

21.08 HOUSING

22/12/2016
C123

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

Specific references to individual suburbs and towns are also included in Clause 21.13 (Local Areas).

21.08-1 Residential development

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Residential development in Wodonga is dominated by detached single dwellings at conventional densities. There has been some medium density residential development in central Wodonga. Notably, Elmwood and Whitebox Rise estates have developed some (single and double storey) medium density housing. Further, central Wodonga is undergoing redevelopment at increased densities through infill subdivision and extensions to existing dwellings and replacement of existing housing stock with multi-dwelling developments. There are aged care facilities and retirement villages in Baranduda (Westmont) and West Wodonga (Felltimber and West Wodonga Enterprise Park). There is a need to offer housing and diversity and choice and promote higher density residential development in areas which have good access to public transport, community, recreation and commercial facilities.

Key Issues

- Lack of diversity in existing housing stock.
- Lack of affordable housing.

Objective

To provide housing which meets the needs of the community.

Strategies

- Encourage higher density residential development in areas which have good access to public transport, community, recreation and commercial facilities.
- Encourage housing diversity and choice, particularly in new subdivisions which are conveniently located in relation to facilities and services.
- Encourage a variety of dwelling types.
- Encourage aged care facilities and retirement villages, which are well designed and located with convenient access to services, commercial facilities and public transport.

21.08-2 Rural living and low density residential development

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Key Issues

- Rural living and low density residential development should be located away from hills, waterways and areas identified as being for future urban development.
- Delivery of water, sewerage and drainage at time of development.

Objective

To ensure there are sufficient rural living and low density residential development opportunities.

Strategies

- Discourage rural living and low density residential development in areas identified for conventional density residential development or constrained by the hills and waterways.
- Require all low density residential development to be provided with reticulated water and sewerage services.
- Require all rural living development and subdivision to be provided with reticulated water.

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Implementation

Further strategic work

- Prepare a housing strategy to identify areas suitable for higher density residential development, affordable housing, and housing for the aged and disabled.
- Consider undertaking a review of low density residential and rural living land supply.
- Review and update the schedule to the Rural Living Zone.