

MURRINDINDI SHIRE HOUSING & SETTLEMENT STRATEGY

DRAFT REPORT

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Murrindindi Shire Council

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Urban and Regional Planning Specialists

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VERSION HISTORY

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2 EXECUTIVE SUMMARY

2.1 Purpose

Planning policy requires that Council:

- *Ensure that sufficient land is available to meet forecast demand.*
- *Plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur.*

The Housing and Settlement Strategy (H&SS) seeks to provide a clear and logical framework that will guide planning and decision-making and assist meeting future housing needs within Murrindindi Shire to 2041 and beyond.

2.2 Background & Key issues

A detailed Background and Issues Report has been prepared and forms the evidence base by which the Strategy has been developed. A full copy of the report can be obtained via Council's website: Planning and Development - Murrindindi Shire Council

2.3 Population & Housing

Murrindindi Shire has traditionally maintained relatively slow, but sustained population growth over time. In more recent times, while many parts of the State faced population decline (Melbourne/Western Victoria), other parts of the State experienced population increase (including Murrindindi) at rates of between 2% and 5% (well above historical averages).

Murrindindi Shire has estimated capacity within existing zoned land to deliver an additional 1,174 lots. A projected future population growth rate of 2% has been modelled over the short term to reflect growth patterns prior to, and through the global pandemic. This rate reduces to 1.3%-1.1% per annum over the medium-long term. This rate of growth is considered "most likely" of all modelled forecasts, but reflects a higher demand for housing than a historical rate of 0.8%.

This amount of land would meet the planning policy requirement to provide 15 years housing supply. There are however some issues which are likely to significantly limit/reduce this supply:

- Existing housing stock is estimated be exhausted by 2026.
- There is a strong reliance on zoned, but undeveloped residential land to supply new housing to accommodate future housing needs. Much of this land has remained undeveloped for a considerable period. It may be some time before this land can be developed and delivered to the market.
- The Shire has an occupancy rate of 78%. This is likely to further reduce available housing capacity.

The above suggests that there is a critical need to:

- Work with landowners to unlock existing zoned land and facilitate development for housing.
- Evaluate mechanisms available to better utilise existing housing stock.
- Provide clear planning directions to assist in facilitating growth.

2.4 The Strategy, Principles, & Directions

The Housing & Settlement Strategy has been prepared under the following themes:

1. Facilitating housing growth
2. Managing the impacts of housing growth
3. Housing choice & diversity
4. Sustainability
5. Monitoring & review

Principles and Directions are provided under each theme.

Existing state and regional planning policy seeks to direct the majority of future residential housing supply within Murrindindi to the major serviced towns of Alexandra and Yea (Plan Melbourne, Hume Regional Growth Plan). Council also has adopted policy at Clause 16.01-2L of the Murrindindi Planning Scheme – "*Residential development in serviced and non-serviced towns*" which seeks to direct residential growth to serviced towns. The H&SS has found no need to depart from these broad policy settings.

The H&SS provides further direction to increase the overall supply of housing and diversify the current housing stock to provide greater housing choice for current and future residents.

Where will residential growth be encouraged?

- Serviced towns, particularly Alexandra and Yea
- Existing zoned land within existing towns
- Incremental change areas nearest town centres
- Infill sites in serviced towns
- Growth areas
- Investigation Areas (future)

2.5 Housing & Settlement Plans

Plans have been prepared to spatially represent the key recommendations:

- A Housing & Settlement Framework Plan (for the whole of Murrindindi Shire)
- Housing & Settlement Opportunities plans for the two main serviced towns – Alexandra and Yea.

2.6 Implementation

An Implementation Strategy translates the Principles & Directions into a series of actions that Council can utilise to proceed with the Strategy.

3 INTRODUCTION

Murrindindi Shire Council has long sought to facilitate the sustainable growth of its Shire. Under the requirements of the Planning and Environment Act, Council is responsible for administering the Murrindindi Planning Scheme. The planning scheme contains tools which can influence as to where, and how growth occurs. From time to time, there is a need to review these tools to ensure that they are appropriate in meeting future needs.

To do this, Council is now commencing preparation of a Housing and Settlement Strategy (H&SS). The H&SS will be developed to direct future housing growth and change in the Shire over the next 20 years. The strategy reflects Council's commitment to sustainability and, in particular, the need to balance future development against the valued characteristics of Murrindindi's towns, settlements, and rural communities.

The aim of the strategy will be to ensure that we are planning for the changing needs of residents and providing opportunities for the right homes in the right places. The H&SS will provide clear strategic direction as to where housing growth is best located.

3.1 Project Purpose

The H&SS seeks to analyse future housing needs and trends and develop a clear policy framework that will guide planning and decision-making. The Housing and Settlement Strategy (H&SS) is intended to address the Shire's housing needs until 2041. This meets the requirement of the State Planning Policy Framework that all Victorian councils must plan to accommodate a minimum projected population growth over a minimum 15-year period.

What is the Housing & Settlement Strategy?

The Housing and Settlement Strategy is a planning document that will provide a framework for how Council proposes to manage housing growth and change. A key question for the strategy is whether Murrindindi Shire Council's current policy framework can accommodate forecast housing and settlement growth out to 2041?

Why do we need a Housing and Settlement Strategy?

Murrindindi Shire requires a H&SS to ensure that housing is meeting the changing needs of the community. Council wants to plan for the changing needs of residents, by putting "the right homes in the right places".

3.2 Project Scope

What will the Housing and Settlement Strategy seek to provide?

The Housing and Settlement Strategy seeks to provide:

- Direction as to where future housing growth will/will not be encouraged.
- Direction as to the types of housing that Council will encourage (this may include a wider variety of different forms of housing).
- An acknowledgement of the constraints to growth.
- An evidence base that will acknowledge gaps (i.e. infrastructure) required to meet future housing needs.
- Greater coordination amongst stakeholders responsible for the planning, supply, and delivery of housing.
- A framework that can be adjusted from time to time to take account of changes in population and land supply to ensure that housing needs can be met.
- An evidence base to support future changes to the Murrindindi Planning Scheme.
- Direction for more detailed work to be undertaken (if required).

The Housing and Settlement Strategy itself will not:

- Rezone land.
- Provide detailed directions for rural, commercial, or industrial land.
- Provide a detailed social infrastructure assessment.
- Provide detailed designs for housing.

Does the strategy include farmland / rural land?

The strategy will include an examination of the role that rural residential housing makes within the Shire. The strategy also examines constraints to growth, including the need to protect agricultural land for farming purposes. It is not intended that the strategy will review minimum lot sizes within the Farming Zone.

3.3 Report Purpose

This report provides the principles and options for ongoing management of identified land supply and additional housing capacity. The report seeks to provide a framework to manage future growth and change. A detailed Background and Issues Report has been prepared and forms the evidence base by which the Strategy has been developed.

4 METHODOLOGY

The H&SS is being prepared as follows:

- Stage 1 (2021) - Consultation – Council Plan. Housing and Settlement issues identified.
- Stage 2 (2021/2022) - Background and Issues Report.
- Stage 3 (2022) - Housing & Settlement Strategy
- Stage 4 (2023) Implementation (targeted projects, Planning Scheme Amendment).

The Housing and Settlement Strategy report was prepared as follows:

Table 1 - Methodology

No.	Task	Description
1	Scope	The scope of the report was confirmed with Council officers.
2	Identify remaining data gaps	Through discussion with Council officers, information gaps arising from the Background and Issues Report were identified and analysed. This primarily related to social indicators.
3	Field investigations	Field investigations were undertaken with Council officers on 1 April 2022. Field investigations assisted in the identification of appropriately located infill and growth area sites.
4	Preparation of Objectives, Directions, Strategies, Plans	The key written components of the strategy were drafted April-June 2022.
5	Draft Strategy for officer review.	The draft strategy was provided to planning officers for review in June 2022.
6	Updated ABS Census data released.	Updated ABS Census data was released and reviewed in July 2022. Housing trends and data were analysed. Updated housing projections were prepared.
7	Leadership team review	A briefing of Council's Leadership Team was undertaken on 4 August 2022.
8	Councillor briefing	Comments received from officers informed an update to the Draft Strategy. Councillors were briefed on 17 August 2022, and again on 8 September 2022. The report was updated to reflect feedback received.
9	Community & stakeholder consultation	Consultation and engagement with stakeholders and community commenced in October 2022.
10	Adoption	*It is intended the strategy will be presented at a forthcoming meeting of Council for adoption.*

5 STUDY AREA

The Study Area for the project is the whole of Murrindindi Shire. Murrindindi Shire is situated northeast of metropolitan Melbourne. Extending from the Kinglake Ranges and Great Dividing Range in the south to the Strathbogie Ranges to the north. The municipality comprises 3,873 square kilometres, of which 48% is public land.

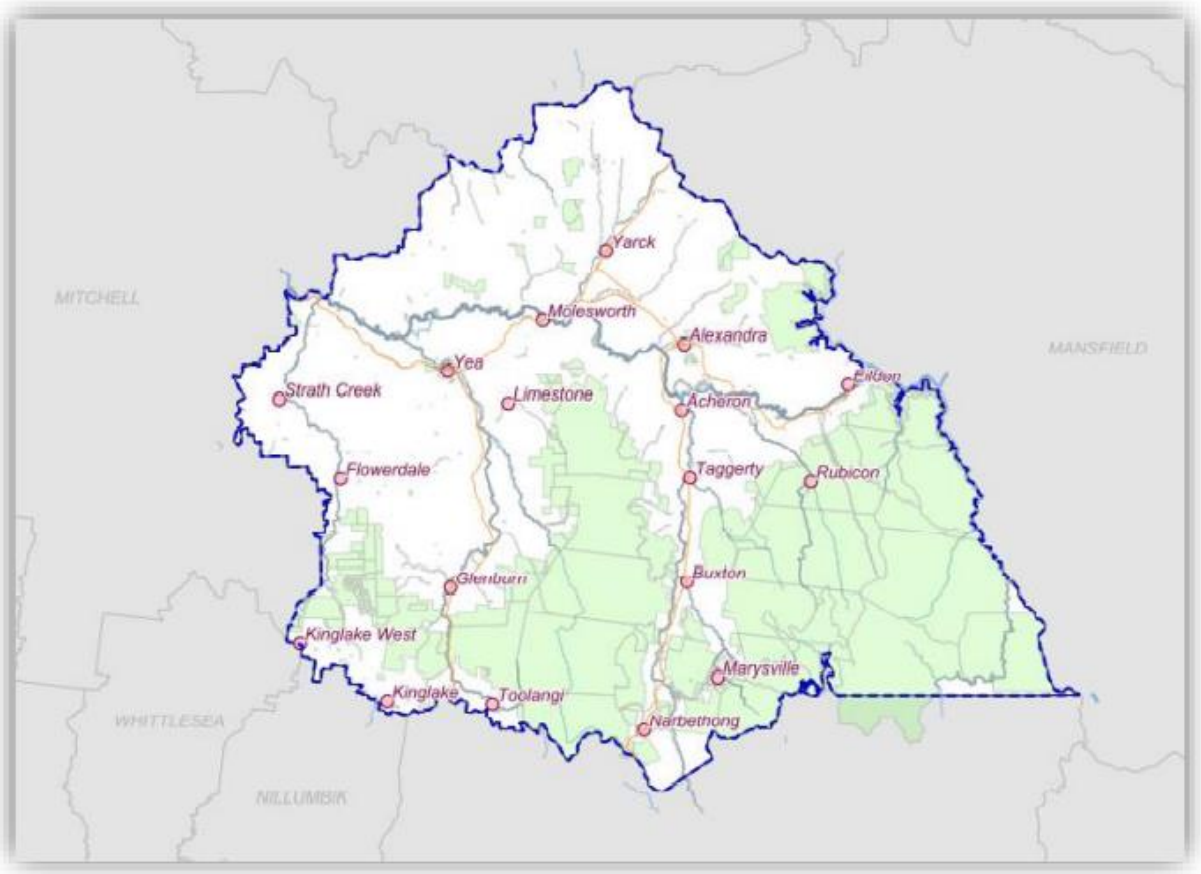


Figure 1 – Study Area

Murrindindi has a large range of natural features and built attractions that contribute significantly towards the municipality's environment, economy, character and appeal. Features of economic and social significance in the municipality are Lake Eildon, the Goulburn River and valley, the Strathbogie Ranges, the Melba, Maroondah and Goulburn Valley Highways, the Great Dividing Range and the Lake Mountain Alpine Resort.

The main towns of Alexandra, Yea, Eildon and Marysville are all serviced. Other larger towns are Kinglake and Kinglake West - Pheasant Creek. Smaller towns and settlements include Buxton, Flowerdale, Glenburn, Molesworth, Narbethong, Strath Creek, Taggerty, Taylor Bay, Thornton, Toolangi and Yarck, with other smaller settlements existing throughout the municipality.

The existing road network provides access to metropolitan Melbourne, the Hume Freeway and Melbourne Airport.

Natural disasters, including the 2009 bushfires, have affected many areas of the municipality. The rebuilding of affected towns and the protection of settlements from bushfire are critical issues for the community.

6 BACKGROUND

The Housing and Settlement Strategy (H&SS) is intended to address the Shire of Murrindindi's housing needs until 2041. This meets the requirement of the State Planning Policy Framework that all Victorian councils must plan to accommodate a minimum projected population growth over a minimum 15-year period. A detailed Background and Issues Report has been prepared and forms the evidence base by which the Strategy has been developed.

