever is larger
- Melbourne Water Guidelines for Development in Flood Prone Areas
- Hume City Council, Street and Reserve Tree Policy, 1996
7 SAFETY

7.1 Principle

Open space is planned and designed to maximise personal safety and reduce opportunities for injury or crime.

7.2 Guidelines

- Maximise opportunities for casual surveillance of the site through providing street and house frontage along open space
- Provide clearly defined access points into and out of each site
- Open space is to be designed with a defined purpose and use for the space
- The surrounding land use is to be compatible with the function of the open space to minimise conflict
- Entrances to reserves, major walkways and linkages are to have clear view lines into and out of each node, and are to be well lit where required
- Landscaping is to be designed to provide clear view lines and to minimise hidden areas or “black spots”
- Plant species are to be selected to be compatible with the proposed function of the space, e.g. buffer planting around a water body
- A clear distinction between public and private space is to be achieved through design

7.3 Standards

- The design of all built structures, facilities, play equipment is to meet the relevant Australian Standards
- Wetlands and open water features shall have shallow benches on all edges for a minimum width of 2 metres, and gradually fall beyond this point
- No recreational structures are to be located below the 1:10 year flood level
- Lighting to be provided consistent with the facility provision requirements specified in Hume’s Open Space Classification System
- A safety and risk assessment is to be undertaken on landscape designs when requested and submitted to Council for approval with a landscape design
- Access to and from linear corridors of open space must be provided at least every 200m
- Access points are to be provided at least every 100m along perimeter fencing
- Perimeter fencing should be designed to allow at least 50% visual permeability
- Australian Standards for lighting 1158.1 (1986)
- Current Melbourne Water Guidelines for Approval of Constructed Paths (Along Waterways & Within Melbourne Water Property)
- Current Australian Standards for Playgrounds.
8 DIVERSITY

8.1 Principle

Diversity is maximised by providing multi-activity open spaces in a range of different landscape characters that provide for a variety of user needs.

8.2 Guidelines

- Diversity can and should be achieved through the provision of open spaces that acknowledge and respond to their context and surroundings
- Selection of sites for open space should be based primarily on site values, and hence contribute to the diversity of landscape characters available
- In some situations diversity of open space may be achieved by intentionally leaving areas undeveloped and natural. This type of open space is often free from intrusive sites and sounds, and can allow people to find solace, experience a sense of privacy and relief from day to day roles and surroundings

8.3 Standards

- For the minimum range of functions which are to be provided at a neighbourhood, sub-regional and regional level, refer to Hume’s Open Space Classification System
- For the range of function and landscape characters available, refer to Hume’s Open Space Classification System
9  ACCESSIBILITY & USEABLE DESIGN

9.1  Principle

Hume’s parks and open spaces are accessible to people of all abilities, backgrounds and cultures and provide quality, useable open space that meets the recreational and social needs of the Hume community.

9.2  Guidelines

- Neighbourhood parks should be located to provide easy access for children and parents/carers
- Facilities for young people are to be located with consideration of linkages and public transport routes
- All facilities should be designed to maximise physical access to and within open space, with particular consideration of people with mobility issues
- The design should maximise the range of opportunities for sensory stimulation for people of all abilities
- Where a community exists, open spaces should be designed through community consultation, to ensure ownership and appropriateness of design
- Universal symbols should be used on signs to inform users of the facilities available, and to warn users of any hazards in a particular open space
- Open space should be provided and developed by the time 80% of the dwellings are constructed and occupied in a stage of subdivision
- Shared use with other purposes, e.g. stormwater management, should not compromise the general availability of land for open space purposes
- One in every three playspaces is to have some play elements and a path system, which is accessible all
- Shade should be provided in all open space through either trees or structures, especially:
  - in neighbourhood parks
  - at least every 500m along tracks and paths
  - where spectators gather at sports venues
  - in play areas and where picnicking occurs
- Tree planting around active sporting areas should be undertaken early in the park’s development, even if the playing field construction is not planned for some time

9.3  Standards

- Neighbourhood parks are no less than 0.75 hectares in area, and no less than 70 metres in any direction
- Subregional parks are no less than 3 hectares in area
- Where a subregional active sports facility is required, a minimum of two ovals on land area not less than 6.5ha is to be provided
- Neighbourhood active sports reserves are to be adjacent to school facilities, where possible
- Hume City Council, Dogs in Public Places Policy 1999
- Active sporting facilities and facilities for young people are to be located on public transport routes
- Regional trails, and all paths in neighbourhood parks, should have a maximum gradient of 1:14 and level entry points
- Change in path texture and/or colour should be used at approaches to major roadways
- AS 1428.1-2001 “Design for Access and Mobility”
- “Sport and Recreation Access for All: A guide to the design of accessible indoor and outdoor recreation and sporting facilities”, Sport and Recreation Victoria
- Hume City Council, Signage guidelines 1999
10 PLAY SPACES

10.1 Principle

Hume City’s open spaces will offer a variety of play and recreational opportunities in a range of environments.

