

21.09 HOUSING

10/09/2015
C110(Part 1)

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

Overview

Housing within Macedon Ranges Shire is predominately detached, and is dispersed across settlements and rural areas in the residential, township, low density residential, rural residential and farming zones.

The changing demographic within the Shire is increasing demand for a greater diversity of housing, including options for lone person households and to facilitate ageing in place within the Shire and its individual settlements. Small households (one or two people) are a large and growing proportion of all households in the Shire. Nearly half the Shire’s households were small households at the 2011 Census, and this is expected to rise in the future as the population ages, people delay childbirth, form partnerships later in life, or divorce. At the same time, some of the towns are attracting young families who are seeking traditional housing, which is more affordable in Macedon Ranges compared to similar housing elsewhere.

Rural residential development in the Shire provides a range of property sizes offering a range of lifestyle opportunities and landscapes.

21.09-1 Housing in towns

10/09/2015
C84

Objective 1

To provide for responsive and affordable housing and a diversity of lot sizes and styles to meet the requirements of all age groups, household types, lifestyles and preference.

Strategies

- Strategy 1.1 Encourage a diversity of housing in appropriate locations.
- Strategy 1.2 Encourage the provision of smaller housing forms, including townhouses and units, around town centres to cater for the changing demographics of the Shire.
- Strategy 1.3 Promote a range of housing options to improve housing affordability in the larger towns, with a particular focus on Kyneton.
- Strategy 1.4 Facilitate a range of single and double storey dwellings to improve housing accessibility.
- Strategy 1.5 Facilitate ageing in place by identifying suitable locations for medium density development in Council’s structure plans and outline development plans which provide good access to services.
- Strategy 1.6 Discourage housing for older people in small towns lacking infrastructure and services.
- Strategy 1.7 Encourage the provision of a range of lot sizes in plans for new development.
- Strategy 1.8 Encourage low density residential development at locations that will not prejudice opportunities for future serviced residential expansion.

Objective 2

To ensure housing development is considerate of its environment and local servicing capacities.

Strategies

- Strategy 2.1 Avoid housing development that exceeds existing local servicing capacities.
- Strategy 2.2 Encourage all future residential growth to occur within township boundaries where there is adequate infrastructure available or can be made available.
- Strategy 2.3 Ensure housing in sensitive areas respects its context and the preferred character of the area.
- Strategy 2.4 Ensure the planning density and design of new residential development recognises the environmental and infrastructure constraints.

Objective 3

To encourage housing development to be environmentally sustainable.

Strategies

- Strategy 3.1 Promote the development of housing with a high degree of environmental sustainability.
- Strategy 3.2 Encourage development to be designed to maximise solar access and energy efficiency and minimise water consumption.

Specific implementation

- Apply the residential zones in areas where all required infrastructure is available to provide for a diversity of housing choices and lot sizes in townships.
- Apply Schedule 17 to the Design and Development Overlay (Gisborne Town Centre Residential Area) in appropriate areas of Gisborne to ensure new development meets the objectives, principles and key elements of the *Gisborne/New Gisborne Outline Development Plan Final Report, 2009*.
- Apply the Development Plan Overlay to large areas of undeveloped residential land to facilitate co-ordinated future use and development of the land
- Identify preferred areas for medium density housing around town centres, in the development of structure plans for Kyneton, Riddells Creek, Romsey and Woodend.
- Implement the Macedon Ranges Housing Strategy in order to address the future housing needs of the Shire.

Further strategic work

- Undertake future work to identify initiatives to facilitate environmental sustainability in housing development.

21.09-2
10/09/2015
C110(Part 1)

Rural residential

Objective 1

To ensure rural residential development is sustainable and gives priority to the environment and landscape.

Strategies

- Strategy 1.1 Avoid further creation of rural residential lots, particularly in catchment areas, due to the potential impact on water quality.
- Strategy 1.2 Ensure any rural residential development promotes and reflects the rural character and activities of the area, responds to landscape values and environmental constraints including potential impacts on water quality, adds to the attractiveness of the area and minimises the visual prominence of buildings in the landscape.
- Strategy 1.3 Ensure rural residential development does not adversely impact current and future agricultural and economic activities and demonstrates site specific sustainability, including waste water treatment.
- Strategy 1.4 Ensure subdivisions seek to utilise existing good quality roads and minimise the number of additional roads created.
- Strategy 1.5 Encourage re-subdivision of lots within the Cobaw biolink area identified on the Rural Framework Plan at Clause 21.03-3 only where the proposed development will not compromise existing native vegetation.
- Strategy 1.6 Encourage consolidation of lots within the Cobaw biolink area only where the proposed development will not compromise existing native vegetation.
- Strategy 1.7 Ensure residential development on existing lots protects and enhances the existing forest mosaic within the Living forest area” identified on the Rural Framework Plan at Clause 21.03-3

Objective 2

To provide for a 30 year fixed supply to 2045 of rural residential opportunities with a range of lot sizes close to township services within the Rural Living Zone.