6.1 Key issues

The following provides a summary of the key issues and directions identified within the Background and Issues Report:

1. Murrindindi's population was estimated at 15,197 in 2021 *(ABS, 2022).*
2. Murrindindi Shire has traditionally maintained relatively slow, but sustained population growth over time.
3. In more recent times, while many parts of the State faced population decline (Melbourne/Western Victoria), other parts of the State experienced population increase (including Murrindindi) at rates of between 2% and 5% (well above historical averages). *(Sykes, 2022)*
4. Compared with State averages, Murrindindi Shire has:
    - Significantly higher dual income, no children households (DINK families).
    - Murrindindi's population is ageing, with projected increases in residents aged 60+ and decrease in population aged 45-59.
    - Lower occupancy rate (78.2% occupancy in Murrindindi compared with 88.9% State average).
    - A higher proportion of single (lone person) households.
    - Significantly higher proportion of separate, detached households (Murrindindi 95.5%, State average 73.4%).
    - Significantly lower proportion of townhouses, flats, apartments (Murrindindi 1.9%, State average 26%).
    - Much higher rate of home ownership/mortgage within Murrindindi compared with rentals (ABS, 2022)
5. Whilst the impacts of Covid 19 continue to develop, it is noticeable that Murrindindi has experienced sharp increases in the number, and value of residential approvals over the past 2-3 years (MSC, 2021). Concerns have also been raised by members of the community through preparation of the Council Plan regarding the escalation in rents and lack of rental accommodation options in the Shire (*Shaping Our Future, MSC 2021*).
6. Regional and peri urban areas are facing a number of demographic changes and growth pressures. This was a significant increase in dwelling approvals in regional LGA's (2020/2021) *(DEWLP, 2021)*
7. The global pandemic has influenced the demand for housing and settlement decisions across the Shire in a number of ways. The prospect of residing in Murrindindi whilst holding professional employment in Melbourne is now greater than before due to more relaxed working from home arrangements. Access to employment opportunities (mostly outside of the Shire) has previously limited growth opportunities (particularly in the east of the Shire which are furthest distance to key employment nodes).
8. It is likely Murrindindi will see a rise in population growth before seeing a reduction in growth to more historical levels (*VIF, 2019*) There is a need to balance the current high growth levels with historical levels of growth which have been shaped by a number of different factors.
9. A series of population and housing forecasts have been developed in this report.
    - A projected population growth rate of 2% has been modelled over the short term to reflect growth patterns prior to, and through the global pandemic. This rate reduces to 1.3%-1.1% per annum over the medium-long term. This rate of growth is considered "most likely" of all modelled forecasts but remains in excess of an historical growth rate of 0.8%.

    - Household sizes are modelled at 2.2 persons per household reflective of existing household sizes. This rate reduces to 2.1 persons per household over the medium term reflective of a forecast reduction in household size (VIF, 2019).
10. This forecast growth rate has shaped the assumptions of this report. It is strongly recommended that this rate be reviewed periodically by Council.
11. Murrindindi Shire has estimated capacity within existing zoned land to deliver an additional 1,174 lots. This amount of land would meet the planning policy requirement to provide 15 years housing supply. There are however some issues which are likely to significantly limit/reduce this supply:
    - There is a strong reliance on zoned, but undeveloped residential land to supply new housing to accommodate future housing needs. Much of this land has remained undeveloped for a considerable period. It may be some time before this land can be developed and delivered to the market.
    - Existing housing stock is estimated be exhausted by 2026.
    - The Shire has an occupancy rate of 78%. This is likely to further reduce available housing capacity.
12. The above suggests that there is a critical need to:
    - Work with landowners to unlock existing zoned land and facilitate development for housing.
    - Evaluate mechanisms available to better utlise existing housing stock.
    - Provide clear planning directions to assist in facilitating growth.
13. Additional supply is available through rural living style development and development within unserviced towns and settlements. There is a risk that without increasing housing supply in serviced townships, some housing demand will be pushed to these locations (or to locations outside of the Shire).
14. Housing projections have been modelled. These can be used to understand longer term requirements for growth. This will assist Council to identify and safeguard long-term options for future housing growth.
15. The only long-term, unzoned land identified in planning strategy is south of Yea adjacent to Whittlesea/Yea Road. There is no long-term growth front identified in Alexandra. There is a need for the H&SS to examine both short-term and longer-term opportunities for housing growth.
16. With an expected increase in population and ageing of the population, there is a need to define what type of housing is required to meet future needs. Planning policy recognizes the need to provide for housing choice, including a mix of dwelling types suited to changing population profiles and community expectations (VPP 2022). The H&SS can improve housing supply and affordability by ensuring there is enough land zoned in the right places to enable additional housing to be created.
17. Higher vacancy rates exist within towns within the east of the Shire (ABS, 2022). Measures to better utilise existing housing within serviced townships should be explored.
18. Existing planning policy provides strong direction for H&SS. There is no need to depart from these directions. This includes:
    - *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. (MPS, 2021)*
19. Major weather events are providing a reminder to as to the need to plan and adapt to climate change. Key stakeholders identified such events and expressed a strong willingness to address climate change within the strategy. It is recommended that a theme or chapter within the strategy be dedicated as to how future housing and settlement will respond to climate change challenges
20. In future, further research will be required to support an understanding of social and community infrastructure requirements to support an increased population. There will be a critical need to understand whether upgrades to education, health, childcare and community facilities and services will be required to maintain and support economic and health outcomes for the community. The responsibility for the provision and servicing of community infrastructure is shared. Council does not currently hold reliable data meaning that a baseline understanding of existing social community infrastructure is not readily accessible. This will require targeted consultation with community service

providers to understand current and future requirements. This could take the form of a Social Infrastructure Assessment or similar study.

21. Key stakeholder consultation has re-affirmed the critical need for integrated land use planning and infrastructure planning. It is recommended that the Draft Strategy be developed having regard to service authority requirements and plans. The Strategy should identify where critical upgrades are required to necessitate additional housing supply.
22. Council has developed a substantial number of planning strategies, frameworks and policies to direct growth and change. While well founded, many these plans and strategies are now aged. The H&SS should examine and provide direction for future strategic planning work. The H&SS will provide consideration of the need for:
    - Alexandra Structure Plan and Development Plans.
    - Yea Framework Plans / Development Plans to explore options for growth, particularly to the south of Yea.
    - Social Infrastructure Assessment for the Shire to support projected increases in resident population.

7 OPPORTUNITIES AND CHALLENGES

The following provides a summary of the key opportunities and challenges for preparing a Housing and Settlement Strategy for Murrindindi Shire.

7.1 Strengths and Opportunities

The Housing and Settlement Strategy seeks to build upon the following strengths and opportunities:

- **Landscape** - Murrindindi Shire contains outstanding natural landscapes and river systems, including Kinglake Ranges, Black Spur, Lake Eildon and the Goulburn, Yea and Acheron Rivers. These are integral to Murrindindi's unique sense of identity.
- **Lifestyle and Amenity** - Established townships and settlements within Murrindindi are connected, serviced, and offer a different lifestyle appeal that city locations cannot provide.
- **Affordability -** Comparative to Melbourne and Melbourne's peri-urban areas, the price of housing within Murrindindi Shire has provided an advantage over other locations. In more recent times, property prices have escalated significantly. There is a need to maintain an adequate and reliable supply of housing to improve housing affordability and maintain a competitive advantage compared with other locations.
- **Proximity to Melbourne** - Murrindindi's towns and settlements are located approximately 1.5 hours to the Melbourne CBD. Clause 2.03 of the Murrindindi Planning Scheme acknowledges that "Increasing numbers of residents are commuting between the municipality and metropolitan Melbourne, with many living flexibly with a city base."
- **Improved digital technology and more flexible workplace arrangements** - It is now more realistic to hold a permanent full-time job in Melbourne and live in Murrindindi. Improvements to digital technology, coupled with more flexible working arrangements realised through the global pandemic have meant that Murrindindi's towns and settlements are more accessible to a greater proportion of the population. Access to employment (particularly in the east of the Shire which is located further to employment centres (Melbourne CBD, Melbourne's east and north, and Seymour) is now a more realistic possibility. There is an opportunity to facilitate and capture increased demand for housing with access to lifestyle and amenity. '
- **Sustainability** - There is an opportunity for new housing and development to be designed and constructed to embody more sustainable practices (energy, water, air, building materials).
- **Heritage -** Heritage forms an essential part of the municipality's town and rural character. Recognition and protection of significant heritage is important for the cultural integrity and character of the community.
- **Recreation & Tourism** - Murrindindi Shire benefits from recreational facilities including National and State Parks, Lake Mountain Alpine Resort, Lake Eildon, Cathedral Golf Course, Goulburn River, and the Great Victorian Rail Trail. In addition, Murrindindi's River systems, lakes, national parks and parklands provide access to a wide range of cycling, bushwalking, recreational boating, and fishing opportunities.
- **Diversified housing types -** The diversification of housing types increases housing choice and increases the potential of different groups to reside in Murrindindi Shire.
- **Regional Policy -** The Hume Regional Growth Plan provides strong strategic support for implementation of this strategy.

7.2 Weaknesses and Challenges

- **Infrastructure servicing** – Infrastructure services are limited to four main towns – Alexandra, Yea, Eildon, and Marysville. This strategy reinforces existing planning policy directing residential growth to serviced towns. This direction is broadly consistent with current infrastructure planning. Infrastructure providers have identified limitations within the network. The Strategy seeks to provide clear direction as to where residential growth will occur within Murrindindi Shire in future in order to assist with infrastructure network planning.

- **Community infrastructure** - Housing growth in Murrindindi Shire has been limited by existing servicing levels. It is not uncommon for new residents to move to Murrindindi Shire and be surprised by some of the limitations on social services, health services, and education. There is a need to better understand community infrastructure requirements and ensure that upgrades are delivered commensurate with future residential growth.
- **Transport infrastructure** – While well connected by road, there is a need to consider as to how an increased, and ageing population will move through the Shire and to destinations outside of the Shire. Since the closure of the Alexandra railway line in 1978, there has been no passenger rail service to Alexandra, Yea or the smaller towns and settlements within Murrindindi Shire. Existing bus services connecting the Shire with Melbourne are infrequent. In many respects, transport within the Shire is car dependant. This poses significant challenges for those with limited or no access to a private motor vehicle and limits the ability of some within the community to reside within Murrindindi Shire.
- **Telecommunications infrastructure** - Whilst telecommunications infrastructure (telephone and internet) has improved over time, there are still limitations within the network, particularly in the more remote parts of the Shire. Access to reliable telecommunications is important for a number of reasons, including community safety, employment, and health.
- **Housing delivery issues** - Whilst land has been zoned to enable residential development for some time, various issues have contributed to delays in the delivery of new housing including - access to labour, infrastructure, lack of competition, and more recently – access to building materials.
- **Climate change** - Climate change has the potential to have adverse impacts on the key industries of agriculture and tourism and on economic prosperity and viability in general. Natural disasters have the potential for significant impacts on smaller, remote communities. The need to prepare, adapt, and minimise the potential impacts associated with climate change.
- **Limited future growth fronts -** Within Murrindindi Shire, opportunities for future housing growth are not as obvious as other places due to topography, existing zoning and development patterns, infrastructure servicing - which is limited to Murrindindi's four main serviced towns, and environmental constraints (bushfire, ecology, flooding, significant landscapes). With few logical future growth fronts available, this places significant emphasis on the existing town areas to accommodate future housing growth and change.
- **Environmental constraints -** Natural environmental hazards present risks and constraints for land use and settlement in the municipality. There is a need to carefully manage natural hazards such as bushfire risk, flooding, drought, and climate change impacts, such as more frequent, intense or uncertain weather events.
- **Protection of agricultural land and special water supply catchments -** There is a need to protect agricultural land and special water supply catchments from development.

7.3 Critical needs

Based on the opportunities and challenges there is a critical need for the Housing and Settlement Strategy to:

- Identify opportunities to increase housing supply, particularly in locations with access to town services and amenities.
- Identify areas where future housing growth will be located and supported in order to provide greater certainty for infrastructure providers, developers, housing providers, Council and the community.
- Plan for, and make the best use of available land for future housing.
- Create housing that may be obtainable at different price points.
- Diversify housing types to address gaps in the current housing market to address future needs.
- Develop a better understanding of existing infrastructure requirements, including current gaps.
- Ensure that infrastructure is improved commensurate with housing growth to ensure that future needs are met.

Strategies to address these needs are provided overleaf.

8 THE STRATEGY

8.1 Themes

The Strategy has been prepared and organised under five key themes (refer *Table 2* below).

Table 2 – Housing & Settlement Strategy Themes

1. Facilitating housing growth
2. Managing the impacts of housing growth
3. Housing choice & diversity
4. Sustainability
5. Monitoring & review

A discussion of the key issues is provided under each theme. Each theme culminates in a series of Principles and Directions.

8.2 Facilitating housing growth

8.2.1 Land Supply

The question as to how much land is required to accommodate future residential growth requires an understanding as to:

- How much land is currently available?
- What are the forecast rates of population growth?
- How much housing will need to be created in future to meet projected needs?

Clause 11.02-1 of the State Planning Policy Framework requires planning authorities to plan for projected population growth over 15 years. It also states: "…residential land supply will be considered on a municipal basis, rather than a town-by-town basis". In this regard, existing planning policy seek to direct future growth to the serviced townships (primarily Alexandra and Yea). (MPS, 2021)

A review of land supply, population data, was undertaken through the preparation of the Background and Issues Report. It is estimated that there is enough zoned land suitable to deliver 1,174 residential lots (Residential and Low Density Residential lots).

There are however some issues which are likely to significantly limit/reduce this supply:

- Existing housing stock is estimated be exhausted by 2026.
- There is a strong reliance on zoned, but undeveloped residential land to supply new housing to accommodate future housing needs. Much of this land has remained undeveloped for a considerable period. It may be some time before this land can be developed and delivered to the market.
- The Shire has an occupancy rate of 78%. This is likely to further reduce available housing capacity.

Some shortfalls are likely to be met by lots currently under development (including land west of Yea). It is possible though that some residential demand may be pushed to unserviced townships. This is at odds with planning policy which seeks to direct residential growth to serviced towns.

In order to maintain and improve land supply, there is a critical need to:

- Work with landowners to unlock existing zoned land and facilitate development for housing.
- Evaluate mechanisms available to improve occupancy and better utilise existing housing stock.
- Provide clear planning directions to assist in facilitating growth.
- Commence investigations to identify additional land for residential growth.

8.2.2 Spatial distribution

The question as to *where* to accommodate additional housing is also critical to this strategy. Again, Clause 11.02-1S of the State Planning Policy Framework provides direction that "*Planning for urban growth should consider:*

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

Clause 11.02-1 also states: "…residential land supply will be considered on a municipal basis, rather than a town-by-town basis".

In this regard, there is clear State and Regional strategy directing the majority of future residential housing supply to Alexandra and Yea (Plan Melbourne, Hume Regional Growth Plan). Council also has adopted policy at Clause 16.01-2L of the Murrindindi Planning Scheme – "Residential development in serviced and non-serviced towns" which seeks to:

- *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.*

Murrindindi Shire contains a number of smaller towns and settlements which are not connected to infrastructure services. Clause 16.01-2L also provides direction for these smaller towns and settlements. Council seeks to manage the residential growth of smaller towns and settlements by applying the following 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. (MPS, 2021)*

These strategic directions are well established and provide appropriate, broad direction as to where future residential growth is to occur. Based on a strategic assessment of future residential needs, and the capacity of existing services towns to accommodate future housing needs, this strategy sees no need to depart from these directions. Consultation with infrastructure agencies has further reinformed this position, with no current or long-term plans to service small towns within Murrindindi Shire.

