21.04 04/08/2016 C55	**HOUSING**

21.04-1 18/02/2016 C54	**General housing in the municipality**

Context:

Murrindindi Shire will facilitate the sustainable growth of its population and rate base. The established townships and settlements in the municipality offer a significant opportunity to accommodate expanded growth and living opportunities in locations with existing communities, infrastructure and leisure facilities, where natural environment is protected and a high level of community safety is facilitated.

Proximity to the outer metropolitan area creates growth and lifestyle opportunities for Murrindindi Shire. Increasing numbers of residents are taking advantage of an opportunity for a flexible approach to work-life balance, commuting between the municipality and metropolitan Melbourne. These numbers are expected to increase in the future, particularly with ongoing improvements to telecommunications. Established townships and settlements offer functioning, connected and welcoming communities that have significant lifestyle appeal and advantages for full and part-time residents alike.

Land around various townships is zoned Low Density Residential or Rural Living in response to a demand for this style of living identified in the *Rural Residential Study*, 2004. These zoned areas provide a range of residential choice and diversity in proximity to established townships and settlements. The sustainable design, use and development of land zoned Rural Living is provided through the use of the *Rural Living Development Guidelines, Murrindindi Shire*, 2004.

Issues:

- Desire to expand population growth and number of rateable properties in established townships and settlements.

- The need to maximise infrastructure investment in existing established townships and settlements.

- Minimising impacts on productive agricultural land though directing housing growth into established townships and settlements.

- Environmental risks and constraints such as bushfire hazard, potable water supply catchments and flooding.

- Planning for and recovery from natural disasters, including the need to rebuild housing and creating housing diversity in towns and communities affected by the 2009 bushfires.

Objective 1: General housing:

- Attract and promote an increase in population, housing, residential diversity and lifestyle options.

Strategies:

- Promote and facilitate further residential development and investment in the municipality.

- Facilitate housing and population growth and development in a manner that balances and protects the natural environment.

- Ensure the future layout and form of residential and rural living subdivision and development is properly planned, recognising and protecting areas of environmental values and avoiding areas of natural environmental hazards / constraints.

- Concentrate development in locations free from environmental constraints, where environmental values are protected and the level of community safety is improved.

- Support residential growth that is sustainable and innovative and supports community values.

Objective 2: Housing in townships:

- Facilitate further housing development in and around townships with established communities and services.

Strategies:

- Support each township as the focus of residential, commercial, community and service hub for its surrounding area.

- Facilitate further residential development in established townships and settlements, maximising the sustainability and use of existing physical and community infrastructure and ensuring a high level of community safety.

- Provide a range of residential development options in established townships and settlements, including opportunities for higher density development and retirement living.

- Protect environmental values and avoid natural environmental hazards / constraints in the further residential development of established townships and settlements.

- Provide land and housing choice and diversity around established townships through the provision of areas zoned Low Density Residential and Rural Living in proximity to established townships and settlements.

- Provide net environmental benefit and sustainable outcomes through the subdivision and development of land zoned Rural Living.

- Facilitate the rebuilding of housing and residential diversity in towns and communities affected by natural disasters, including the 2009 bushfires.

Implementation:

- Implement recommended housing directions and actions in any adopted urban design framework / structure plan.

- Design and provide roads and other associated municipal infrastructure in accordance with the *Infrastructure Design Manual.*

- Guide the future design, subdivision, servicing, use and development of larger residential, low residential and rural living zoned lots through the use of development plans prepared under the Development Plan Overlay.

- Application of the *Rural Living Development Guidelines, Murrindindi Shire*, 2004 to provide for rural living subdivision, use and development.

Reference documents:

- *Eildon Urban Design Framework,* Urban Enterprise Pty Ltd, 2003.

- *Infrastructure Design Manual,* Infrastructure Design Manual Group (as amended).

- *Kinglake Ranges, Flowerdale and Toolangi Plan and Design Framework,* February 2014.

- *Marysville and Triangle Urban Design Framework Report,* Roberts Day, 2009.

- *Murrindindi Shire Heritage* Study, Context Pty Ltd, 2011.

- *Rural Living Development Guidelines, Murrindindi Shire,* Regional Planning Services and Ellen Hogan and Associates, 2004, as amended.

- *Rural Residential Study, Murrindindi Shire,* Habitat Planning and Murrindindi Shire, 2004.

- *Yea Urban Design Framework,* Urban Enterprise Pty Ltd, 2003.

- *Yea Structure Plan*, PLANIT Urban Design and Planning, 2014.

21.04-2 Serviced townships

04/08/2016
C55

Context:

Established townships with existing infrastructure and communities offer ideal opportunities for a range of residential growth. The townships of Alexandra, Yea, Eildon and Marysville are fully serviced with a range of community and physical services, including reticulated water, drainage and sewerage. These towns play a significant role as service centres to surrounding areas, contributing to the economic and social vitality of the municipality. All of these towns have potential for further residential expansion.

