

21.07
22/09/2016
C93

HOUSING

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

Specific references to activity centres and growth areas are also included in Clause 21.11 (Local Areas).

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Residential development

Location of residential development

Established urban areas have the potential to accommodate further residential development. Large sites within established urban areas that are no longer needed for their original purpose may be suitable for residential redevelopment. For example, the reuse of former industrial sites (eg. the Warrnambool Woollen Mills redevelopment site) provides a wide range of opportunities to accommodate residential development.

There is capacity for more intensive forms of residential development within close proximity to open space, activity centres and along public transport routes.

The development of greenfield growth areas also provides an opportunity to develop a variety of dwelling types with varying development densities.

Growth areas for residential development include:

- North East Warrnambool Growth Area
- Coastal Hopkins Growth Area
- North Dennington Growth Area
- North of the Merri River Growth Area
- East of Aberline Road Future Urban Growth Corridor
- South Dennington Growth Area.

Land adjoining the Coastal Hopkins Growth Area (Logans Beach area) is a locality of high environmental and landscape amenity, and an important entrance to the city. Subject to further strategic work, the area has some capacity for further low density development, provided various constraints affecting the area are properly managed and respected.

The Logans Beach area is identified on the *Strategic Framework Plan* and Figure 1.

Objective 1

To locate new housing within close proximity to existing and/or planned transport corridors, activity centres and open space.

Strategies

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| Strategy 1.1 | Support increased residential densities in greenfield growth areas and established urban areas within close proximity to existing and/or planned transport corridors, activity centres and open space. |
| Strategy 1.2 | Encourage increased housing densities to be located within walkable catchments to public transport routes. |
| Strategy 1.3 | Support the redevelopment of former industrial sites within established residential areas. |
| Strategy 1.4 | Support residential infill development within established urban areas that complements the area's neighbourhood character and incorporates appropriate design standards. |

Implementation

The strategies in relation to the location of residential development will be implemented through the planning scheme by:

Application of zones and overlays

- Applying the General Residential Zone to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

Future strategic work

- Review residential areas in close proximity to industrial precincts to provide guidance on future residential development, including reviewing the extent of separation distances in conjunction with the Environment Protection Authority.
- Prepare a Structure Plan for the South Dennington Growth Area.
- Prepare a Structure Plan to guide development within the future urban growth corridor (land east of Aberline Road).
- Prepare a strategic framework plan for the Logans Beach area to establish its suitability for low-density residential development.

Housing diversity

Warrnambool has a diverse range of dwellings. Every 5 in 10 dwellings contain three bedrooms. Two bedroom and four bedroom dwellings each represent one in six of all dwellings.

Over the next two decades, Warrnambool's population is projected to age and household sizes are expected to continue to get smaller. Dwelling sizes however, are anticipated to increase. By 2031, one quarter of the City's dwellings could consist of four or more bedrooms. Careful planning is required to ensure future populations have access to a diverse range of housing options.

Objective 1

To provide housing diversity to meet community needs.

Strategies

Strategy 1.1 Facilitate a range of different housing types in existing urban areas and greenfield growth areas.

Implementation

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

Application of zones and overlays

- Applying the General Residential Zone to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

Future strategic work

- Prepare a Housing Diversity Strategy to ensure housing growth in established urban areas occurs in the right way and in appropriate locations.

Housing affordability

Access to affordable housing is a basic human right and a determinant of community health and wellbeing. The impacts of unaffordable housing are unevenly distributed across the community with sole parents, single people, young people, older people (>65 years) and children of sole parents experiencing the worst outcomes.

Affordable housing also has significant impacts on the liveability and economic prosperity of the community. A lack of affordable housing has a negative impact on workforce attraction and is a barrier to attracting tertiary students to the City.

The provision of social housing is an emerging issue that needs to be considered by the relevant agencies in future growth area planning.

Objective 1

To provide opportunities for affordable housing.

Strategies

- Strategy 1.1 Provide more affordable accommodation opportunities through the designation of a range of housing styles as well as higher density housing such as townhouses, aged persons accommodation and commercial accommodation.
- Strategy 1.2 Ensuring adequate land supply is available for residential development.
- Strategy 1.3 Provide a diversity of housing types and lot sizes in locations that support appropriate access to employment, education, cultural, recreational, health and social services.

Future strategic work

- Investigate methods for addressing the availability of affordable housing in the municipality.
- Identify opportunities and mechanisms to provide additional social housing.

Reference documents

Warrnambool Affordable Housing Policy (2012)

Figure 1 - Logans Beach area