Table 3 - Where will housing growth be encouraged?

- Serviced towns, particularly Alexandra and Yea
- Existing zoned land within existing towns
- Incremental change areas nearest town centres
- Infill sites in serviced towns
- Growth areas
- Investigation Areas (future)

Structure Planning and Development Planning should be considered for Alexandra and parts of Yea that are likely to absorb growth and change over time.

8.2.3 Embracing innovation

Council is seeking to increase the overall supply of housing and diversify the current housing stock to provide greater housing choice to current and future residents. This means taking a proactive approach to working with the development industry and infrastructure providers to facilitate development.

Stakeholders have identified that the H&SS should be robust and adaptable so as to embrace contemporary ideas, designs and technologies (as they emerge).

Council will consider innovative, new housing proposals using the principles and directions contained within this strategy. Proposals that can demonstrate an overall net community benefit and contribute to improving housing choice, affordability, and sustainability will be strongly encouraged. This may include “pilot projects” within new developments or masterplanned communities. Council will provide consideration to flexible approaches and outcomes.

8.2.4 Competition

Maximising housing choice and competition puts downward pressure on prices. Concurrent development of more than one growth area helps achieve this. Simply providing land supply to meet forecast population growth over a 15-year timeframe is not sufficient to ensure effective competition. If a significant percentage of remaining supply is in the hands of a small number of landowners/developers, or if the rate of development in existing areas slows because the available land is unusually difficult or expensive to develop, this can impact competition.

At present, there is evidence of a lack of competition to develop housing and land. Measures to address this situation are required. This could include:

- The identification of multiple growth fronts.
- A clear and logical housing and settlement plan which is aligned with infrastructure provider priorities.
- Encouragement of different development types and densities, providing additional flexibility to a broader range of developers.
- A review of existing Development Plans for areas which have remained undeveloped.
- Application of the Development Plan Overlay to growth areas, clearly setting out expectations to be met within new developments.
- Facilitating landowner and cross-agency discussions.
- Prioritising the assessment of planning applications for multi-dwelling development and subdivision.

Ultimately, this strategy seeks to increase the pipeline of housing supply and provide a clear and logical pathway to reduce the potential for risk and complexity associated with housing delivery.

8.2.5 Demand

The underlying demand for housing and residential land is driven by population growth and demographic change. Demographic data has been sourced from the 5-yearly Australian Bureau of Statistics Census which feeds Victoria in Future - Victoria’s population projections. The Census provides data that is valuable for predicting future trends in housing, including: population growth, changes in household types and sizes, and housing vacancy rates. However, as found in preparing this strategy, housing related data can age quickly. In some circumstances it may be necessary to consider additional housing demand indicators, including:

- Annual estimated resident population (released by the ABS)
- Residential building approvals and
- Residential lot and housing production.

The Background and Issues Report has provided an analysis of factors shaping the demand for housing. This was further supplemented by Council’s building and planning data, and update 2021 ABS Census data. Key indicators influencing demand for housing in Murrindindi Shire are:

- A higher than historical rate of population growth.

- A projected future population growth rate of 2% has been modelled over the short term to reflect growth patterns prior to, and through the global pandemic. This rate reduces to 1.3%-1.1% per annum over the medium-long term. This rate of growth is considered “most likely” of all modelled forecasts, but reflects a higher demand for housing than a historical rate of 0.8%.
- Compared with State averages, Murrindindi Shire has:
    - Significantly higher dual income, no children households (DINK families).
    - Lower occupancy rate (78.2% occupancy in Murrindindi compared with 88.9% State average).
    - A higher proportion of single (lone person) households.
    - Significantly higher proportion of separate, detached households (Murrindindi 95.5%, State average 73.4%).
    - Significantly lower proportion of townhouses, flats, apartments (Murrindindi 1.9%, State average 26%).
    - Much higher rate of home ownership/mortgage within Murrindindi compared with rentals

- An ageing population
- A demand for smaller and more diverse household types which are currently in short supply. Household sizes are modelled at 2.2 persons per household reflective of existing household sizes. This rate reduces to 2.1 persons per household over the medium term reflective of a forecast reduction in household size. (ABS, 2022)

These factors indicate a higher demand for housing than historical and a demand for different types of housing than currently available. It is important that Murrindindi’s residential stock adapts over time to meet future needs. A lack of housing diversity (limited medium density housing stock) must be addressed in order to provide suitable housing to meet future needs.

8.2.6 Current development trends

Development trends were identified through the Background and Issues Report. These include:

- Residential growth is currently occurring to the west of Yea with a number of residential estates currently under development.
- Some infill and low-density residential development occurring in Alexandra. There are few conventional density residential lots under construction in Alexandra.
- Marysville continues to undergo redevelopment following the events of Black Saturday.
- Residential development in Eildon remains relatively static.
- Overall, planning and building approvals remained relatively static up to 2019. There was a sharp rise of 16.3% in residential building approvals over the 12-month period from 2019/2020 to 2020/2021 (
- The value of residential building approvals grew substantially over the past decade, up 40.36%. There was a 22.98% increase in the over the 12-month period from 2019/2020 to 2020/2021.(MSC, 2021).

8.2.7 Fluctuations in demand for housing

Through stakeholder consultation, concern has been raised regarding the possibility that growth will accelerate and overall housing needs will exceed the projected growth scenario. The consequences of underestimating growth include:

- Inadequate land supply and potential diversion of demand
- Rising land prices and
- Declining housing affordability.

For this reason, the Strategy recommends:

- Regular monitoring of population fluctuations (and associated housing demand).
- Facilitation of growth opportunities on existing zoned land to encourage development.
- Commencement of planning for additional growth areas (knowing that this can take time before lots can be delivered to market).

- Creation of a surplus of residential land supply, beyond 15 years supply to create capacity to deal with fluctuations in demand.

By doing this, it means Council can accommodate growth, even if it exceeds the projected growth rate.

8.2.8 Serviced Towns

Council has adopted planning policy which carries statutory weight within the Murrindindi Planning Scheme at Clause 2.03 which directs residential development and residential expansion to serviced towns. Strategies include:

- *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.*

At a more granular level, Clause 56 contains lot diversity and distribution objectives, including *"to achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services." (MPS, 2021).*

This strategy proposes to facilitate housing growth in serviced towns in a sustainable manner. To do this, different types of housing growth is to be encouraged in the following areas:

- The existing residential area
- Incremental change areas
- Infill sites (potential for significant change)
- Growth Areas
- Investigation Areas
- Low Density Residential Areas
- Rural Living Areas.

The adoption of a settlement structure within serviced towns will assist in creating "the right homes, in the right places". Further detail is provided below, and within **Table 7**.

8.2.8.1 The existing residential area

The existing residential area can be defined by residential zoned land within the town/settlement boundary. This land is critical to Murrindindi's sustainable future growth in that it is serviced, and (in general) well located to services and amenities contained within Murrindindi's major towns.

It is important that Murrindindi's residential stock adapts over time to meet future needs. A lack of housing diversity (limited medium density housing stock) must be addressed in order to provide suitable housing to meet future needs. While it is not intended that significant change will occur within these areas, it will not be uncommon for larger sites and street corners (in particular) to be redeveloped to contain multiple dwellings on a lot. The provisions of ResCode apply, including a requirement to provide a minimum garden area. It is recommended however that Design Guidelines be prepared to assist in achieving development which is well integrated with its surrounds and is of an appropriate scale and appearance.

8.2.8.2 Infill sites

Murrindindi's serviced towns (particularly Alexandra and Yea) have some larger sites which may be suitable to contribute to the supply of additional, and more diverse housing. It is possible that over the lifetime of the strategy, further strategic infill sites within the existing urban area will become available and provide opportunities to meet a number of current and future housing needs.

Infill sites have been identified as they generally demonstrate the following characteristics:

- Land of a size that would allow significant growth and change or would have reasonable prospects for consolidation.
- The land may be either unused or underutlised.
- The land may provide opportunities for additional housing and may support the development of smaller household types to meet current and projected future needs.
- The land could be expected to be developed over a 20-30 year time horizon (or earlier).
- The land is strategically located within serviced towns with access to services and amenities.
- In some cases, a previous strategy may have identified the land as of strategic value for potential redevelopment.

The identification of land as an “Infill site” is to encourage the exploration of growth opportunities to contribute to an increase and more diverse housing opportunities. It should be acknowledged that the identification of strategic infill sites would be subject to further detailed investigation between Council, Stakeholders, and the community through the implementation of this strategy and would be subject to future approval.

On “Infill sites”, Council will work with landholders to explore opportunities for, but not limited to:

- Medium density housing
- Key worker accommodation
- Build to rent housing
- Mixed use
- Aged Care
- Social & Affordable Housing

Table 4 – Infill sites

Infill sites	Location Map
Former Alexandra Hospital The land is approximately 7 acres in area located to the east of the Alexandra town area. The land remains in public ownership and is located adjacent to the new hospital. The land could provide for a mix of uses, including accommodation and health related. The land benefits from high amenity with an elevated position with views to the east.	
Land adjacent to Alexandra Scouts site, 174 Grant Steet, Alexandra The land is located to the north of the existing Alexandra Scouts site and is approximately 5,834sqm in area. The land contains a former Shire building and could provide opportunities for additional housing, consistent with neighbouring land.	

81 Downey Street, Alexandra 2.2 acres of land north of Maroondah Highway zoned General Residential. The land contains a single dwelling with the balance underutilised. The site itself appears to be unencumbered suitable for a variety of accommodation uses. Consideration of interface with the existing light industrial use to the east is required (Bedrock Garden Supplies). There is an opportunity for the land to contribute to an improvement to the Maroondah Highway town entrance and integrate it with possible development of land to the west which has also been identified for potential housing growth.	
Grant Street. Alexandra (South of town centre) The land is approximately 3.3 acres in area on the periphery of the Alexandra town centre. The land contains a mix of uses including commercial/industrial uses and some detached housing). The land is well connected to the Alexandra town centre and would be ideally suited for medium density housing on all or part of the land. The greatest opportunity sits within the commercial zoned area fronting Grant Street. This land is likely to be contained within single ownership and offers redevelopment potential subject to site investigations which may support a rezoning of the land.	
Rear of shops – Bayley Street Alexandra. If the land were consolidated, it would offer a parcel of approximately 10,000sqm in area at the rear of the shops. The land is currently used for car parking and servicing of the shops fronting Grant Street. The land is also occupied by the Alexandra Indoor pool. Application of the Development Plan Overlay and the preparation of a Development Plan for the site would assist in guiding an integrated development of the land. The land would be ideally suited to mixed use development, including accommodation. There would be a need to maintain car parking and service areas to shops. Development could then occur above the car park. There would also	

be a need to address the interface with residential properties on the opposite side of Bayley Street with a well -considered design.	
Snodgrass Street, Yea There is approximately 6 acres of land used to service the rear of shops on Snodgrass Street Yea. The land could include a mix of uses, generally consistent with the Yea Framework Plan and Yea Structure Plan which sought to encourage housing infill and medium density redevelopments …. including: *"Unconstrained land outside of the Urban Flood Zone in Snodgrass Street Precinct between Nolan and Webster Streets."* The Development Plan Overlay has been applied to most of the site. The Development Plan prepared for the site has expired. There is an opportunity to review the extent of the DPO with the view to preparing a new Development Plan for the land. The land would be ideally suited to mixed use development, including accommodation. There would be need maintain car parking and service areas to shops.	 
2-16 North Street, Yea 2-16 North Street comprises approximately 13 acres of land zoned General Residential. Consistent with the Yea Structure Plan / Framework Plan, the land has been rezoned to residential and can be considered for infill housing. Future development will need to consider interfaces with the watercourse to the west and existing / remaining industrial uses within the vicinity of the land.	

Vaughan Close, Eildon There is approximately 16 acres of residential zoned land at Eildon which may be suitable for residential use. Land west of Vaughan Close is currently vacant. A planning permit for housing has previously been issued, but has expired. The land appears to be relatively unconstrained and offers an opportunity for housing in close proximity to town services and amenities. A former Industrial use is located on the western side of Vaughan Close. The land (in whole or part) may provide opportunities for housing in future, subject to site investigations and remediation associated with the former industrial use of the land. An open space area is located further east of the industrial site. The land appears to be privately owned and used as open space to service the surrounding residential lots. This land could also be further investigated as part of an overall redevelopment of the industrial site.	 
Sedgwick & Lyell St, Marysville Marysville continues to undergo redevelopment following the events of the 2009 bushfires. A number of vacant parcels of land totalling 6.5 acres exist in the centre of the town. The land has previously been used as a guest house. Should all part of the land be consolidated, it may present opportunities for a range of different housing options (including retirement living) with walkable access to the Marysville town centre.	
Other - Eildon	Goulburn Murray Water owns a number of parcels of land at Eildon. In the event that this land becomes surplus to needs, the land could be investigated for reuse as housing and other uses.

8.2.8.3 Incremental Change Areas

Land within 400m of the Alexandra and Yea town centres provides walkable opportunities to the Shire's major centres where retail, goods, services, recreation opportunities exist. The Housing and Settlement Strategy seeks to encourage intensification within a 400m walkable catchment. Urban consolidation will be encouraged within the incremental change areas.

Earlier strategies had made similar recommendations, including the Yea Structure Plan 2014, which sought "*Residential infill, with more diverse dwelling types and lot sizes is encouraged in locations within 400-500m walking distance of Yea town centre and Station Street precinct..*"

The intention is to encourage development subject to the consideration of heritage, landscape, neighbourhood character, and good design. It is recognised that there is a common desire to retain the rural feel of Murrindindi's towns. This can mean different things for different people. In some cases, this may refer to buildings, or a consistency of buildings. In other cases, it may refer to the protection of views to surrounding foothills or prominent landscapes.

Future housing may be more modern in appearance and use designs and materials which are different to that of existing. The use of modern, contemporary design and materials which promote good design and sustainability will be encouraged.

It is therefore recommended that Design Guidelines be prepared to assist applicants and to encourage good design that respects Murrindindi's sense of identity.

8.2.8.4 Growth Areas

Growth Areas have been identified as they are likely to provide the most likely direction for sustainable, masterplanned town growth. In some cases, Growth Areas may already be under development. Growth Areas have been selected as they display the following attributes:

- The land is located within an existing town/settlement boundary.
- The land, or part thereof could provide for residential growth.
- The land has been identified within existing Council strategy or plan.
- In some cases, the Development Plan Overlay has been applied and a Development Plan prepared.
- The land can be serviced with connections to existing infrastructure.
- The land could realistically be developed over a 20-year time horizon (or much earlier).
- The land presents a suitable residential amenity attractive to developers and future purchasers
- The land has reasonable proximity to services and amenities within Alexandra and Yea.

