

21.03 SETTLEMENT, BUILT FORM AND HERITAGE09/06/2016
C39

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built environment and heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

21.03-1 Townships and villages09/06/2016
C39**Key issues and influences**

- The Australian Bureau of Statistics estimated resident population of Alpine Shire in 2010 was 12,866. Average annual population growth for the period 2005-2010 was 0.5% reversing the negative growth trend over the preceding 5 year period of -0.6%.
- Approximately 70% of the Shire's population is located in Ovens Valley area (Bright, Myrtleford, Dinner Plain, Harrietville, Porepunkah and Wandiligong).
- Approximately 30% of the Shire's population is located in Kiewa Valley area (Mount Beauty/Tawonga South, Bogong, Dederang and Tawonga).
- Over 15 years supply of land for residential growth and development in the urban centres of Porepunkah, Mount Beauty/Tawonga South and Myrtleford.
- Bright has 3 years supply of land for residential growth and development.
- The distinct character and identity of the Shire's towns, villages and rural districts is strongly valued by the Alpine Shire community, as well as visitors to the region.
- Ribbon development and development that conflicts with existing urban form has been identified as major factors that erode township character.
- Despite low population growth there is continued demand for new housing.
- Ageing population (33% of the Shire's population aged over 55 compared to the national average of 25%).
- Myrtleford and Mount Beauty rank below the regional Victorian average on the Socio-Economic Index for Areas - Index of Relative Disadvantage.
- With high levels of absentee house and land ownership the Alpine Shire 2005 Residential Land Review indicates that the principal focus to determine future growth needs is a realistic projection of dwelling demand.
- There are moderate levels of accessibility across the Shire.

Objectives

- Direct the majority of urban growth in the Shire to Bright, Porepunkah, Myrtleford and Mount Beauty/Tawonga South.
- Encourage redevelopment and intensification of existing urban areas by providing for higher density development and mixed uses around the commercial core of towns.
- Maintain green buffers, open space and ecological integrity around and between towns, villages and rural districts.
- Efficiently release residential land in a timely manner having regard to the availability of services and infrastructure.

Strategies

- Ensure the provision of at least fifteen years supply of residential land within each of the townships of Bright, Myrtleford and Mount Beauty/Tawonga South.
- Maintain well defined town and village boundaries.
- Provide for a range of housing choice that is affordable, accessible and meets community needs.
- Encourage and promote new residential development that demonstrates sustainability outcomes including improved energy use and water efficiency.
- Make provision for the distribution of social infrastructure across townships to meet local needs and ensure a higher level of accessibility.

Implementation

- The strategies in relation to Settlement and Housing will be implemented through the planning scheme by:

Using policy and the exercise of discretion

- When advancing Local Policy at Clause 22.01 in respect of townships and villages and in conjunction with decision making on applications for use and development in the relevant Local Area planning strategies at Clause 21.07 to facilitate growth proportionate to the existing and future needs of the population and in line with the services and facilities provided in the towns identified.

Application of zones and overlays

- Apply the General Residential Zone in the townships of Bright, Mount Beauty / Tawonga South, Myrtleford, Porepunkah to encourage residential development close to major existing retail, community and commercial facilities.
- Apply the Township Zone to Dederang, Harrietville, Tawonga to facilitate development proportionate to the services and facilities they provide.
- Apply the Mixed Use Zone to the towns of Myrtleford and Porepunkah to designate them as mixed use clusters and community activity clusters to encourage more intensive development.
- Apply the Special Use Zone to Dinner Plain and Bogong Village to maintain the specific development pattern so as not to detract from its setting.
- Apply the Development Plan Overlay to undeveloped land at Myrtleford and Porepunkah to ensure appropriate development and design principles are employed.

Further strategic work

- Update Alpine Shire residential land review.
- Review and update town and village master plans and urban framework plans.
- Rezone Porepunkah from Township to General Residential.

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- Rural residential living is a legitimate land use and contributes to housing choice available to existing and prospective residents.
- The increasing demand for rural and semi-rural living.
- Provision of infrastructure and services.

Objectives

- Identify suitable areas for rural residential land use and development.
- Ensure that rural residential development is appropriately located.
- Protect rural land from inappropriate development to provide social, economic and environmental benefits for existing and future generations.