Strategies

- Strategy 2.1 Provide for rural living development within the existing Rural Living Zone where potential exists to deliver additional rural living land supply.
- Strategy 2.2 Support the provision of additional lots in Gisborne South and between Gisborne and Riddells Creek to meet long term forecast demand.
- Strategy 2.3 Require rural residential subdivisions to provide a range of lot sizes consistent with the framework set out in an approved development plan for the area.

Objective 3

To support rural living development in the Rural Living Zone that is sustainable and protects the landscape and environmental features of the area.

Strategies

- Strategy 3.1 Require the subdivision and development of rural living zoned land to minimise impacts on the natural environment, including biodiversity, habitat, water catchments and water quality.
- Strategy 3.2 Support appropriately located rural residential development that responds to landscape values and environmental constraints, including Special Water Supply Catchments.
- Strategy 3.3 Avoid subdivision of land that is constrained by slope, drainage, soil types, native vegetation and any other topographic or environmental features.
- Strategy 3.4 Require building envelopes to be located away from remnant bushland, prominent ridgelines, hilltops or other visually exposed areas.
- Strategy 3.5 Prevent further subdivision of land north of Kilmore Road between Macedon Court and Hamilton Road, to maintain the urban break between Gisborne and Riddells Creek and preserve views of the Macedon Ranges.
- Strategy 3.6 Require larger lots along arterial roads zoned Road Zone Category 1 and the planting of landscape buffers consistent with any approved development plan.
- Strategy 3.7 Locate access roads and development envelopes so that minimal earthworks are required.
- Strategy 3.8 Promote the rural character of the area by:
- Providing a range of lot sizes to offer different lifestyle opportunities throughout the Shire.
 - Protecting existing remnant native vegetation.
 - Providing for productive use of higher quality soils and minimising impacts on significant landscapes and viewsheds.
- Strategy 3.9 Locate larger lots on ridgelines, hilltops, areas of vegetation, adjacent to waterways and adjacent to the Calder Freeway.

Objective 4

To provide for rural living development with appropriate staging, infrastructure and access to local facilities.

Strategies

- Strategy 4.1 Require subdivisions to utilise adequately constructed existing roads for access, and to upgrade existing roads where necessary to provide a safe and integrated road and path network.
- Strategy 4.2 Require appropriate supporting infrastructure for new subdivision and development, including sealed roads, road / junction improvements, path networks, fire access tracks, lighting and reticulated water (or an alternative potable water supply with adequate supply for domestic use) in addition to that required for fire fighting purposes.
- Strategy 4.3 Require development contributions or works in lieu to the satisfaction of the responsible authority for subdivision of land.
- Strategy 4.4 Avoid direct access from individual lots to roads zoned Road Zone Category 1 and in locations identified in the approved Development Plan.

- Strategy 4.5 Require rural residential development to demonstrate site specific sustainability, including waste water treatment, stormwater run-off, biodiversity protection and landscaping.
- Strategy 4.6 Avoid the development of dams on lots of less than 4 hectares unless it can be demonstrated that it is essential for the ongoing operation of an agricultural or business activity.

Application requirement

An application for rural residential development must be accompanied by the following information, as appropriate:

- An environmental management plan. This may be registered on the title by the responsible authority as part of an application for subdivision, use or development of land.

An application to subdivide land must be accompanied by the following information, as appropriate:

- A report that explains how the subdivision has been designed to respond to the objectives and strategies of this clause.
- The need for further subdivision and the suitability of land for further subdivision to be justified by the applicant who must demonstrate the subdivision supports the vision for the Shire.
- Building envelopes to adequately protect landscape values.

Exercise of discretion

It is policy to:

- Design subdivisions wherever possible to retain areas of environmental significance, such as native vegetation and waterways, within a single parcel of land.
- Design subdivisions to allow for buffers between development and areas of environmental significance.

Policy guidelines

When deciding on an application for subdivision, the following matters may be considered, as appropriate:

- Appropriate land management measures such as weed control to be in place prior to the issue of a statement of compliance for the subdivision. The applicant may be required to address other environmental degradation issues or constraints on the land to ensure that the land is able to support development without compromising the natural resource base.

Specific implementation

- Apply the Rural Living Zone to areas where it is appropriate to provide for residential use in a rural environment.
- Apply the Rural Conservation Zone in areas of high conservation value to encourage use and development of the land that is consistent with sustainable land management practices.

Other actions of Council

- Monitor the release of small lots over a 3-5 year period from gazettal of Amendment C110 to ascertain the demand for smaller lots and whether further supply needs to be delivered to the market in appropriate locations. Any locations considered for future changes should be determined by the strategic considerations set out in the report titled *In the Rural Living Zone – Strategic Directions*, September 2015.

Further strategic work

- Identify and implement appropriate planning controls to protect visually significant landscapes in the Rural Living Zone.

Reference documents

Macedon Ranges Shire Housing Strategy – Part 1, 2007

Macedon Ranges Settlement Strategy, 2011

In the Rural Living Zone – Strategic Directions, September 2015.