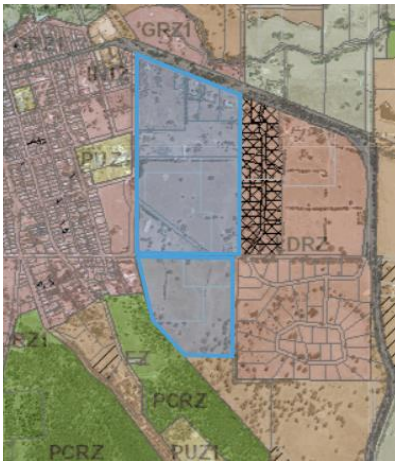
The purpose of identifying Growth Areas is to:

- Identify land for future residential use.
- Enable authorities to co-ordinate and plan for future infrastructure upgrades.
- Assist in ensuring that the subject land (and adjoining land) is not used for a purpose which may compromise future residential use.
- Provide certainty for investors and landholders as to where future growth and change is likely to occur

Where land is yet to be developed, this strategy recommends the review of approved Development Plans with landowners in order to maximise opportunities to create different densities and housing types.

*Refer **Table 5** overleaf.*

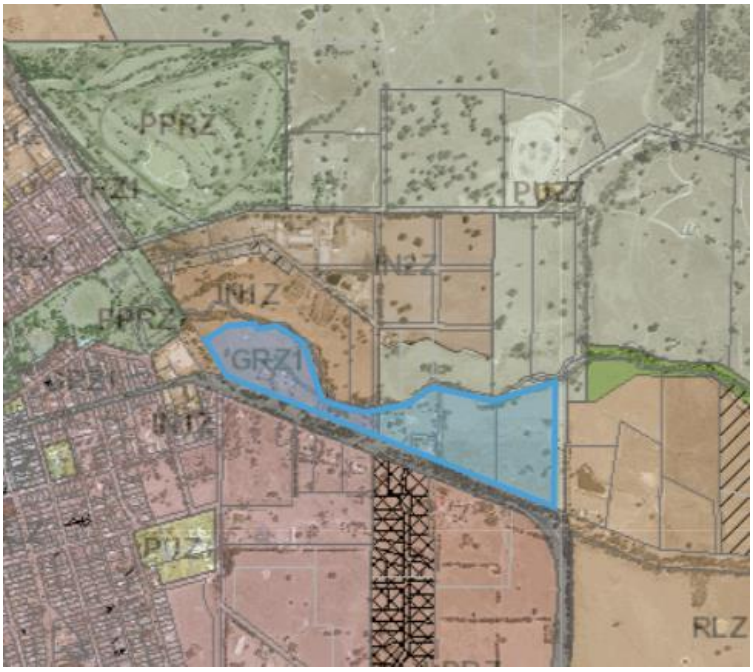
Table 5 – Residential Growth Areas

Residential Growth areas	
Alexandra East - A major consideration will be the timing of development on existing zoned land in Alexandra's east which would add significant new housing supply within Murrindindi Shire. This land provides the most logical and short-term opportunity to add significant additional housing supply. This land has been identified for housing growth for a considerable period but is yet to be developed.	
Land west of Wattle Road, Alexandra There are two parcels of undeveloped land on the western side of Wattle Road. The land is affected by steep slopes and is punctuated by the Alexandra hospital site. The land would provide a logical extension to the existing residential area to the west and future residential area to the east. The land is zoned for residential development and could support any future redevelopment of the former Alexandra Hospital site. The Development Plan Overlay could be applied to this land to encourage appropriate development and integration with surrounding land.	  
Land east of Wattle Road, Alexandra Approximately 160 acres of land (112 acres within the General Residential Zone, and 48 acres within the Rural Living Zone) will provide a logical extension to the Alexandra town area. A Development Plan has been prepared. The land has remained undeveloped for a considerable period. A review of the Development Plan and consideration of lot densities and design should be undertaken with landowners and authorities to encourage development in a timely manner.	 

Land north of Goulburn Valley Highway, Alexandra

There is approximately 57 acres of land located east of Alexandra between the UT Creek and Goulburn Valley Highway. The land is within single ownership and could provide opportunities for future housing. The land is split between the General Residential Zone and Farming Zone, but is within the settlement area identified within the Alexandra Framework Plan.

Rezoning the Farming Zone land to a residential zone and application of the Development Plan Overlay to the whole site could be explored in future to encourage development of the site in an integrated manner. This would also include consideration of any drainage /flooding constraints adjacent to UT Creek.

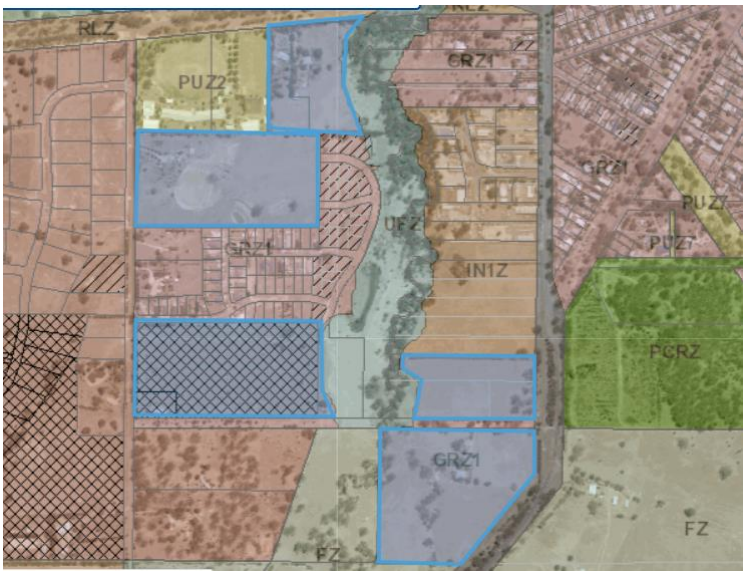


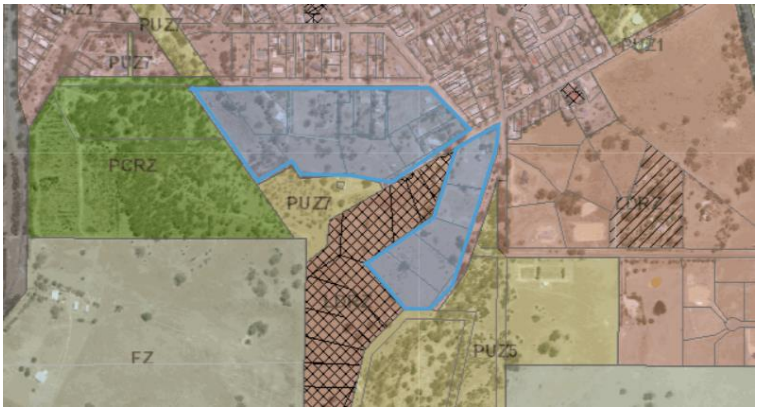
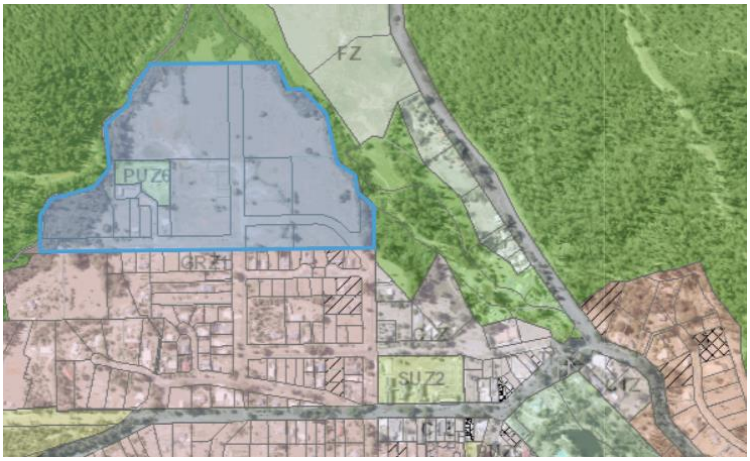
Yea - The take-up rate on subdivisions west of Whittlesea-Yea Road has been strong. Whilst some capacity exists to add additional housing, supply could reasonably be expected to be exhausted within 5 years (or earlier). Further discussion of these opportunities is provided below.

Yea West (various parcels of land)

There is approximately 77 acres of land available. Some of this land will be integrated within existing masterplanned developments. Lots are generally larger in size.

Capacity exists to add additional residential lots on undeveloped parcels. This will extend the Yea further south, consistent with the directions identified with the Yea Structure Plan / Framework Plan. Development of this land is important to the consideration of additional residential land further south as it will likely provide servicing and transport infrastructure extensions.

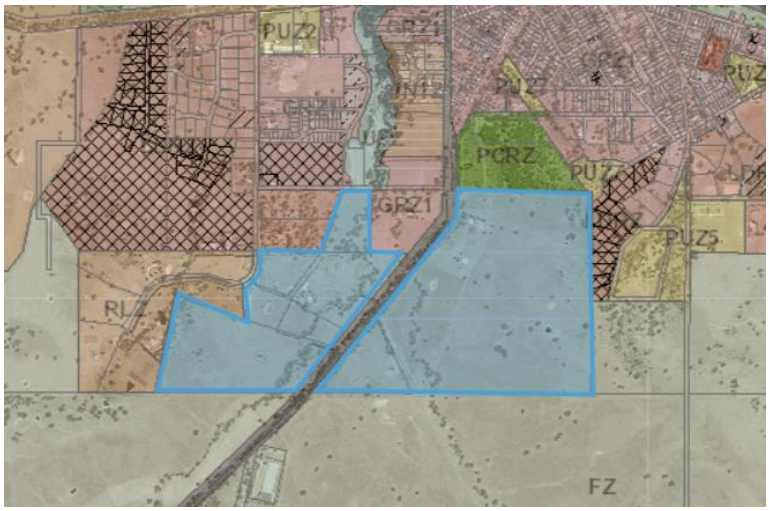


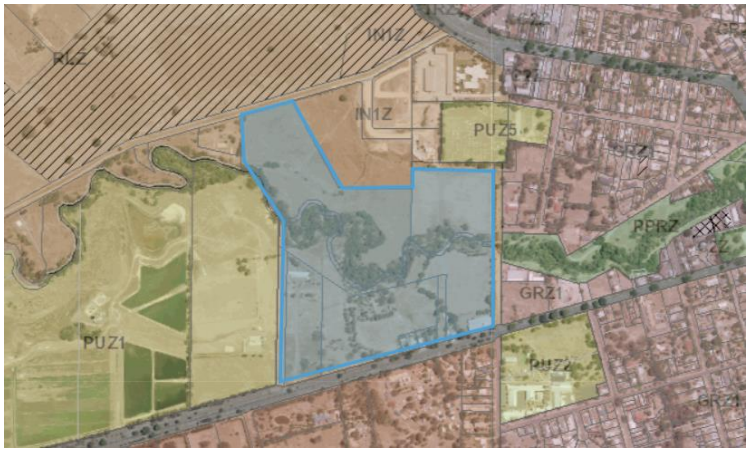
Yea south Approximately 36 acres of land is zoned for residential development to the south of Yea. The land is encumbered by relatively steep topography. Given the topography, part of the land may be developed for housing.	
Other	
2A The Boulevard, Eildon Approximately 30 acres of residential land zoned north of the town centre. Consistent with the Eildon Framework Plan, the land has been zoned General Residential to accommodate future housing. The Development Plan Overlay and Bushfire Management Overlay have been applied. Ecology, access, and bushfire management are likely to be key considerations in any redevelopment of the land.	
Marysville North Approximately 50 acres of residential zoned land is located within Marysville's north. The land is constrained by bushfire, access, and ecology. Subject to the resolution of contraints (including the provision of a second river crossing), some of this land may be developed for housing, consistent with the Marysville Framework Plan.	

8.2.8.5 Investigation areas

Investigation Areas are areas identified for possible future township growth. The identification of an Investigation Area does not seek to give rise to any claim as to the prospects of urbanisation on the land. This is because an investigation area may not be required or rezoned, nor can the extent of the area be fully determined at this time. This strategy recommends strategic investigations prior to any decision regarding the use of land. There is a need to protect these areas from encroachment prior to the completion of investigations Consideration should be given to application of the Development Plan Overlay to enable strategic investigations and orderly planning to occur. Please refer table below.

Table 6 – Investigation Areas

Investigation areas	
Yea South The Yea Structure Plan and Framework Plan previously identified that consideration of a future growth front to the south of Yea should commence at approximately this time based on development trends at that time. This strategy supports this recommendation nominating an area south of Yea as an investigation area. Land south of Yea offers the most logical opportunity for outward growth, consistent with the directions outlined within the current Yea Framework Plan, and earlier and Yea Structure Plan 2014 which indicated that "residential expansion south along the Whittlesea-Yea Road corridor may be required in the next 10 to 15 years." It is likely that some of this land may be undevelopable due to steep topography, proximity to watercourses, and other constraints. Initially, it is recommended that consideration be given to a larger area than identified within the Yea Framework Plan in the order of 200-300 acres. A strategic investigation would determine the actual extent which may be suitable for rezoning and to better understand the relevant constraints and opportunities, preferred land uses, growth boundary, infrastructure servicing, and necessary transport connections to support future growth.	

Alexandra - Land east of Treatment Plant Land between Alexandra and the treatment plant in Alexandra's west has been identified as an Investigation Area. The land is approximately 58 acres in area and zoned Rural Living Zone. The land contains a mix of public and private land (UT Creek, Oval, Alexandra Community & Leisure Centre. Part of the land is encumbered by buffers to the Alexandra Treatment Plant. Goulburn Valley Water have undertaken initial work to identify a possible buffer area (refer map right). Further, more detailed modelling is required to establish a more precise buffer area. Once the buffer area can be established, development of the subject land may be possible. The land could be investigated for a variety of uses, including housing. Development of some/part of the land could enable improved connections to the UT Creek corridor, the use/upgrade of existing community infrastructure, and improvements to one of Alexandra's main town entries.	  *Source: GVW, 2021*
Alexandra - Other	Through the preparation of a Structure Plan for Alexandra, consideration should also be given to location of a future growth front.