Strategies

- Identify localities suitable for rural living and low density residential land use and development.
- Identify and protect areas subject to environmental constraints such as flooding, high biodiversity value, erosion, mass movement and fire hazard from intensive development.
- Avoid inappropriate zoning of land that would allow increased development, including subdivision, on land that is or will be covered by the Bushfire Management Overlay, or on adjoining land that is considered a high fire risk.
- In the Low Density Residential Zone, encourage lot sizes in the range 0.2 ha to 1ha unless:
 - A larger lot is required for the on-site treatment of waste;
 - A larger lot is needed to protect pockets of significant remnant vegetation;
 - A larger lot is needed for the provision of defensible space under the Bushfire Management Overlay; or
 - The land has a high landscape value.
- In the Rural Living Zone, encourage lot sizes in the range of 2.0 ha unless.
 - A larger lot is required to provide a buffer to adjoining agricultural land uses;
 - A larger lot is needed to protect pockets of significant remnant vegetation; or
 - The land has a high landscape value.
- Where relevant, direct new rural residential subdivision and development away from:
 - Land classified as high quality for agriculture;
 - Land of high biological significance due to its flora and fauna values; or
 - Land of high landscape, cultural heritage, or archaeological significance.
- Land having any of the following characteristics is not considered suitable for rural residential development unless development envelopes can be designated without these characteristics:

- A bushfire hazard rating resulting in the construction requirement of a Bushfire Attack Level rating in excess of 29;
- Subject to 1 in 100 year or 1% flood frequency level;
- Subject to soil contamination to a degree which would require specialist management for growing plants and/or animal keeping;
- Contaminated as a result of previous land uses to an extent that would make the land unsuitable for residential use, unless remediation works have been undertaken to the satisfaction of the Environment Protection Authority;
- Slopes steeper than 20%t (1 in 5).

Implementation

- The strategies in relation to Rural Residential Living will be implemented through the planning scheme by:

Using policy and the exercise of discretion

To advance Local Policy at Clause 22.01-2 in respect of rural residential living to provide opportunities around this type of residential development.

Application of zone and overlays:

- Apply the Low Density Residential Zone in Bright, Mount Beauty/Tawonga South, Myrtleford, Porepunkah, Tawonga, and Wandiligong to encourage a range of lots sizes to meet the needs of different users.
- Apply the Rural Living Zone to small precincts within Bright, Harrietville, Mount Beauty and Porepunkah and within the localities of Buffalo Creek, Buffalo River and Ovens River providing opportunities for residential development while still keeping the rural nature of these precincts.
- Apply the Rural Activity Zone in Freeburgh to provide for use and development which is compatible with agriculture and the landscape and environmental characteristics of the area.
- Apply the Development Plan Overlay in Bright, Mount Beauty/Tawonga South to ensure appropriate development and design principles are employed.

Further strategic work

- Investigate land in the vicinity of established townships for rezoning for the planned growth of urban settlements.
- Undertake a Rural Residential Living Strategy to review existing and identify the demand for new areas for rural living and rural residential development. Suitable locations for this type of use will:
 - Be in proximity to existing townships and have good access to services and facilities;
 - Not be subject to significant environmental risk and/or land management constraints;
 - Be aesthetically attractive and are capable of providing appealing lifestyle opportunities for future residents;
 - Not result in the loss of high quality agricultural land or agricultural land of strategic importance; and
 - Not detract from the landscape, cultural heritage or environmental values of adjoining land.

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Rural lifestyle, subdivision and dwellings

Key issues and influences

- Rural lifestyle aspirations have the potential to restrict and conflict with agricultural production and create demand for the dispersed provision of infrastructure to service lifestyle developments.
- Subdivision of productive agricultural land and the development of dwellings for rural residential purposes can have a cumulative effect of reducing the amount of land available for commercial farming.
- Provision of infrastructure and services.

Objectives

- Ensure that rural lifestyle use and development is directed to existing areas zoned for rural lifestyle or areas where it can be demonstrated that the development meets the policy guidelines for rural lifestyle development.
- Ensure that rural subdivision is linked to and required for an agricultural, associated rural activity or rural tourism purpose.
- Ensure that rural dwellings are linked to and required for an agricultural, associated rural activity or rural tourism purpose.
- Avoid loss of agricultural land which is of strategic significance in the local or regional contexts.
- Avoid the loss of productivity to adjoining land owners arising from land use conflict.
- Protect rural land from inappropriate development to provide social, economic and environmental benefits for existing and future generations.

