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HOUSING

Housing Supply

Horsham Rural Council's population in 2017 was estimated at 19,833 people (Australian Bureau of Statistics, 2018). Approximately one quarter of this population reside outside of the Horsham urban area in townships and settlements.

Horsham's population is projected to grow, although Horsham is situated in a region experiencing population decline. Over the next 20-30 years, Horsham is likely to see a significant increase in population of residents 60 years and over, and population decline of residents aged 50 or less.

A growth scenario of 0.5% would result in an additional 110 people per year, and the need for an additional 71 households per year. A higher growth scenario has been developed that is based on recent (2005/06 – 2010/11) building approval activity and ABS data. This suggests an average annual dwelling requirement of 125 households per year.

Under a low growth scenario, there will be demand for an additional 1,413 dwellings in Horsham over the next 20 years. This amount could be accommodated through an existing supply of residential land, and infill opportunities.

Under a high growth scenario, there would be a requirement for an additional 2,500 dwellings over the next 20 years.

Medium density housing development has consistently accounted for 30% of new dwelling starts during the last decade. A substantial proportion of this development has involved the redevelopment of sites with good access to the Central Activities District (CAD), thus increasing the number of people living in close proximity to a wide range of services.

Medium density housing in a central location is particularly attractive to older members of the community. The proportion of persons aged over 60 years is expected to increase from 20% of the population at present, to 32.3% of the population within the next 25 years, creating ongoing demand for medium density housing.

The Council depot, adjacent to the CAD in Selkirk Drive, presents an opportunity to increase the supply of medium density housing in close proximity to existing services.

Objectives and Strategies

Objective 1 To ensure adequate supply of housing to meet current and future housing needs.

- Strategy 1.1 Ensure Horsham is supplied with a minimum of 15 years supply of residentially zoned land.
- Strategy 1.2 Identify opportunities for increased residential development in the municipality's smaller towns.
- Strategy 1.3 Encourage the development of retirement living and aged care uses within the Horsham urban area.

Objective 2 To encourage increased densities of development in areas that can capitalise on existing physical and social infrastructure.

- Strategy 1.2 Encourage medium density residential development within a 400 metre radius of the Horsham CAD and other appropriate areas.

Objective 3 To improve the diversity of housing options available within Horsham.

- Strategy 3.1 Support a range of lots sizes within new subdivisions to provide opportunities for dwellings of a variety of sizes.
- Strategy 3.2 Facilitate the development of strategic infill sites for medium density housing.

Objective 4 To promote housing affordability.

- Strategy 4.1 Ensure the supply of appropriately zoned land for housing remains in surplus.
- Strategy 4.2 Encourage opportunities to increase the supply of affordable housing, both within private sector and in the form of social housing, to cater for lower income households, older people and young people who wish to remain within the local area.
- Strategy 4.3 Avoid the clustering of social housing where possible.

Scheme Implementation

Apply the General Residential Zone to the existing residential areas of the regional centre and a sufficient supply of land identified for growth.

HORSHAM PLANNING SCHEME

Apply the Low Density Residential Zone to areas suitable for larger lot residential development.

Apply the Rural Living Zone to areas suitable for residential use in a rural environment.

Further Strategic Work

Develop a Housing Strategy for the municipality that considers housing diversity, affordability and accessibility.