8.2.8.6 Low Density Residential

The Low-Density Residential zone has been applied to town peripheries. Land west of Yea and east of Alexandra is currently under development. It is estimated that a further 135 Low Density Residential lots can be added on existing zoned land. The schedule to the zone specifies minimum lot size of 1 hectare, unless lots 0.4ha or larger are in accordance with a Land Capability Assessment approved by the responsible authority. All other land that complies with the EPA publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003 and the Septic Tanks Code of Practice, March 2003.

- A 1 ha minimum applies to land at Maroondah Highway Yarck and land west of Halls Road Alexandra.
- A 2ha minimum applies to Low Density Residential land bounded by Whittlesea-Yea Road, Whittlesea-Kinglake Road, Nichols Road and Pheasant Creek Road.
- A 4ha minimum applies to land west of Melba Highway at Castella, including Gordons Bridge Road, Moore Court, Banskia Court, Wattle Court, Castella. (*MPS, 2021*)

Murrindindi Shire contains sufficient Low Density Residential land to meet current needs. It is not intended that further LDRZ land be rezoned at this time. Instead, it is recommended to:

- Avoid the further rezoning of isolated land for LDRZ purposes.

- Ensure that the staging of residential development occurs in a logical and efficient fashion.
- Ensure that LDRZ development does not restrict current or future township growth.
- Ensure potential future residential development in these areas does not disrupt or restrict existing or future viable agricultural or rural activities.
- Ensure LDRZ land is supplied with necessary infrastructure. Where LDRZ land cannot be supplied with infrastructure (e.g. drainage, water supply, sewer, and stormwater management), ensure land is not subdivided into lots that are too small to accommodate on site waste management systems.

In the event that applications to rezone additional land for LDRZ in future, Council should apply the "Criteria for considering proposals to rezone non-urban land, as shown in *Table 8*.

8.2.8.7 Rural Living

The major rural living nodes are currently located on the periphery of Murrindindi's towns. The schedule to the zone specifies a minimum lot size of 4 hectares with an average subdivision size of 6 hectares. Selected, specified parcels of land have a minimum of between 1-2ha (MPS, 2021). A significant volume of undeveloped Rural Living Zoned land remains available on the periphery of serviced towns.

Murrindindi Shire undertook a Rural Residential Study in 2004 which found that Rural residential land was desirable due to:

- The proximity of the Shire to the northeast of Melbourne.
- The Shire's naturally attractive foothills, valleys and landscapes.
- The area having or being a gateway to major recreation and tourism assets.
- The presence of attractive towns with significant character that provide a range of physical and community services. (MSC, 2004)

The Rural Living Zone contributes to housing choice. From a housing supply perspective, larger Rural Living lots are considered inefficient to service and residential development is generally contrary to the objective of maintaining agricultural and a rural landscape in these areas. Given the amount of undeveloped RLZ, this Strategy seeks to:

- Avoid the further rezoning of land for Rural Living purposes.
- Only consider adjustments to the Schedule to the Rural Living Zone to reduce lot sizes where land:
    - Is located within reasonable proximity to the town services and amenities
    - Does not encumber long term residential growth,
    - Does not compromise rural or agricultural land use,
    - Is not encumbered by exiting subdivision patterns,
    - Is not encumbered by industry or environment.

In the event that applications to rezone additional land for RLZ in future, Council should apply the "Criteria for considering proposals to rezone non-urban land, as shown in *Table 8*.

8.2.9 Unserviced towns and settlements

Murrindindi's small towns and settlements, including Buxton, Taggerty, Thornton, Glenburn, Narbethong, Molesworth, Yarck, Strath Creek, Flowerdale, Kinglake West / Pheasant Creek, Kinglake Central, Kinglake, Castella, Toolangi are not connected to infrastructure services (Thornton and Buxton have a reticulated water supply but are not connected to sewer).

Council has adopted planning policy which carries statutory weight within the Murrindindi Planning Scheme at Clause 2.03 which provides direction to manage residential growth of smaller townships and settlements. Strategies include:

Council seeks to develop its established townships and settlements by:

- *Supporting each township as the focus of residential, commercial, community and service hub for its surrounding area.*
- *Concentrating development in locations free from environmental constraints, where environmental values are protected and the level of community safety is improved.*

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

and

- *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. (MPS, 2021).*

This strategy sees no need to depart from these strategic directions. Existing planning policy is clear in distinguishing between future housing in serviced and unserviced towns.

A major challenge in settlement planning across the Shire relates to wastewater. State Environment Protection Policy (Waters) requires the preparation of a Domestic Wastewater Management Plan (DWMP). The DWMP must assess domestic wastewater risks in the municipality and develop prioritised actions to address potential impacts.

Specifically, Council are required to identify properties where wastewater is discharging off-site and develop actions to prevent this discharge from occurring. This DWMP includes on-site wastewater hazard mapping that identifies the risk associated with on-site wastewater management on each property based on land capability and lot size.

A number of townships / localities have previously been identified by Council as high risk. Of these, Flowerdale, Kinglake and Thornton have been identified (via a risk based prioritisation process) as key areas identified as in need of improved or potentially alternative wastewater management strategies. There are a number of additional high risk areas along with isolated small lots that may also pose a risk of off-site discharge as there is insufficient land available for full on-site wastewater management (e.g. Kinglake, Buxton).

The majority of unsewered areas in Murrindindi Shire are moderately to poorly suited to on-site wastewater management subject to meeting the requirements of the EPA Code of Practice for On-site Wastewater Management. This is driven by land capability constraints across the Shire, in particular lot size (in certain areas), climate, slope, and the presence of dams and incised watercourses.

Domestic Wastewater Management Planning has included an evaluation of existing and potential future lot sizes in unsewered residential areas in conjunction with the broader Planning Controls. The DWMP recommends that higher levels of scrutiny are applied to proposed unsewered developments proposing new allotments that are less than one hectare in size. The presence of constraints such as slope, gullies and watercourses can increase risk and limit options on lots below this size.

The DWMP proposes a set of “Minimum Standards” for Land Capability Assessment and design information that needs to be submitted with Septic Tank or Planning Permits in unsewered areas classified as high risk (MSC, 2020).

8.2.9.1 Township Zone

The Township Zone has been applied to Murrindindi’s small towns to provide for a range of lifestyle opportunities and contribute to the overall diversity of housing available within the Shire. The sustainability of Murrindindi’s small towns and settlements is an important issue for the Shire. This includes the retention of a sustainable, local population.

Land within the Township Zone may provide some opportunities for future housing, however land supply is not estimated to be significant. Larger lot development on township peripheries may be possible where zoned Low

Density Residential or Rural Living Zone. There remains a significant quantum of undeveloped Rural Living Zoned land available across the Shire.

Wastewater, environmental and land management constraints are more prevalent in unserviced towns. Planning policy seeks to manage the sustainable growth of unserviced towns and settlements within this context. It follows that unless constraints are either removed or reduced at a precinct-based level (via major infrastructure upgrade or environmental management initiative), there is unlikely to be significant growth in unserviced locations. *The H&SS seeks to reflect these existing policy settings and settlement characteristics.*

The *Kinglake Ranges, Flowerdale, & Toolangi Plan and Design Framework (KFT)* discussed the possibility of expanding the township of Kinglake to the south and west. This is no longer appropriate, given the environmental and bushfire constraints that have since been recognised via Bushfire Management and Environmental Significance Overlays. Development should occur within existing zoned areas where it can be demonstrated that environmental constraints can be overcome. The existing planning framework provides appropriate guidance in this regard. *This strategy does not seek to encourage significant housing growth to Kinglake and surrounding smaller towns and settlements.*

8.2.9.2 Farming Zone

There are numerous lots (small and large) located within the Farming Zone which do not contain a dwelling. Whilst there would be physical capacity to add significant housing supply within the Farming Zone. there is strong planning policy in place protecting agricultural land from encroachment. Farmland has therefore not been considered within the future housing projections within this strategy.

Housing within the Farming Zone will continue to service and provide residence for existing farmland. Further subdivision and development within the Farming Zone for housing is not supported by planning policy. *The H&SS seeks to reflect these existing policy settings and settlement characteristics.*

The existing planning framework provides guidance as to how applications for dwellings within the Farming Zone will be considered. This strategy seeks to reinforce the purposes of the Farming Zone identified at Clause 35.07 of the Murrindindi Planning Scheme, which include:

- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

In this regard, the H&SS seeks to direct future housing to existing towns and townships. In the event that applications to rezone additional land in future, Council should apply the “Criteria for considering proposals to rezone non-urban land, as shown in *Table 8*. Applications for dwellings within the Farming Zone will be assessed under the Decision Guidelines at Clause 35.07-6.

8.2.10 Principles & Directions

1 Facilitating housing growth

Where should future housing be located?

Principle 1

Provide clear strategic directions for residential growth within Murrindindi Shire.

Directions

a. Adopt the Housing and Settlement Framework Plan.
b. Direct the bulk of future housing supply to the major serviced towns of Alexandra and Yea.
c. Work with key stakeholders and the community to facilitate the development of existing zoned land in serviced towns.

Principle 2

Maintain an adequate supply of residential land to support current and future housing needs.

Directions

a. Commence preparation of a Structure Plan for Alexandra. Consider the need and location of a long-term future urban growth area.
b. Commence investigations into a future urban growth area, south of Yea.
c. Commence investigations into the potential for urban development east of the Alexandra Treatment Plant, including an assessment of separation distances.
d. Identify and protect areas required for future housing growth.
e. Monitor and review residential land supply and adjust planning, as required.

Principle 3

Direct the major residential growth opportunities to within Murrindindi's serviced towns.

Directions

a. Encourage urban consolidation within existing serviced towns.
b. Encourage urban consolidation and diverse housing types in areas with walkable access to the Alexandra and Yea town centres (Incremental change areas).
c. Encourage significant change on Infill Sites, including opportunities for housing at increased densities and diverse housing types.
d. Encourage the development of sustainable communities with a range of lot densities within Growth Areas.
e. Ensure areas potentially required for future residential expansion (Investigation Areas) are protected from encroachment.
f. Support the ongoing rebuilding of Marysville, consistent with the directions outlined within the Marysville Framework Plan. Encourage urban consolidation within the township boundary where environmental constraints can be overcome.

8.3 Managing the impacts of housing growth

8.3.1 Settlement Hierarchy

In order to guide the appropriate development of residential land, this strategy recommends the adoption of the following Settlement Hierarchy to guide planning decision making.

Table 7 – Settlement Hierarchy

Strategy	Town	Apply to
Serviced Towns		
Existing residential area: Encourage urban consolidation.	Alexandra, Yea, Eildon, Marysville	Serviced residential area within Town / Settlement boundary.
Incremental change areas: Encourage urban consolidation and diverse household types.	Alexandra, Yea	Land within 400m of Alexandra and Yea town centres. *Refer Figure's 8 & 9.*
Infill sites: Encourage consolidation and significant change on infill sites. Encourage redevelopment at increased densities and diverse housing types.	Alexandra, Yea, Eildon, Marysville	Strategic redevelopment sites. *Refer Table 4 and Figure's 8 & 9*.
Growth Areas: Encourage the development of sustainable communities with a range of densities to improve housing choice and diversity.	Alexandra, Yea	Land zoned for residential purposes undergoing development or identified for future development within settlement boundary. *Refer Table 5 and Figures 8 & 9.*
Investigation Areas: Investigate for potential residential growth. Ensure the use and development of land	Yea South, Alexandra	Land to be investigated for future residential growth. Refer Table 6 and Figure's 8 & 9.
Low Density Residential: Maintain the current extent of Low Density Residential Zone.	Periphery of towns	Existing Low Density Residential Zone.
Rural Living Zone: Maintain current extent of Rural Living Zone.	Periphery of towns	Existing Rural Living Zone
Unserviced Towns		
Township Zone: Apply existing planning framework to encourage housing within town boundaries where waste and environmental constraints can be appropriately managed and community safety can be improved.	Unserviced towns	Township Zone
Rural Living Zone: Apply existing planning framework to encourage housing development within existing zoned areas where waste and environmental constraints can be	Periphery of some towns	Rural Living Zone

managed and community safety can be improved.		
Rural balance		
Farming Zone: Apply existing planning framework to encourage retain for the use of the land for agriculture, in line with the provisions of the Farming Zone.	Rural balance	Farming Zone

8.3.2 Limits to township growth

At present, there is no consistent approach in Murrindindi for deciding where town growth can occur and where non-urban values should prevail. Through the course of the project, it has been established that clear, consistent direction is needed to provide greater certainty for decision makers, landowners, and the broader community to reduce the potential for inappropriate subdivision and development.

There are long-term limits to urban development where non-urban values and land uses should prevail. The distinction between urban and non-urban land in Murrindindi is defined as:

1. Existing urban areas and possible future urban areas (serviced towns)
2. Unserviced towns, settlements and rural balance of the Shire.

Urban areas are reflective of the urban zones contained within the Murrindindi Planning Scheme. Proposed future urban areas include land that needs to be set aside for possible future urban development to meet future housing needs. The H&SS seeks to prioritise existing urban areas and possible future urban areas as the most logical locations of future settlement and infrastructure investment within Murrindindi Shire.

The Low Density Residential Zone and Rural Living Zone have been applied to the periphery of existing towns and townships. The Township Zone, Rural Living Zone and Farming Zone has been applied to unserviced towns, settlements and rural balance of the Shire.

To provide the necessary direction sought by Council, the Strategy establishes directions for growth, and criteria which must be satisfied in order for non-urban land to be considered for rezoning. This approach is intended to support the orderly development of land, discourage the unnecessary extension of infrastructure and help preserve important qualities of Murrindindi's rural areas.

Table 8 - Criteria for considering proposals to rezone non-urban land

Council will consider all of the following criteria for proposals to rezone non-urban land:

1. The land has been identified in a designated growth area or future growth area, as defined within the Housing and Settlement Strategy.
2. The proposal includes a strategic assessment of housing needs.
3. The proposal demonstrates a net community benefit.
4. The proposal demonstrates that the land:
    a. Can be supplied with necessary urban infrastructure.
    b. Can be connected to existing urban areas in a logical and efficient fashion.
    c. Is not encumbered by exiting subdivision patterns.
    d. Is not encumbered by industrial or environmental priorities.
    e. Is located in reasonable proximity and connectivity to town services and amenities.
    f. Does not disrupt or restrict existing or future viable agricultural or rural activities.
    g. Can be developed without compromising other growth areas or future growth areas.
5. The proposal satisfactorily addresses any relevant Ministerial Guideline or Practice Note.

8.3.3 Settlement boundaries

Settlement boundaries define the allowable extent of urban use and development for a settlement. Many of Murrindindi's towns and settlements have Framework Plans or earlier Urban Design Frameworks prepared which indicate either a settlement boundary or township boundary. Changes to settlement boundaries will not be supported unless foreshadowed within the relevant town framework plan or structure plan (ie: Investigation Areas).