Strategies

- Ensure that rural subdivision maintains agricultural production and does not impact on the right to farm.
- Limit rural lifestyle development in agricultural areas, particularly on 'high versatility' land.
- Ensure the cost effective servicing of towns and communities across the municipality through avoiding the impacts of a dispersed population base.
- Limit rural lifestyle use and development to defined rural residential settlements or zoned areas in proximity to urban areas where potential adverse impacts on agricultural and other rural based uses are minimised.
- Limit further fragmentation of rural land by subdivision.
- Ensure that subdivision proposals create lots of sufficient size to be of benefit to agricultural production.
- Retain the potential for large scale, broad acre based farming enterprises.
- Encourage the consolidation of rural lots.
- Limit the cumulative impact of house lot excisions, including serial small lot subdivisions.

- Ensure that house lot excisions are undertaken for legitimate reasons related to agriculture.
- Ensure that dwellings in rural areas maintain agricultural production and do not impact on the right to farm.
- Discourage the proliferation of dwellings not associated with agriculture.
- Require any dwelling proposal to demonstrate that a dwelling is required to support a legitimate, established agricultural or rural activity.
- Discourage the proliferation of dwellings where the agricultural use of the land does not require the presence of a land manager.
- Ensure that dwellings do not result in the further fragmentation of productive agricultural land.
- Ensure that the development of dwellings in rural areas does not prejudice existing agricultural activities on surrounding land.
- Consider a proposal for a dwelling for rural lifestyle purposes if the land:
 - Is less than 4 hectares in area;
 - Is of low agricultural value and versatility;
 - Is not able to be consolidated with adjoining land used for agriculture;
 - Can be accessed via a road in Council's Register of public roads;
 - Has no access to irrigation water.

Further strategic work

- Monitor the use of the existing Farming Zone to facilitate rural based tourism uses and the application of the Rural Activity Zone if required.
- Support North East Water Corporation in applying the Environmental Significance Overlay as a buffer to wastewater treatment plants.

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Built form and heritage

Key issues and influences

- Identified need to promote and encourage residential development that responds to the sustainability principles of design, siting, orientation, efficiency and reuse.
- Water sensitive urban design outcomes in new housing developments.
- A significant proportion of dwellings are not permanently occupied, serving as holiday homes.
- Settlements are highly car dependent communities with limited public transport services.
- Development pressure and insensitive design have the potential to threaten the character of towns and villages valued by residents and visitors alike.
- New development that responds to built and natural landscapes and aspires to high quality architectural standards is important in maintaining a strong sense of civic pride, enhancing the aesthetics and liveability of the Shire.

- Significant heritage items within the Shire including the historic area of Wandiligong, the National Trust recorded/classified landscapes and various buildings, sites and objects recorded in historic registers.
- There are significant areas of Aboriginal cultural heritage sensitivity situated throughout the Shire.

Objectives

- Ensure new residential subdivision lot layout and design can facilitate improved energy use and water efficiency outcomes within new dwellings.
- Ensure new development achieves environmentally sustainable principles.
- Facilitate connectivity between new housing and commercial precincts.
- Identify and conserve cultural and built heritage to enhance the community's appreciation of the history and development of the region.
- Facilitate the timely provision of a range of community and recreation facilities to meet the needs of local residents, and to promote accessibility, community health and cohesion.
- Ensure new residential development is serviced with water, sewerage, stormwater, underground electricity and sealed roads, appropriate for the area.
- Promotion of water sensitive urban design outcomes.

Strategies

- Where appropriate limit the height of buildings in towns and villages to reflect the current character and urban design and to maintain rural and mountain vistas.
- New areas should provide walkable neighbourhoods, respect neighbourhood character and ensure land use compatibility.
- Protect areas of recorded and classified historic or landscape importance.
- Encourage development that is consistent with the principles of ecologically sustainable development.
- Protect existing known heritage.
- Identify and assess new heritage items.

Implementation

- The strategies for Built Form and Heritage will be implemented by:

Applying zones and overlays

Applying a Heritage Overlay to protect heritage places of significance as identified in the Thematic Environmental History of the Alpine Shire 2004 and the Historical Archaeology Report 2008.

Applying the Design Development Overlay to Mount Beauty and Wandiligong to identify and protect streetscape character and setting.

Applying a Vegetation Protection Overlay to protect significant street trees in Bright ensuring development minimises the loss of vegetation and preserving existing trees in the area.

Further strategic work

- Prepare appropriate policy in respect of neighbourhood and streetscape character across urban areas to compliment recommendations of Urban Design Framework Plans.
- Review and implement recommendations of the respective Urban Design Framework Plans across urban areas.
- Undertake comprehensive heritage and cultural study for the Shire to identify issues and items that are not already addressed in the Planning Scheme.
- Identify significant trees within urban areas.
- Investigate the development of a Domestic Wastewater Management Plan to assist in assessing the servicing of towns with reticulated sewerage.