

21.02

21/04/2016
C29

SETTLEMENT, HOUSING AND CHARACTER

This clause provides local content to support Clauses 11 (Settlement), 15 (Built Environment and Heritage) and 16 (Housing) of the State Planning Policy Framework.

Specific references to the towns are also contained in Clause 21.08 (Local Areas).

21.02-1

21/04/2016
C29

Urban Growth

Benalla is the only major town in the municipality and provides the focus for the majority of urban development and growth. Benalla's growth is supported by a number of other smaller towns such as Baddaginnie, Goorambat, Devenish, Swanpool, Tatong, Thoona and Winton.

While Benalla provides and will continue to provide, the majority of residential, industrial and commercial development, future growth of the small surrounding towns needs to be encouraged. A challenge for Council will be to maintain and enhance the provision of services and infrastructure to these communities to attract growth.

Key Issues

- Provision of serviced land to accommodate urban development.
- Managing growth in Benalla.
- Lack of and ageing infrastructure and services in small towns.
- Providing a diversity of housing choice.

Objective 1

To provide for the orderly development of urban areas.

Strategies

- Encourage the majority of urban growth in Benalla.
- All new residential development is to be fully serviced and occur outside of the designated urban floodway areas.
- Encourage infill housing development to provide a diversity of choice provided the prevailing character is maintained.
- In small towns without reticulated sewer new development is encouraged on lots that are capable of retaining treated waste water onsite.
- Avoid new urban development and restructure existing residential land uses on flood prone land.
- Ensure new housing development does not proceed at the expense of good quality agricultural land.
- Strongly discourage new housing development outside of established urban areas as defined by the settlement boundaries.

21.02-2

21/04/2016
C29

Housing Diversity

The ageing of the population and decreasing household size will require the provision of a greater diversity in dwelling choice. Council supports medium density housing integrated into existing and new areas provided it maintains the character of residential areas and is close to services. There is a high demand for supported accommodation for older people particularly hostel and retirement housing.

Key Issues

The provision of a diverse housing mix that meets the changing demographics of the community.

Objective 1

To provide a diversity of fully serviced housing opportunities.

Strategies

- Provide a variety of residential opportunities including medium density housing, traditional residential development (500 to 1000 square metres), low density residential and rural living development.
- Council to advocate for the servicing of small towns with reliable and innovative reticulated water and sewerage services in consultation with North East Water.

21.02-3

21/04/2016
C29

Rural Lifestyle Opportunities

For many years the municipality has attracted residents to the non-urban areas due to the ease of access from major population centres, attractive landscape and environment, lifestyle qualities and improved telecommunications. This form of land use can sometimes be to the detriment of agricultural activities by inhibiting the operation of farm activities, use of land for non agricultural purposes and artificially raising the value of land above that for agriculture.

The *Rural Living Study, Benalla Rural City*, 2010 outlines preferred locations for rural living and low density residential zoning and development around Benalla and in the vicinity of the smaller rural townships throughout the municipality. These locations provide options for rural residential living in locations that support existing communities and settlements, can be supplied with physical and community services, and do not detract from agricultural or other land uses.

Key Issues

- Providing planned rural lifestyle opportunities whilst minimising environmental or agricultural impacts.
- Managing amenity expectations of lifestyle allotment owners in the Farming Zone.

Objective 1

To provide for planned rural lifestyle opportunities.

Strategies

Provide low density residential and rural living zoning and development in the Benalla area and in rural townships in accordance with the *Rural Living Study, Benalla Rural City*, 2010.

21.02-4

21/04/2016
C29

Neighbourhood Character

Benalla's natural setting and links to its history are the essence of the town's neighbourhood character. Benalla has developed on both sides of the Broken River, and Lake Benalla provides a significant natural attraction in the centre of the town. Together with the Benalla Botanical Gardens, established in 1887, this setting provides an attractive focus for the town. Another key feature of the character of Benalla is its history, as expressed in the built form and layout of the township. The older dwellings and wide streets planted with exotic avenues provide a direct link for the local and wider community and are very highly valued. The Benalla Neighbourhood Character Study 2002 identified the key characteristics of all residential areas by splitting them into character precincts and developed a number of brochures to guide appropriate development for these areas.

The character of small towns is highly valued by their communities and is an attraction for new residents relocating from metropolitan areas.

Key Issues

Protection of established character while providing for urban growth.

Objective 1

To promote development that respects the inherent character of the municipality.

Strategies

- Ensure that new development responds to the prevailing character and heritage values of an area and is consistent with the precinct controls identified in the *Benalla Neighbourhood Character Study 2002*.
- Ensure that wherever possible significant mature trees are retained.

21.02-5

21/04/2016
C29

Scheme implementation

The objectives and strategies will be implemented by applying the following **zones**:

- *General Residential Zone (RIZ)* on all existing and proposed residential land in Benalla.
- *Township Zone (TZ)* for all land in the small townships.
- *Low Density Residential Zone (LDRZ)* and *Rural Living Zone (RLZ)* for land identified for rural residential opportunities.

Other implementation

Council will undertake **further strategic work** as follows:

- Complete a Housing Strategy for the Rural City.
- Complete an Urban Design Framework for the Benalla CBD.
- Develop a Benalla Health Precinct local planning policy.
- Introduce the Restructure Overlay to small lots in small towns to ensure they are of sufficient area to treat waste water on site.

21.02-6

21/04/2016
C29

Reference Documents

West Benalla Outline Development Plan 2005, David Lock Associates and Urban & Regional Planning

- *Rural Living Study, Benalla Rural City, 2010, Dawson Planning Services Pty Ltd.*
- *North West Benalla Outline Development Plan 2005, David Lock Associates and Urban & Regional Planning*
- *Benalla Neighbourhood Character Study, 2002, Planisphere.*