10.2 Guidelines

- Play spaces should be designed to meet the needs of a specific target group, and located appropriately to reflect the demographics of a development
- Playgrounds are to be located in areas with good surveillance
- Play spaces should be easily accessible to potential users
- Selection of equipment should maximise the range of activities available within the one open space and complement other equipment provided in the neighbouring area
- Design of play spaces should incorporate natural elements, wherever possible
- Play spaces should conform to the principles, guidelines and standards as detailed in Council’s draft playground strategy “Places for People to Play”

10.3 Standards

- Informal kick about areas should be provided in at least one of every two neighbourhood parks
- Hume City Council, Draft, Places for People to Play, 2001
- Current Australian Standards for playgrounds
11 MAINTENANCE

11.1 Principle
A high standard of maintenance is achieved within resource constraints.

11.2 Guidelines
- Maintenance programs are to be determined with consideration of:
  - the hierarchy of open space (size, level of use, significance)
  - facility provision (type, level of embellishment, number of facilities)
  - landscape treatment (type and area)
- Safety and risk management is a priority in the design and implementation of all maintenance programs
- Plants should be selected to maximise performance and minimise ongoing maintenance requirements and costs
- Maintenance should embody the concept of environmental sustainability, with landscapes designed for the local environmental conditions
- Irrigation should be applied conservatively
- Where services (e.g., drainage pit lids, sewer inspection lids, etc.) are installed within open space areas, soil reinstatement must match surrounding ground levels, and provide for safe pedestrian and maintenance vehicle access
- Bushfire protection measures must be incorporated in areas of high bushfire risk

11.3 Standards
- All new open space is subject to a minimum 2 year maintenance period by the developer
- Developers are required to carry adequate public liability insurance (a minimum of $10 million) to cover the maintenance period
- Access for maintenance vehicles, and reinforced pavement crossings, must be provided for in the design of all open spaces
- Design Details and Technical Notes for Open Space, Hume City Council, 2001
- City of Hume Municipal Fire Prevention Plan
12 WATER SENSITIVE DESIGN

12.1 Principle

Water sensitive design is implemented to achieve high water quality whilst providing attractive, environmentally sustainable, multi-purpose areas for the community.

12.2 Guidelines

- Soil erosion and sedimentation should be minimised to protect the quality of water in natural waterways
- Water quality should be maximised through the use of litter and sediment traps, bio-retention swales and wetlands
- Vegetation should be used to buffer waterways and filter stormwater run-off
- Design must consider retention of floodwaters and maximise the opportunities to use ephemeral riparian corridors
- Where possible, retain natural land form and drainage paths, existing riparian vegetation and rock forms to ensure hydrology of a site remains stable
- On-site infiltration of water should be maximised by limiting the impervious surface area
- Innovative, efficient water (re)use systems are encouraged
- Outfall drains are to be constructed to disguise the pipe outlet and to ensure the waterway retains as natural an appearance as possible
- Wetland creation should promote landscape amenity and habitat links as well as manage stormwater
- Where appropriate island should be incorporated into the design of wetland to improve habitat values
- Seating and recreational structures should not be located within the 1:10 year flood level

12.3 Standards

- Irrigation to be provided consistent with standards in Section 5 Hume City Design Details and Technical Notes for Open Space
- Urban Storm Water Best Practice Environmental Management Guidelines, CSIRO, 1999
- Hume City Council, Draft Stormwater Management Plan, 2001
- Melbourne Water standards for outfall design (see Design Details and Technical Notes)
- Environment Protection Authority guidelines for erosion control
- Current Melbourne Water Guidelines for Stormwater Management
13 INNOVATION AND CREATIVITY

13.1 Principle
Innovative and creative open space contributes to the diversity and quality of user experience and distinct local character.

13.2 Guidelines
- Council encourages the use of new technology in the design, construction and maintenance of open space
- Artistic and creative designs that are consistent with Council Standards can be incorporated into open space design where appropriate
- Innovative built form that relates to the natural environment is encouraged
- Creative design can be used to interpret the cultural history of a site

13.3 Standards
- Council standards can be found in Design Details and Technical Notes for Open Space, Hume City Council, 2002
14 COMMUNITY APPRECIATION AND INVOLVEMENT

14.1 Principle
Community appreciation and identity is fostered through the development and use of open space.

14.2 Guidelines
- The active involvement of residents should be encouraged in the development and use of new open space.
- Interpretation should be provided to communicate the value of open space, Hume's unique vegetation communities, sites of cultural significance, and past and present land use.

14.3 Standards
- Signage and interpretation to be provided consistent with the facility provision requirements specified in the Hume City Open Space Classification System section.
- Hume City Council, Signage guidelines 1999
- Hume Interpretation Strategy 1999
- Hume's Greening Strategy 1996
- Hume City Council Community Engagement Involvement Strategy 2002