8.3.4 Sequencing

Whilst urban consolidation and the development of infill sites within existing towns will contribute to increasing housing supply, consideration of the timing and sequencing of greenfield development is also required. There is a need to consider the sequencing of future urban development in order to provide:

- Competition in land supply.
- Capacity to deliver projected future housing requirements
- Residual capacity to deal with any unexpected upturns in demand above forecasts.

There is generally a lag time before growth area land can be properly planned and then developed. An approved Structure Plan, Development Plan, and Subdivision are generally required prior to construction to commencing. Infrastructure must also be co-ordinated with authorities. In some cases, this process can take 5-10 years (or longer), depending on infrastructure availability and funding. There is a need to plan well in advance in order to understand as to how much developable land may be available to contribute to residential housing land supply.

This strategy supports concurrent development of growth areas in Alexandra and Yea to assist in maintaining an adequate supply of housing and put downward pressure on property prices. To achieve this objective, early planning is required to commence in the short-term.

8.3.5 Infrastructure Funding

There is a critical need for integrated land use planning and infrastructure planning. The H&SS should consider service authority requirements and plans. Feedback from agencies and infrastructure authorities should identify where critical upgrades are required to necessitate additional housing supply.

There are significant infrastructure costs associated with broad-hectare development such as social, transport, and utility infrastructure. For this reason, it is often more efficient to develop existing, residential zoned land.

Each development should make a contribution to infrastructure costs. The funding gap between development contributions and actual infrastructure costs though can often be significant. Costs for funding infrastructure are typically shared between the Developer, Council, and State Government. Within a metropolitan setting, Infrastructure Contributions Plans (ICP's) or Development Contributions Plans (DCP's) are utilised for this purpose.

There are however few formal infrastructure funding mechanisms utilised within a regional Victorian context. This creates both an opportunity and challenge:

- On one hand, the cost and complexity of creating and then satisfying a formal Development Contributions scheme/plan is reduced, making it more attractive to develop land.
- On the other hand, this raises issues of equity, and who is responsible for funding development infrastructure. It can also result in shortfalls on key infrastructure items.

The State Government is currently considering a regional approach to Development Contributions, however, a fixed dollar amount is yet to be confirmed. The value of the levy and flexibility to apply it will be critical in funding future infrastructure for growth areas. This will require monitoring in future.

Until such time as a regional approach is adopted, Council will continue to utilise Agreements under Section 173 of the Planning and Environment Act and open space contributions under the Subdivision Act as the basis for ensuring that development is appropriately serviced with infrastructure to meet its needs. This strategy also

recommends preparation of a Social Infrastructure Audit/Assessment to build a holistic understanding of infrastructure needs and requirement for the Shire.

8.3.6 Social & Community Infrastructure

Through stakeholder consultation, concerns have been raised regarding the capacity of existing social and community infrastructure to meet future needs.

This strategy supports the principle that infrastructure should be improved, commensurate with urban growth. It is not desirable nor sustainable to accommodate more housing without the necessary upgrades to support a larger and more diverse population. Nor is it desirable to defer such upgrades until such time as problems emerge (squeaky wheel). A more holistic and considered approach is required.

Further research is required to support an understanding of social and community infrastructure requirements to support an increased population. There will be a critical need to understand whether upgrades to education, health, childcare and community facilities and services will be required to maintain and support economic and health outcomes for the community.

The responsibility for the provision and servicing of community infrastructure is shared. Council does not currently hold reliable data meaning that a baseline understanding of existing social community infrastructure is not readily accessible. This will require targeted consultation with community service providers to understand current and future requirements, and could take the form of a Social Infrastructure Audit / Assessment or similar study.

8.3.7 Principles & Directions

2 Managing the impacts of housing growth

How will future housing growth be managed?

Principle 5

Utilise planning tools to direct residential growth in an appropriate and sustainable manner.

Directions

a. Ensure that future residential development is guided by a Strategic Framework Plan, Structure Plan, and Development Plan.
b. Adopt the Housing & Settlement Strategy and implement via an Amendment to the Murrindindi Planning Scheme.
c. Commence preparation of a Structure Plan for Alexandra.
d. Consider the application of the Development Plan Overlay to areas required for future growth.

Principle 6

Minimise the economic, environmental, visual and servicing impacts of residential development on rural areas.

Directions

a. Maintain the extent of existing small towns and settlements.
b. Ensure development occurs within town and settlement boundaries.
c. Support additional housing only where environmental constraints and servicing constraints can be overcome.
d. Limit rural-living developments to existing zoned land.

Principle 7

Maintain the unique township, landscape, tourism, farming and environmental values of Murrindindi Shire.

Directions

a. Ensure development reflects the preferred character of existing towns and settlements.
b. Protect areas of ecological and cultural significance.

Principle 8

Manage the impact of increased housing densities on existing towns.

Directions

a. Prepare urban design guidelines for areas of housing change to reduce uncertainty about the scale, form and design of development.
b. Prepare a Social Infrastructure Audit / Assessment to identify existing service levels, existing infrastructure. Identify future requirements to accommodate a larger and more diverse population.
c. Investigate the infrastructure needs and funding mechanisms available to deliver upgrades as part of planning for increased housing densities.

Principle 9

Contain growth to identified locations across the municipality.

Directions:

a. Maintain non-urban breaks between towns and settlements.
b. Apply “Criteria for considering proposals to rezone non-urban land” identified within this strategy,
c. Ensure protection of existing farmland from urban encroachment.

8.4 Housing Choice and Diversity

With an expected increase in population and ageing of the population, there is a need to define what type of housing is required to meet future needs. Planning policy recognizes the need to provide for housing choice, including a mix of dwelling types suited to changing population profiles and community expectations. The H&SS can improve housing supply and affordability by ensuring there is enough land zoned in the right places to enable additional housing to be created.

8.4.1 Housing Choice

Providing both current and prospective residents with housing options is an important consideration for this strategy. Housing choices can include type, size, age, price, and location. At present, there is genuine lack of housing choice within Murrindindi Shire. This has been evidenced through the Background and Issues Report. Key indictors include:

- Housing stock is predominately comprised of single detached dwellings (albeit on a wide variety of lot sizes)
- Potential residents may be forced to choose other locations to reside (although they may commute to the Shire for work).
- There are few temporary accommodation options.
- There are few, affordable housing options for workers. This can make it difficult to sustain local businesses and industries.
- There are few social and affordable housing options.
- Properties let via Air BnB have the quantum long term rental properties.

This causes a number of potential problems which have been reiterated in discussion in previous discussion with community (Council Plan) and stakeholders (Background and Issues Report). Refer Table 9 below,

Table 9 – Current Housing issues

- *"Ideally we would have liked to have moved to the area and rented for a while to see whether it suited our family. We couldn't find anywhere in the Shire to rent, so we were forced to purchase a block on the edge of town and build."*
- *"It is not uncommon for employers to purchase homes and rent them to employees in order to provide accommodation for workers (due to the lack of options within town)."*
- *"I've worked with families who have been actively looking and applying for properties for up to 12 months before success."*
- *"I have many clients who have been on public housing waitlists for years."*

The lack of housing choice reduces options and desirability of the Shire as a place to live and work. The Strategy should provide direction to improve housing choice so as to improve the long-term sustainability of the Shire.

8.4.2 Housing affordability

Housing affordability remains a critical issue within Murrindindi Shire. The price of residential property has been acknowledged in previous strategies as a competitive advantage for the Shire. Consultation with key stakeholders had suggested that Murrindindi Shire has experienced a decline in housing affordability. This is supported by sales data prepared by the Victorian Valuer General which indicated sharp increases in property prices (particularly 2019-2022), beyond that of the average rate of growth for Victoria, and beyond that experienced elsewhere in regional Victoria. Refer Figure's 2-5 overleaf.

