

**16.01-2L**

11/07/2019  
C65muri

**Residential development in serviced and non-serviced towns**

**Residential development in serviced towns**

**Policy application**

This policy applies to 'serviced towns' as identified in Clause 2.03. These towns are Alexandra, Yea, Eildon and Marysville.

**Objective**

To locate housing in serviced towns that offer 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 a diversity of housing including higher density housing, retirement villages and residential aged care facilities.

Encourage housing in well serviced areas to maximise infrastructure provision.

Facilitate housing in locations that ensure a high level of community safety, particularly from bushfire.

**Residential development in non-serviced towns**

**Policy application**

This policy applies to 'other townships and settlements' as identified in Clause 2.03. These smaller townships and settlements include Buxton, Flowerdale, Glenburn, Molesworth, Narbethong, Strath Creek, Taggerty, Taylor Bay, Thornton, Toolangi and Yarck.

**Objective**

To manage the residential growth of smaller townships and settlements.

**Strategies**

Support new and expanded residential and rural living development in smaller townships and settlements.

Encourage residential and rural living development that protects areas of environmental value and avoids areas of environmental hazard, particularly bushfire.

Enforce clear settlement boundaries that take into consideration local character, bushfire risk, and the impacts on other land uses, particularly agriculture.

Facilitate the restructuring of old and inappropriate subdivisions.

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

**Policy guideline**

Consider as relevant:

- Setting back any rural living subdivision and development on the western side of Pheasant Creek Road, Pheasant Creek a minimum of 300 metres from the existing broiler farm on the eastern side of Pheasant Creek Road, Pheasant Creek to minimise amenity impacts between both uses.