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HOUSING

Urban residential

Overview

Urban residents comprise approximately 57% of the municipality's residents. The existing residential stock comprises mostly single-family houses with 3 or 4 bedrooms. A greater range of stock will be needed to meet the requirements of the future. An increasing number of households will comprise 1 or 2 persons of retirement age. New housing will be needed in existing towns, and should be attractive, well-located and fully serviced.

Key issues

- Meeting the need for more housing that is suitable for retirement living for 1 or 2 persons.
- Encouraging residential infill in fully developed urban areas.
- Extending fully serviced residential areas as shown on town structure plans.

Objective 1

To encourage the provision of a range of housing types to meet market demand, including infill residential development that maximises the use of existing infrastructure.

Strategies

- Consolidate urban areas within Kerang, Cohuna and Koondrook, to ensure cost efficient supply of services and good access to urban facilities.
- Promote new residential development in Kerang, Cohuna and Koondrook that is appropriately located to protect farming land, utilise existing infrastructure and recognise any physical and environmental constraints to development.
- Locate low density residential development in Kerang, Cohuna and Koondrook at the edge of or within townships where future fully serviced urban growth will not be prejudiced; reticulated water and power are available; and wastewater can be disposed of by reticulated sewerage or other approved treatment.
- Provide a range of residential options in all urban centres to accommodate housing choice and the needs of tourists, retirees and elderly people.
- Ensure that new residential areas are designed to maximise solar efficiency; provide for a variety of lot sizes; have full reticulation of services; have adequate water for fire-fighting and access for fire trucks; retain remnant vegetation; and provide adequate vehicle and pedestrian access. For larger developments, these requirements should be addressed through a Development Plan.
- Identify suitable locations for retirement and elderly persons' accommodation.
- Provide for medium density multi-dwelling development, where appropriate, in the major towns.

Implementation

The strategies in relation to urban residential housing will be implemented through the planning scheme by:

Policy guidelines

- When deciding on applications for urban residential housing, considering, as appropriate:
 - Whether to require land management plans to accompany subdivision proposals for any land which may be subject to flooding, drainage problems or remnant vegetation removal.

Application of zones and overlays

- Applying the General Residential Zone to land in town areas which is or can be fully serviced to accommodate residential development.
- Applying the Low Density Residential Zone to existing low density residential development and land identified for future low density residential development.
- Applying the Township Zone to existing small towns and to adjacent areas suitable for future residential development.
- Applying the Development Plan Overlay to areas that have been identified as suitable for residential or low density residential growth.

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Rural residential

Overview

Gannawarra Shire provides significant opportunities for environmentally sustainable rural living development, particularly in waterside locations. Rural living is a valid option for residential settlement, consistent with State and local strategy, provided that it is suitably located with good road access to town services and employment; can be sewerered or can absorb wastewater without affecting public land or neighbouring property; is identified in strategic research; and is consistent with a genuine demand for development.

In some instances, one or a few small lots can be created from the re-subdivision of large farming properties, where large rural lots remain in commercial farming use. In other situations, suitable land can be considered for rezoning from Farming Zone to a Rural Living or Low Density Residential Zone. The rezoning process must begin with land identified in a strategic assessment and must consider the requirements of the State and local planning policy frameworks.

Rural living in the vicinity of waterways must enhance the natural and environmental qualities of the water body, including by avoiding pollution and contamination; planting and maintaining local native vegetation; and preserving landscape quality and amenity.

Rural living subdivision and development consistent with genuine demand provides additional lifestyle choices for residents, and presents the opportunity to generate economic activity and employment and attract additional permanent residents to the municipality.

Key issues

- Identifying land proposed for rural living development in strategic documents.
- Protecting water quality, environmental and landscape values of nearby water bodies, including lakes, rivers and streams.
- Encouraging rural living development that is consistent with genuine demand.
- Encouraging rural living development that is consistent with the environmental and locational attributes of the land.
- Locating rural living development so as to avoid conflict with other forms of development, particularly fully serviced urban residential development.
- Supplying reticulated sewerage wherever practicable; unless each lot can contain and absorb wastewater without impacting downstream or on nearby land.
- Discouraging subdivision that is likely to lead to such a concentration of lots as to conflict with the general use of the rural area and change its character, unless it can be shown that the clustering of lots will not limit the productive use and development of larger lots, whether in the subdivision or the surrounding area.

Objective 1

To locate rural living development in appropriate locations identified in a strategy, so as to avoid interface conflicts with other land uses and development and environmental assets.

Strategies

- Ensure that new rural living development is consistent with strategic planning documents.
- Ensure that rural living nodes are located close to existing towns and with all-weather road access to highways and urban centres.
- Encourage rural living development that promotes efficient use of existing infrastructure.
- Ensure that nearby environmental assets, including water bodies, forests and natural habitats, are protected and enhanced.
- Ensure that the design, siting and layout of subdivisions, particularly adjacent to forested public land, considers fire risk and addresses the need for fire protection.
- Avoid rural living development of any land which has been strategically assessed as having potential for fully serviced urban residential development, unless rural living subdivisions can be designed to facilitate later re-subdivision and servicing.
- Consider re-subdivision of lots in the Farming Zone to create one or several rural living lots, where appropriate, in locations that are supported by strategic policy recommendations.
- Encourage larger rural living subdivision proposals (generally those creating four or more rural living lots) to be considered along with a proposal to rezone the land to a more suitable zone such as Rural Living Zone in accordance with the State-wide guidelines.

Objective 2

To manage rural residential development in farming areas in terms of its impact on commercial farming and protection from hazards.

Strategies

- Ensure that rural residential lots that are surrounded by farming are clustered wherever practicable and located to minimise conflict between farming and rural residential use.
- Ensure that new dwellings have all-weather road access and an adequate water supply for fire-fighting.
- Encourage the consolidation of land in the same ownership as part of any application for rural residential subdivision.
- Consider proposed re-subdivisions of lots for a rural residential dwelling in terms of their impact on commercial farming.
- Ensure adequate provision of rural water supplies for the ongoing development of the agricultural sector by working with water authorities.

Objective 3

To design rural living subdivisions to maximise efficiency in layout and minimise impacts on surrounding land.

Strategies

- Ensure that access to lots is provided from public roads and not via carriageway easements.
- Minimise points of access to declared roads to protect the functions of the roads.
- Ensure that new dwellings have all-weather road access and a water supply sufficient for fire-fighting.

GANNAWARRA PLANNING SCHEME

- Encourage energy efficient subdivisions and dwellings to reduce the load on services.
- Ensure that all lots are connected to reticulated sewerage wherever practicable, or ensure that each lot can contain and absorb wastewater.
- Ensure the design, siting and layout of subdivisions, particularly adjacent to forested public land, reduces the level of fire risk and improves the level of fire protection.

Implementation

The policies for rural residential development will be implemented through the planning scheme by:

Policy guidelines

- When deciding on applications for rural residential subdivision to create lots intended for a dwelling, considering, as appropriate:
 - Whether to require a site context plan and response and an explanation of how the proposal is supported by and implements relevant strategic policy recommendations.

Application of zones and overlays

- Applying the Low Density Residential Zone to existing and future residential developments with lot sizes generally in the range of 0.2 to 4.0 hectares.

Further strategic work

- Considering the implementation of the *Lake Charm, Kangaroo Lake and Gunbower Creek Environs Strategy* by amending the Planning Scheme to provide additional land for rural residential development.
- Investigating whether some parcels of land presently in the Farming Zone would be suitable for re-subdivision so as to provide a small number of rural living lots and one or more large farming lots.