Figure 2 - Murrindindi Shire Residential Price Statistics 1992-2022

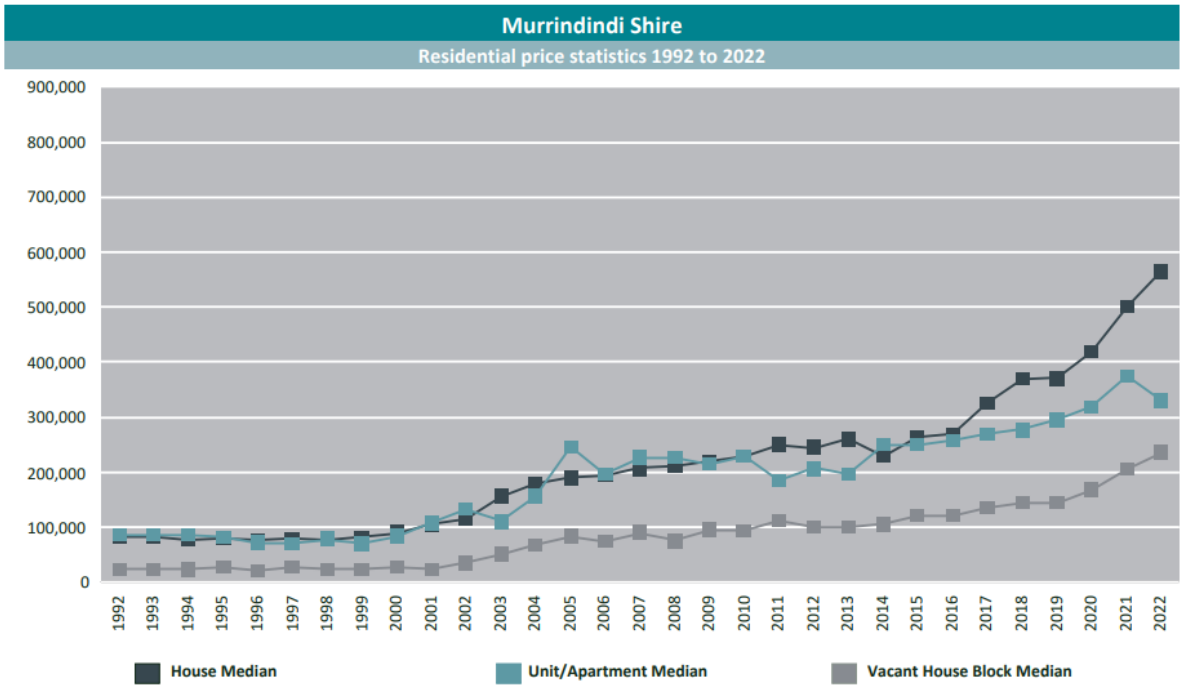


Figure 3 - Victorian Residential Price Statistics 1990-2021

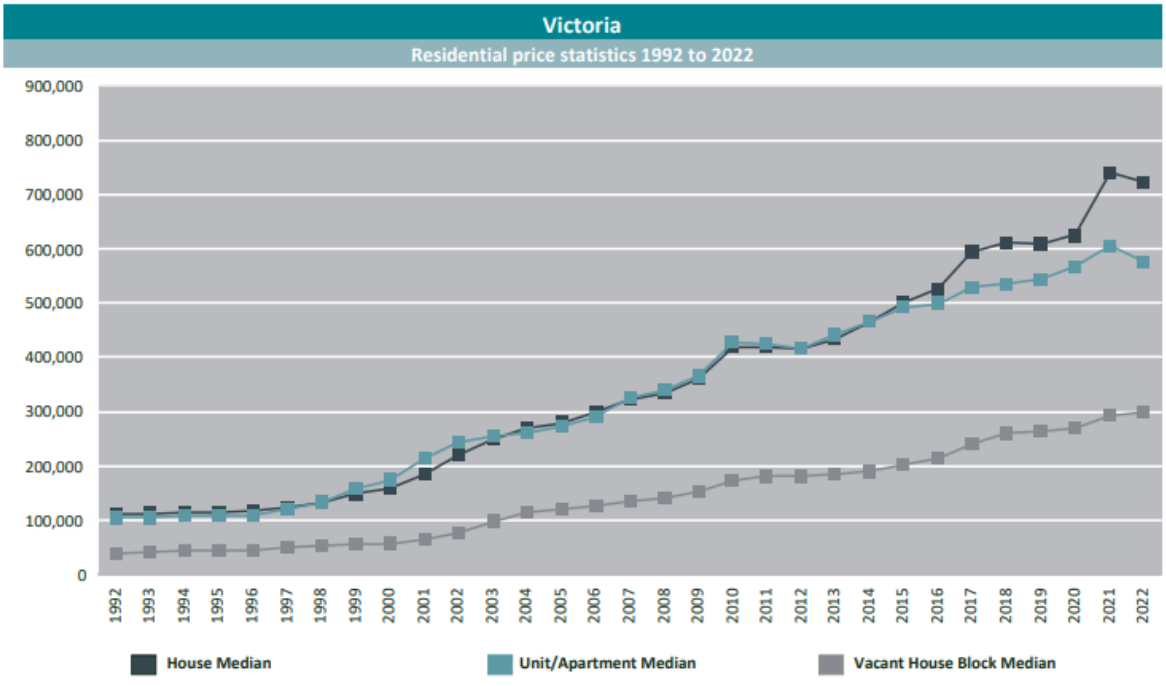


Figure 4 - Country Victoria Residential Price Statistics 1999-2021

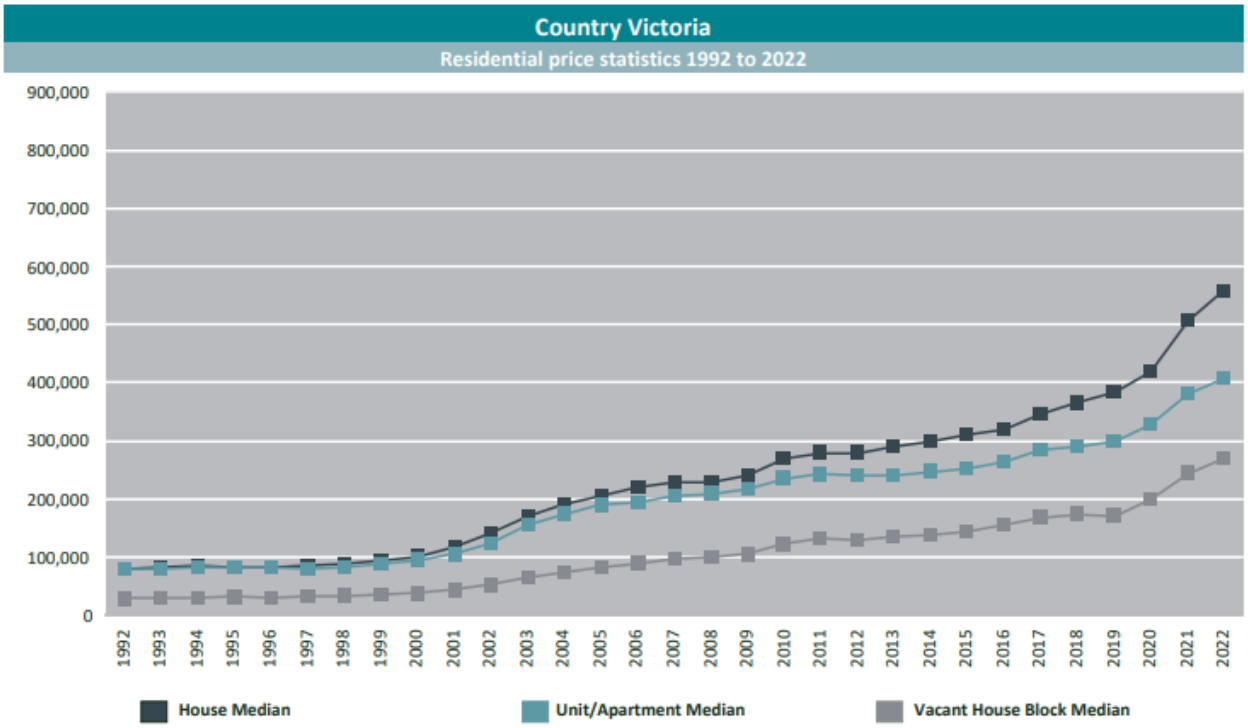
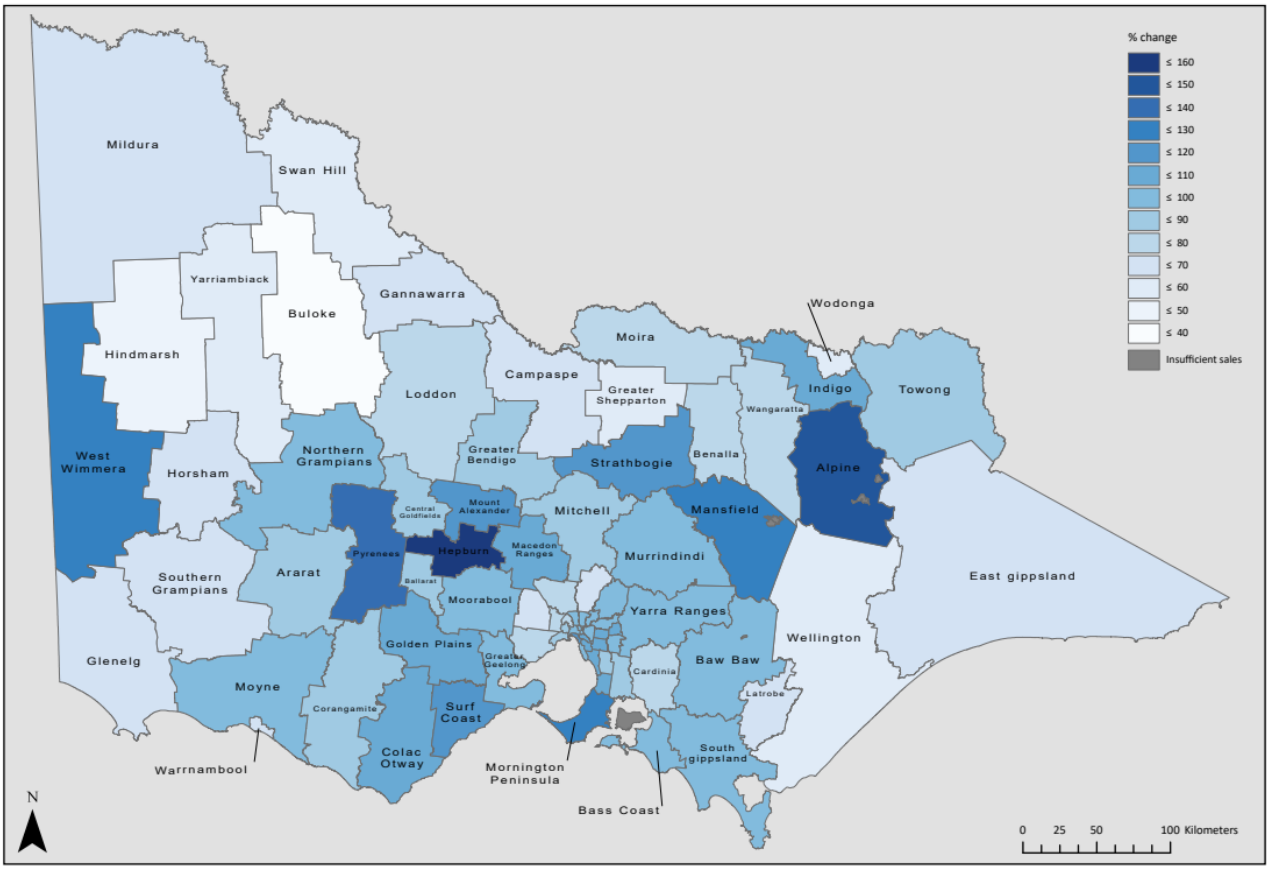


Figure 5 – 10 Year change in Median House Price per municipality (non-metro)



Source: www.land.vic.gov.au/valuations/resources-and-reports/property-sales-statistics

Whilst broad market forces have a significant impact on housing affordability, land use planning can also play a role. In this regard, the Planning Policy Framework (Clause 16.01-2S "Housing affordability") seeks "*To deliver more affordable housing closer to jobs, transport and services."* Relevant strategies include:

- *Ensuring land supply continues to be sufficient to meet demand.*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
- *Facilitate the delivery of social housing by identifying surplus government land suitable for housing.*

The H&SS seeks to deliver on policy by:

- The identification of short and longer term housing growth opportunities to increase land supply.
- Monitoring and Review measures to maintain sufficient land supply.
- Encouraging more diverse housing products in appropriate locations, including
    - Medium density housing
    - Key worker accommodation
    - Build to rent
    - Mixed use
    - Aged Care
    - Social & Affordable Housing

8.4.3 Housing Diversity

Housing diversity means there is a variety of housing types (houses, units, townhouses and apartments) available in an area to cater for a variety of resident needs at different stages of a person's lifecycle. Increasing housing diversity within Murrindindi is important in addressing housing needs into the future. This is because:

- Household sizes are projected to decrease in future.
- The vast majority of Murrindindi's existing housing stock consists of single, detached houses which are only useful to part of the future population.
- It encourages a broad socio-economic resident mix due to different price points for different housing types
- It encourages a more diverse and sustainable community in the long term. In turn, as this assists in maintaining a range of services and facilities which are important to sustaining Murrindindi's towns and settlements.
- Increasing housing density and diversity has the potential to provide housing at a range of price points.
- Higher densities of housing (and potentially people) can make service provision more efficient.

Improved housing diversity enables greater housing choice for current and prospective residents:

- A family can "move up" without moving away – (ie: from a unit to a single-family home).
- Young adults looking to move out or empty nesters looking to downsize can stay in the same area.
- Older residents can "age in place" without having to move away from the area.
- Workers who may require temporary accommodation are not forced to commute or stay in other nearby towns and Shires.

Ultimately, greater housing diversity provides a significant opportunity to maintain, attract, and accommodate a much broader resident demographic. This strategy seeks to broaden the and maintain the Shire's strong liveability and lifestyle.

8.4.4 Exemplary development - Diversity done well

There are many examples of housing diversity "done well" across Australia. More can be done to encourage and celebrate local examples within Murrindindi Shire that provide the type of housing likely to be required in future. The need for and benefits of increasing housing diversity apply equally to existing and new communities Introducing medium density housing to existing towns can be problematic given there is usually an established,

appreciated town character. In new, masterplanned communities this problem can be alleviated to some extent as potential residents will be informed about future land use and development plans including where different housing densities will be located.

In order for medium density housing to be embraced by communities it needs to be done well. This means good designs achieving a high level of amenity for future residents and being appropriate for the site and context

While by no means an exhaustive list, the Housing and Settlement Strategy seeks to identify examples of housing diversity "done well".

Table 10 – Housing Diversity "done well"

Example 1: Medium density housing. Location: *Recreation Avenue, Yea*	
Summary: • Local, medium density housing development. • Improves housing diversity (smaller household sizes). • Provides walkable access to the services and amenities within the Yea town centre. Achieves multiple dwellings on a previously underutlised site. • Efficient design with central driveway. • Use of different building materials for visual interest.	

Example 2: Masterplanned residential community. Location: *Highlands, Cragieburn*	
Summary: • Mix of different residential densities within single development. • Higher densities located nearest open space and community nodes. • Urban design shaped by topography. • Strong emphasis on landscape design • Protection and enhancement of environmental assets (Water sensitive Urban Design). Drainage used within open space to provide a visual and recreation feature.	 *Source: Google Maps*

Example 3: Retirement living / Independent Living Units. Location: *Lightsview, SA*	
Summary • Retirement living accommodation. • 117 self-contained homes with access to communal facilities. • Contemporary design. • Well-articulated façade. • Appears to the street as a row of modern townhouses (rather than a bulky institutional building).	 *(Weekly Source, 2021)*

Example 4: Key Worker Accommodation	
Summary: • Temporary accommodation to support essential industries like health care, education, emergency services and law enforcement. • Various layouts and typologies. • Developed to support both long and short-term term rental markets. • Serviced or self-contained rooms. • Communal facilities.	

8.4.5 Achieving Diversity

Greater housing diversity and densities should be encouraged near town services and amenities. This could be achieved using a mix of conventional and medium densities. The planning for new communities must include provision for a diversity of housing choices. This strategy seeks to increase densities and provide a greater range of different housing types.

8.4.6 Affordable & Social Housing

The Planning and Environment Act 1987 includes an objective '*to facilitate the provision of affordable housing in Victoria*.' Affordable housing is housing, including social housing, that is appropriate for the needs of very low, low, and moderate-income households.

Policy contained within the Murrindindi Planning Scheme at Clause 16 "Housing" states "*Planning should provide for housing diversity and ensure the efficient provision of supporting infrastructure*." (MPS, 2021),

Murrindindi Shire contains a relatively small proportion of social housing. Council officers have indicated that there is currently a waiting list for social housing.

Murrindindi Shire does not currently contain the scale of services and amenities to support large scale investment in social housing. It is acknowledged that is more likely to occur in Shires with major regional cities which have access to a broader range of services, transport and amenities. It is however possible to encourage investment in this sector locally in order to accommodate residents who may currently be on social housing waiting lists or require social or affordable housing options in future.

Social and affordable housing should be located in proximity to town services and amenities. For this reason, land within Alexandra and Yea is most likely to be suitable for this purpose. Land within Eildon and Marysville may also be considered, subject to the provision of supporting infrastructure and services which provide connections to community infrastructure.

This strategy seeks to improve housing affordability and diversity through an overall increase in supply of housing to the market. The strategy also seeks to diversify household types, including the addition of smaller households (units, townhouses) which are in short supply. Innovative and contemporary development types that make an efficient use of land and resources are encouraged.

Council seeks to work with the State Government to identify public land suitable for public housing. This may include land owned by the State and its agencies, or surplus Council land that could be purchased by the State Government to provide for Social Housing. Council will also work with the State government, developers and community housing providers to consider social housing within new developments. Incremental increases in the supply of social housing may be possible with:

- Existing policies that support greater housing diversity.
- New initiatives, such as affordable housing agreements.
- Use of surplus government land.
- Encouraging the development of more affordable housing as part of the approvals process.
- State Government initiatives, such as the *Victorian Social Housing Growth Fund* and *Homes for Victorians s*trategy will also support future investment in social housing.

8.4.7 Principles & Directions

3 Housing Choice and Diversity

How will we improve housing choice and diversity?

Principle 10

Improve the diversity of housing within existing towns and areas identified for growth.

Directions

a. Increase housing diversity within Murrindindi's towns and settlements.
b. Support the development of infill sites within existing serviced towns to include diverse housing types.
c. Increase housing diversity in new areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including the identification of locations appropriate for mixed use, and medium density housing in strategically identified locations.
d. Work with interested parties to deliver high quality and creative housing solutions that will provide greater housing choice in Murrindindi.

Principle 11

Identify preferred locations to increase housing densities.

Directions

a) Direct medium density and mixed-use housing growth to Infill sites.
b) Support low–scale, infill, medium-density housing opportunities in Incremental Change Areas.
c) Maximise opportunities for a diverse mix of housing types in Incremental Change Areas.

Principle 12

Increase the proportion of affordable and social housing within Murrindindi Shire.

Directions

a. Investigate the development of surplus public land to deliver social and affordable housing.
b. Work with the state government, community housing and the private sector to deliver more affordable and social housing options.
c. Ensure that affordable and social housing is located in areas with good access to town services and amenities.
d. Encourage the development of local pilot projects

Principle 13

Increase the role of urban consolidation as part of Murrindindi's overall housing supply.

Directions

a. Encourage urban consolidation within existing serviced towns.

Principle 14

Promote exemplary examples of housing diversity "done well"

Directions

a. Encourage the development of local pilot projects.
b. Consider the use of an annual "housing diversity award to showcase exemplary development.

8.5 Sustainability

There is a need for new housing to be located, designed, and constructed in a manner that considers the housing opportunities and challenges discussed earlier in this report. Locally, there is a need to encourage and stimulate investment in more sustainable forms of housing. This could potentially take many different forms, including:

- Location
- Household type and size
- Orientation
- Subdivision design
- Building materials
- Energy efficiency
- Water efficiency and drainage
- Transport

There are significant strategic directions established within the Murrindindi Planning Scheme supporting this objective. These include:

- Clause 12 – Environmental and Landscape Values, which states: *"Planning must implement environmental principles for ecologically sustainable development that have been established by international and national agreements"*
- Clause 15.01 – 3S Subdivision Design *states "To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development."*
- At a more granular level:
    - Clause 56 Residential Subdivision seeks: "To create liveable and sustainable neighbourhoods and urban places with character and identity.
    - Clause 56.03 Liveable and Sustainable Communities *seeks: "To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport,* and "*to allow easy movement through and between neighbourhoods for all people." (MPS, 2021).*

8.5.1 Sustainable housing

An issue that this strategy needs to balance is the current propensity to locate sustainable homes within the Farming Zone to take advantage of views and rural character.

There are many local examples of sustainable housing. Buildings are designed using sustainable materials and finishes, with energy efficient technologies and construction techniques. Visually, many of these buildings are striking in appearance and well designed and deliver on many aspects of this strategy.

