

21.07 HOUSING

16/08/2018
C75

This Clause provides local content to support Clause 16 Housing of the State Planning Policy Framework.

21.07-1 Residential development

16/08/2018
C75

Context and issues

- Most of the housing in the municipality is detached housing.
- Nearly 80% of the projected housing growth will be detached dwellings.
- There is an identified need for more compact housing forms that is unlikely to be achieved without planning intervention.
- Well located medium density housing including semi-detached housing, town houses, flats, units and apartments is encouraged to provide a broader range of housing choices regardless of stage of life, employment or other circumstances.
- Separate dwellings on low-density residential land will continue to increase as townships and the land adjacent to townships develops.
- Adequate supply of student accommodation is an issue.
- Development of accommodation to support and enable students to study in Wangaratta is important.

Objectives and strategies

Objective 1 To provide for a diversity of housing stock in the Wangaratta Urban Area to meet the varying needs of the local population.

- Strategy 1.1 Facilitate well-located medium density housing including shop top housing within the Central Activities Area and identified infill development areas, and on corner lots.
- Strategy 1.2 Protect areas of heritage value, neighbourhood character and court or cul de sac locations from development that will undermine the character or amenity of these areas.
- Strategy 1.3 Recognise areas of environmental constraint and avoid development that will create complexity of environmental issues in these areas.
- Strategy 1.4 Direct detached housing and low-density residential development to greenfield residential development areas.
- Strategy 1.5 Support housing that is adaptable and usable to older people and people with a disability.
- Strategy 1.6 Require a diverse mix of housing in new housing subdivisions.
- Strategy 1.7 Support social housing in new housing subdivisions.

Objective 2 To revitalise Townships by facilitating provision of housing and infrastructure

- Strategy 2.1 Facilitate housing within Townships.
- Strategy 2.2 Facilitate development of well-located and well designed tourist accommodation and housing for older people.
- Strategy 2.3 Facilitate medium density housing within the town centres of Townships.
- Strategy 2.4 Facilitate mixed use, residential and commercial development within the town centres of Townships.

Implementation

Future strategic work

- Implement the Township Development Plans for Glenrowan, Oxley and Milawa through comprehensive planning scheme amendments.
- Prepare the Moyhu Township Development Plan to accommodate future population growth.

21.07-2

Housing affordability

16/08/2018
C75

Context and issues

- There is a shortage of housing stock that caters for lower income groups including seniors and people experiencing social disadvantage.
- Affordable housing in close proximity to the Wangaratta Central Activities Area and future Neighbourhood Activity Centres will provide access to employment and services, and help reduce income stress.

Objectives and strategies

Objective 1 To provide a range of affordable housing options.

Strategy 1.1 Facilitate affordable housing located close to Wangaratta Central Activities Area and future Neighbourhood Activity Areas.

Strategy 1.2 Support well located affordable housing in townships and greenfield development sites.

Strategy 1.3 Support energy efficient affordable housing units.

Strategy 1.4 Support residential developments that provide local employment opportunities.

21.07-3

Housing form

16/08/2018
C75

Context and issues

- Protection of agricultural land from encroachment from residential development is a high priority for the municipality.
- Rural residential style housing will be directed to land zoned for this purpose and to low-density residential estates around serviced Townships.
- A moderate increase in residential development in rural areas around Rural Townships is anticipated with an increase in future population.
- The primary use of land within the rural areas of Wangaratta is agriculture and should continue to be so in the future.
- Housing development is not sympathetic to the environmental sensitivity of the King Valley, and the unique landscape values of the Warby Ranges, King Valley and Glenrowan Gap.

Objectives and strategies

Objective 1 To protect areas of environmental significance, landscape significance and high agricultural value from urban development.

Strategy 1.1 Avoid residential development that will undermine the environmental and agricultural values of the King Valley.

Strategy 1.2 Avoid residential development that will undermine the landscape values of the Warby Ranges, King Valley and Glenrowan Gap.

Strategy 1.3 Protect the primacy of rural land for agricultural purposes.

Strategy 1.4 Protect native vegetation on land close to Three Mile Creek.

Objective 2 To ensure rural residential development is appropriately sited and serviced.

Strategy 2.1 Require all residential development in rural areas to have regard to flooding constraints.

Implementation

Policy guidelines

- Base rural living subdivision design, development, drainage and effluent disposal on a Land Capability Assessment.
- A Land Capability Assessment must be provided at the subdivision stage.

Further strategic work

- Apply the Significant Landscape Overlay to areas of environmental and landscape significance to protect them from inappropriate residential development.
- Investigate rural living opportunities around Wangaratta Regional City and Townships.