

21.08 HOUSING

05/07/2018
C125

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

Specific references to individual suburbs and towns are also included in Clause 21.13 (Local Areas).

21.08-1 Residential development

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Residential development in Wodonga is dominated by detached single dwellings at conventional densities. There has been some medium density residential development in central Wodonga. Notably, Elmwood and Whitebox Rise estates have developed some (single and double storey) medium density housing. Further, central Wodonga is undergoing redevelopment at increased densities through infill subdivision and extensions to existing dwellings and replacement of existing housing stock with multi-dwelling developments. There are aged care facilities and retirement villages in Baranduda (Westmont) and West Wodonga (Felltimber and West Wodonga Enterprise Park). There is a need to offer housing and diversity and choice and promote higher density residential development in areas which have good access to public transport, community, recreation and commercial facilities.

Key Issues

- Lack of diversity in existing housing stock.
- Lack of affordable housing.
- Lack of Neighbourhood Character Study to guide neighbourhood character assessments.

Objective

To provide housing which meets the needs of the community.

Strategies

- Encourage intensification of residential development within the Central Business Area and immediate surrounds, where development is less constrained by existing urban character sensitivities.
- Encourage higher density residential development in areas which have good access to public transport, community, recreation and commercial facilities.
- Support reduction of car parking requirements for residential intensification within and around the Central Business Area where it can be demonstrated through a Car Parking Demand Assessment that there is access to public transport and other community services within walking distance.
- Support well-designed and incremental infill within existing neighbourhoods in the form of medium density housing that is respectful of the neighbourhood character.
- Encourage housing diversity and choice, particularly in new subdivisions which are conveniently located in relation to facilities and services.
- Encourage a variety of dwelling types.
- Encourage aged care facilities and retirement villages, which are well designed and located with convenient access to services, commercial facilities and public transport.

21.08-2 Rural living and low density residential development

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Low density and rural living is a popular and valued lifestyle option within the region. However, demand for expansion of this settlement type must be balanced having regard to its problematic outcomes, such as displacement of agricultural activity, inefficient delivery of infrastructure and services, potential land use conflicts (odour, dust, noise) and undesirable fragmentation of farming land.

Key Issues

- Rural living and low density residential development should be located away from hills, waterways and areas identified as being for future urban development.
- Delivery of water, sewerage and drainage at time of development.

Objective

To ensure there are sufficient rural living and low density residential development opportunities.

Strategies

- Support creation of large lots sizes as a response to site conditions, such as steep topography and scattered vegetation.
- Discourage rural living and low density residential development in areas identified for conventional density residential development or constrained by the hills and waterways.
- Require all low density residential development to be provided with reticulated water and sewerage services.
- Require all rural living development and subdivision to be provided with reticulated water.
- Avoid rezoning of rural land to low density or rural living in the short to medium term, unless supply is significantly depleted.

21.08-3 Implementation

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Further strategic work

- Prepare a housing strategy that seeks to achieve the objectives of the growth strategy, by encouraging a range of residential development outcomes that meet the city's projected growth in a sustainable manner.
- Undertake an economic analysis of housing markets in Wodonga as an input to the Housing Strategy.
- Prepare a Neighbourhood Character Analysis to identify existing and preferred neighbourhood character across Wodonga's different neighbourhoods.
- Consider undertaking a review of low density residential and rural living land supply.
- Review and update the schedule to the Rural Living Zone.