

21.07 HOUSING19/05/2016
C108

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

Specific references to individual towns are also included in Clause 21.11 (Local Areas).

21.07-1 Residential development19/05/2016
C108

Residential development in Mitchell has been dominated by detached housing at conventional, low and rural living densities. There has been limited medium density development and a few specialist and aged housing projects. There will be increasing pressure and need to diversify housing choice and type, particularly in the south of the Shire. This will include housing and accommodation that meets the needs of the ageing community. This will result in higher densities in the centres of these towns. The Wallan Structure Plan identifies preferred precincts to accommodate higher densities near the town centre and subsequent structure planning for Kilmore should also identify appropriate locations.

Key issues

- Providing residential diversity and choice.
- Responding to the housing needs of the community.

Objective 1

To provide variety and choice in housing styles and densities.

Strategies

- Identify preferred areas for increased residential densities in Structure Plans.
- Support housing and accommodation for the ageing population.

21.07-2 Rural living development05/12/2013
C87

Rural living is a legitimate and popular residential option that is provided through the Rural Living and Low Density Residential Zones. However, unplanned rural living development in the Farming Zone and the Rural Conservation Zone can have a range of negative effects, including:

- Distorted land values against agricultural value.
- Conflicts over farming practices.
- Demand for urban services and infrastructure.
- The construction of dwellings in agricultural areas that are not connected to farming can also cause adverse impacts.

Key issues

- Protecting the operational viability of farms.

Objective 1

To ensure that farming operations in the Farming Zone are not adversely constrained by the inappropriate construction or siting of dwellings in nearby areas.

Strategies

- Ensure that houses on existing lots in the Farming Zone are only constructed in conjunction with the agricultural use of the site.
- Ensure that dwellings are sited so that adequate setbacks are maintained from boundaries.
- Ensure that rural dwellings are located so as to minimise the impacts on surrounding agricultural land.
- Discourage the construction of dwellings in locations that require the upgrading of adjacent road access or other infrastructure.
- Discourage the construction of dwellings which may lead to a concentration of developed lots in the midst of rural areas.
- Ensure that the construction of a dwelling will not adversely affect the capacity of the surrounding land to be used for farming purposes.

Policy guidelines

Application requirements

- An application for a dwelling in the Farming Zone must demonstrate that the construction of the dwelling will not adversely affect the capacity of the surrounding land to be used for farming purposes.

Exercise of discretion

- Council may require construction, at the applicant's cost, of unformed road reserves associated with a new dwelling on an allotment which has no formed road frontage.