The larger townships of Yea and Alexandra have significant opportunities to attract residential lifestyle development in locations with land availability, existing community and physical services, access to metropolitan Melbourne and access to surrounding natural attractions.

The strategic land use directions for Yea and Eildon townships have been established under the *Yea Urban Design Framework*, 2003, *Yea Structure Plan*, 2014 and the *Eildon Urban Design Framework*, 2003. These frameworks and plan outline long term land use, development and design opportunities and directions for both towns.

The service centre and tourism role played by Marysville is being re-established as the town rebuilds following the 2009 bushfires. The strategic land use directions in Marysville have been established by the *Marysville and Triangle Urban Design Framework Report*, 2009. These directions will re-establish Marysville's significant role as a service and tourism centre and ensure the redevelopment of Marysville as a strong, attractive, sustainable and resilient town.

Issues:

- Desire to expand population and housing growth in serviced towns.

- The need to maximise infrastructure investment in existing serviced towns.

- Significant ability for Yea and Alexandra to accommodate further residential growth.

- The need to rebuild housing in Marysville following the 2009 bushfires.

- The need to re-populate Marysville with both permanent and part-time residents.

Objective 1: Housing in serviced townships:

- Facilitate residential growth and diversity in serviced townships with a range of community and physical services.

Strategies:

- Facilitate residential expansion in established, serviced townships that have potential for further growth, in particular Yea and Alexandra.

- Encourage diversity of housing in serviced townships, including options for higher density residential development and retirement / assisted accommodation.

Further strategic work:

- Complete and implement structure plans for the Yea, Eildon and Alexandra townships.

Reference documents:

- *Eildon Urban Design Framework*, Urban Enterprise Pty Ltd, 2003.

- *Marysville and Triangle Urban Design Framework Report,* Roberts Day, 2009.

- *Yea Urban Design Framework,* Urban Enterprise Pty Ltd, 2003.

- *Yea Structure Plan*, PLANIT Urban Design and Planning, 2014.

21.04-3

18/02/2016
C54

Other townships and settlements

Context:

The Kinglake Ranges area comprises the Kinglake, Kinglake West - Pheasant Creek, Kinglake Central and Castella settlements. The area is unserviced, with no reticulated water or sewerage. Most of this area was affected by the 2009 bushfires and has undergone an active rebuilding program.

There are a number of other smaller townships and settlements in the municipality, all offering alternative lifestyle choices for residents. These smaller townships and settlements include Buxton, Flowerdale, Glenburn, Molesworth, Narbethong, Strath Creek, Taggerty, Taylor Bay, Thornton, Toolangi and Yarck. Other smaller settlements exist in rural areas, some being former townships.

Issues:

- Managing land use and growth pressures while limiting risk to life and property from bushfire.

- Facilitation of rebuilding following the 2009 bushfires.

- Absence of sewerage and lack of reticulated water.

- A need to outline future development patterns for roads, lots, services and recreation land and corridors in some areas with larger parcels of Low Density Residential or Rural Living zoned land.

- Areas with old and inappropriate subdivisions have limited capacity for future development due to a range of environmental and servicing constraints and difficulties.

Objective 1: Housing in other townships and settlements:

- Support the function and residential growth of smaller townships and settlements.

Strategies:

- Define clear settlement boundaries that take into consideration impacts on other land uses and local character while limiting the risk to life and property from bushfire.

- Support the function and residential redevelopment of the Kinglake Ranges area, while having regard to environmental values and constraints of the area.

- Facilitate new and expanded residential and rural living development in smaller townships and settlements where appropriate.

- Ensure the future layout and form of residential and rural living subdivision and development is properly planned, recognising and protecting areas of environmental values and avoiding areas of natural environmental hazards / constraints.

- Facilitate the restructuring of old and inappropriate subdivisions in affected areas identified by the Restructure Overlay.

- Provide a minimum buffer of 300 metres between the existing broiler farm on the eastern side of Pheasant Creek Road and rural living subdivision and development on the western side of Pheasant Creek Road to avoid amenity impacts between both uses.

Further strategic work:

- Complete and implement a Streetscape Master Plan for the Kinglake Ranges, Flowerdale and Toolangi areas, in conjunction with the Victorian State Government.

- Complete and implement structure plans for all small townships.

- Investigate lifestyle settlement opportunities in rural hamlets and former settlement locations having regard to natural environmental hazards / constraints.

Implementation:

- Application of the Restructure Overlay and restructure plans to facilitate the restructure areas of old and inappropriate subdivisions in identified locations.

- Implementation of the relevant actions set out within the *Kinglake Ranges, Flowerdale and Toolangi Plan and Design Framework,* February 2014.