Globally, there is also popularity in the development of "Tiny Homes" with small development footprints and efficient construction techniques contributing to their affordability.

Whilst these housing examples have many sustainable attributes, they are often located remotely. Tiny Homes can also be classed as moveable dwellings or caravans (depending on the model) and in some cases need to meet the same tests of a conventional dwelling (include satisfactory waste management).

Murrindindi Shire has not undertaken a Rural Land Use Strategy to differentiate the quality of its agricultural land. As such, applications for all rural dwellings are assessed against the provisions within the Farming Zone and relevant Overlays. Challenges posed by domestic wastewater are also present.

In some circumstances, there may be valid grounds to support the development of dwellings in the Farming Zone (i.e Where required to support an agricultural activity). Ideally, sustainable housing and settlement should be encouraged in locations identified within this strategy.

8.5.2 Exemplary Development - Sustainable housing done well

There are many examples of sustainable housing "done well" across Australia. Again, more can be done to encourage and celebrate local examples within Murrindindi Shire that provide the type of housing likely to be required in future. While by no means an exhaustive list, the Housing and Settlement Strategy seeks to identify examples of sustainable housing "done well". Refer *Table 11* below.

Table 11 – Sustainable Housing "done well"

Example 1: Sustainable, small lot development. Location: *White Gum Valley, WA*	
Summary: • Award winning sustainably designed housing community. • Innovative housing typologies and efficient use of space: A 274m² corner block can achieve two dwellings. Three separately titled one bedroom, one bathroom homes with outdoor living space are achieved on a 250sqm block • Use passive solar design principles, solar and water technologies, and smart home systems on a small suburban infill block.	 Source: https://developmentwa.com.au/projects/residential/white-gum-valley/overview

Example 2: Sustainable / Affordable Housing. Location: *Ballarat, Vic*	
Summary: • Alternative housing delivery model focused on affordability and good design principles/sustainability. • The first Nightingale project to be built in regional Victoria. It follows the construction of several apartment blocks under the Nightingale umbrella in Melbourne. • Designed to be low-cost and carbon-neutral. • Based on the idea of "living simply". • No second bathrooms, individual laundries or basement carparks to reduce the cost of construction and ongoing maintenance. • Instead, they utilise double glazing, insulation and fully Green Power.	 Source: https://nightingalehousing.org/nightingale-ballarat

Example 3: Sustainable residential estate. Location: *Edmonson Park, NSW*

Summary:

- 6 Star Green Star Communities rating based on a range of environmental initiatives relating to water usage, solar energy, geothermal heating and cooling, tree canopy targets, recycling targets and electric vehicle charging.
- Walkable community - Town Centre is within 400 metres of all homes, and parks and bushland are dotted through and around the community to encourage walking and community connections.
- Variety of home styles - apartments, terraces, townhouses, set amongst six hectares of open space.



Source: https://www.fraserspropertyproperty.com.au/NSW/Ed-Square/News-and-Events/News/2020/03/26/6-star-Green-Star-Rating

8.5.3 Principles & Directions

Sustainability

How will we grow sustainably?

Principle 14

Ensure that new residential areas are well-planned and deliver sustainable communities.

Directions

a. Ensure a range of lots sizes within new subdivisions to provide for dwellings of a variety of sizes.
b. Encourage higher densities in proximity to community infrastructure, open space, recreation, and transport infrastructure.
c. Encourage new subdivisions to adopt best practice in relation to walkable neighbourhoods, water sensitive urban design, energy efficiency and sustainability.
d. Encourage urban design that promotes safety, healthy lifestyle, physical activity, social interaction, and accessibility to open space and recreation opportunities.
e. Encourage the integrated planning of new development to incorporate access to public art, community facilities, open space, and recreation opportunities.
f. Encourage the use of perimeter roads and open space as interface treatments between urban and non-urban land.
g. Ensure subdivision for residential development contributes to the inter-connectedness of the existing street network, and links with existing pedestrian and cycle path networks.
h. Ensure that the staging of residential development occurs in a logical and efficient fashion, with concurrent augmentation of infrastructure.

Principle 15

Promote exemplary examples of sustainable housing ”done well”

Directions

a. Encourage the development of local pilot projects.
b. Consider the use of an annual sustainable housing award to showcase exemplary development.

8.6 Monitoring and Review

Until this point, Murrindindi Shire has not required a strategy to manage or monitor housing growth. Population growth has remained relatively slow and steady with available land supply sufficient to meet housing needs. As referenced in the Strategy, in more recent times, rates of growth have exceeded historical levels, demographic changes have occurred, whilst available supply has been reduced. Prices have increased, while a number of housing delivery issues have been identified. Each of these factors has contributed to the need for this strategy.

The Housing and Settlement Strategy is underpinned by data and a series of forecasts and trends. Forecasts are limited by the assumptions that underpin them, and therefore should be treated as a tool or guide rather than a definitive picture of the future. No one can predict the future, which is why forecasts must be regularly assessed against actual, recent development activity. It is not uncommon for variations to arise between forecast data and actual data.

The population, household and dwelling forecasts that form the basis of strategic planning are typically sourced from the Victorian Government (ie: Victoria in Future data) A monitoring program can assist to take account of changes that may emerge from time to time. A regular monitoring program can:

- Assist in identifying changes in the key ‘drivers’ of demand
- Track where growth is occurring
- Track the success of the Strategy
- Help fine-tune land use planning policies, to better achieve strategy goals
- Enable early action to address any potential land supply shortfalls, or infrastructure constraints

It is recommended that the monitoring of the supply and demand for residential land is undertaken annually. An annual monitoring program would identify any significant changes to supply and demand, enabling an opportunity to respond to any emerging issues.

The monitoring program should also include targeted consultation with key stakeholders (including State agencies and local developers). The purpose of this consultation is to better understand:

- The location, composition and construction rates of existing/future development
- Site specific land supply issues, ranging from likely yield/density, development timing, land development dependent infrastructure issues
- State planning policies/strategies and planned infrastructure/services
- Housing market issues/impediments.

8.6.1 Principles & Directions

5

Monitoring & Review

How will we monitor the H&SS & review the changes from time to time?

Principle 16

Monitor and review population growth, housing demand and development trends, and make adjustments as required

Directions

a) Work with the state government and other agencies to collect and analyse data.
b) Undertake a periodic review of supply and demand for residential land to track progress and inform decision-making.
c) Use development data and consultation with the development industry to understand development trends.
d) Update growth scenarios at least every 5 years and update this strategy, as necessary.

9 HOUSING AND SETTLEMENT PLANS

Plans have been prepared to spatially represent the Housing & Settlement Hierarchy established within this report (Table 7). Figure's 7-9 include a Housing & Settlement Framework Plan for the whole of Murrindindi Shire and Housing & Settlement Opportunities Plans for the two main serviced towns – Alexandra and Yea.

Figure 7 – Murrindindi Shire Housing and Settlement Framework Plan

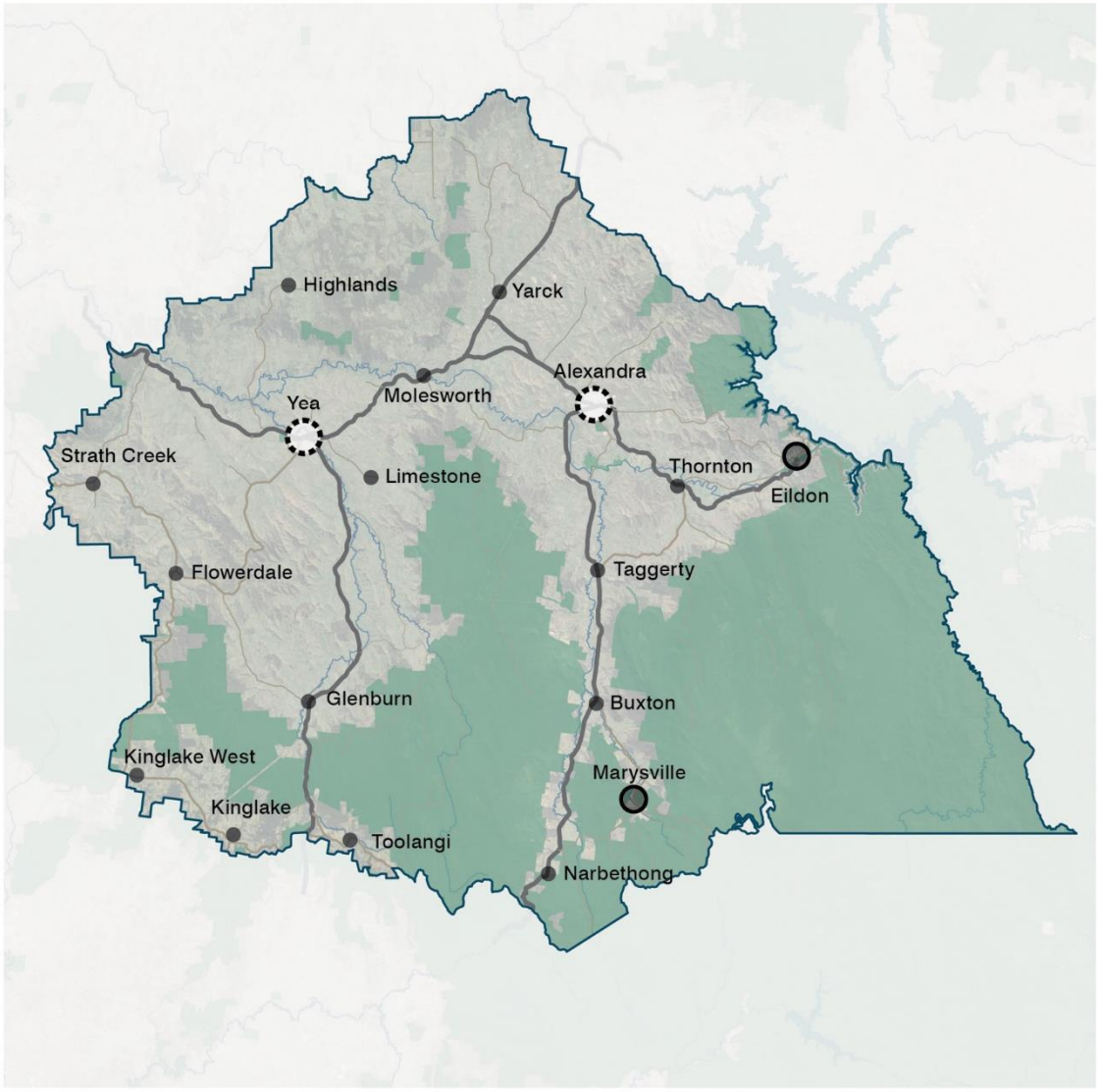
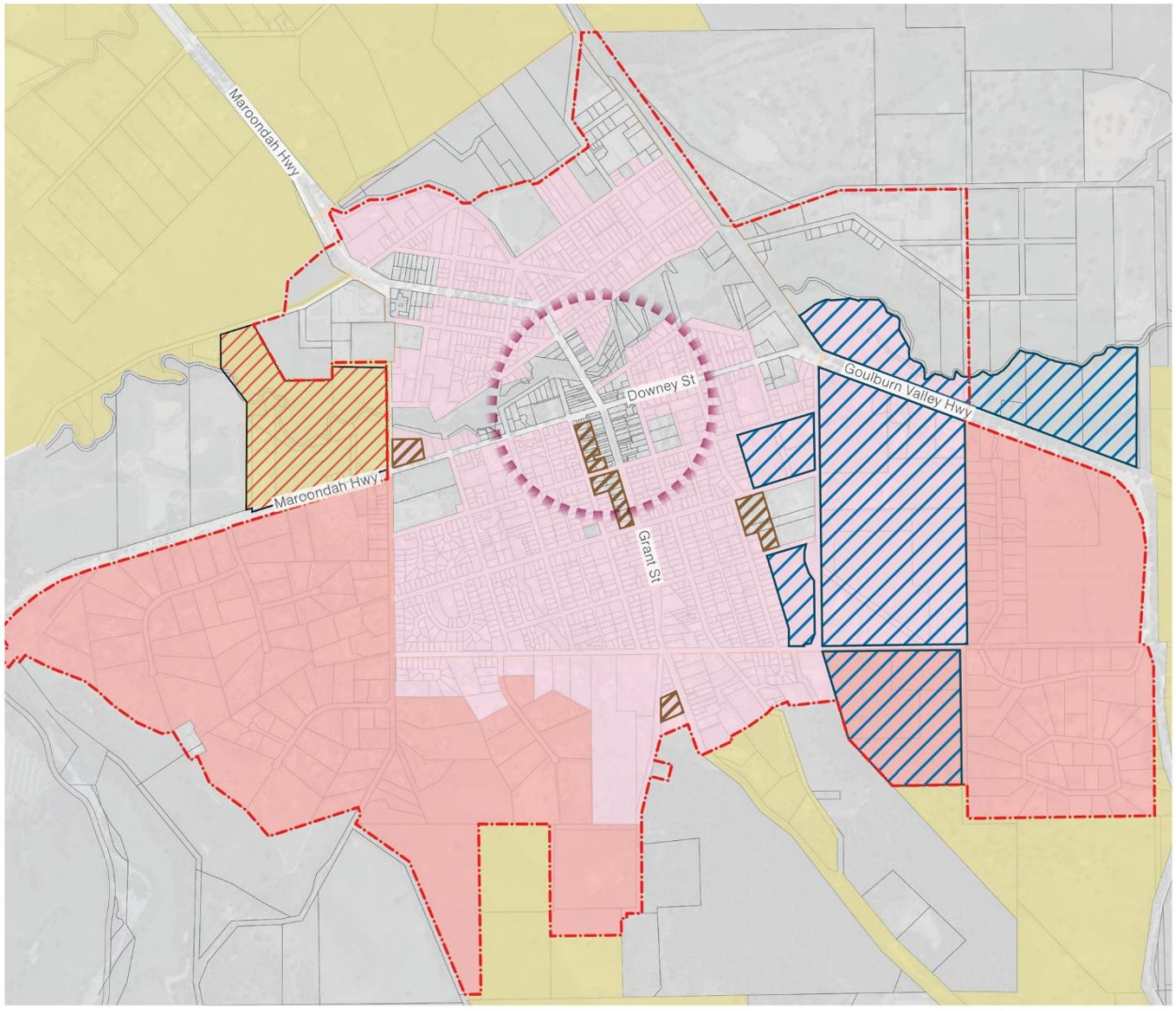


Figure 8 – Alexandra Housing and Settlement Opportunities Plan

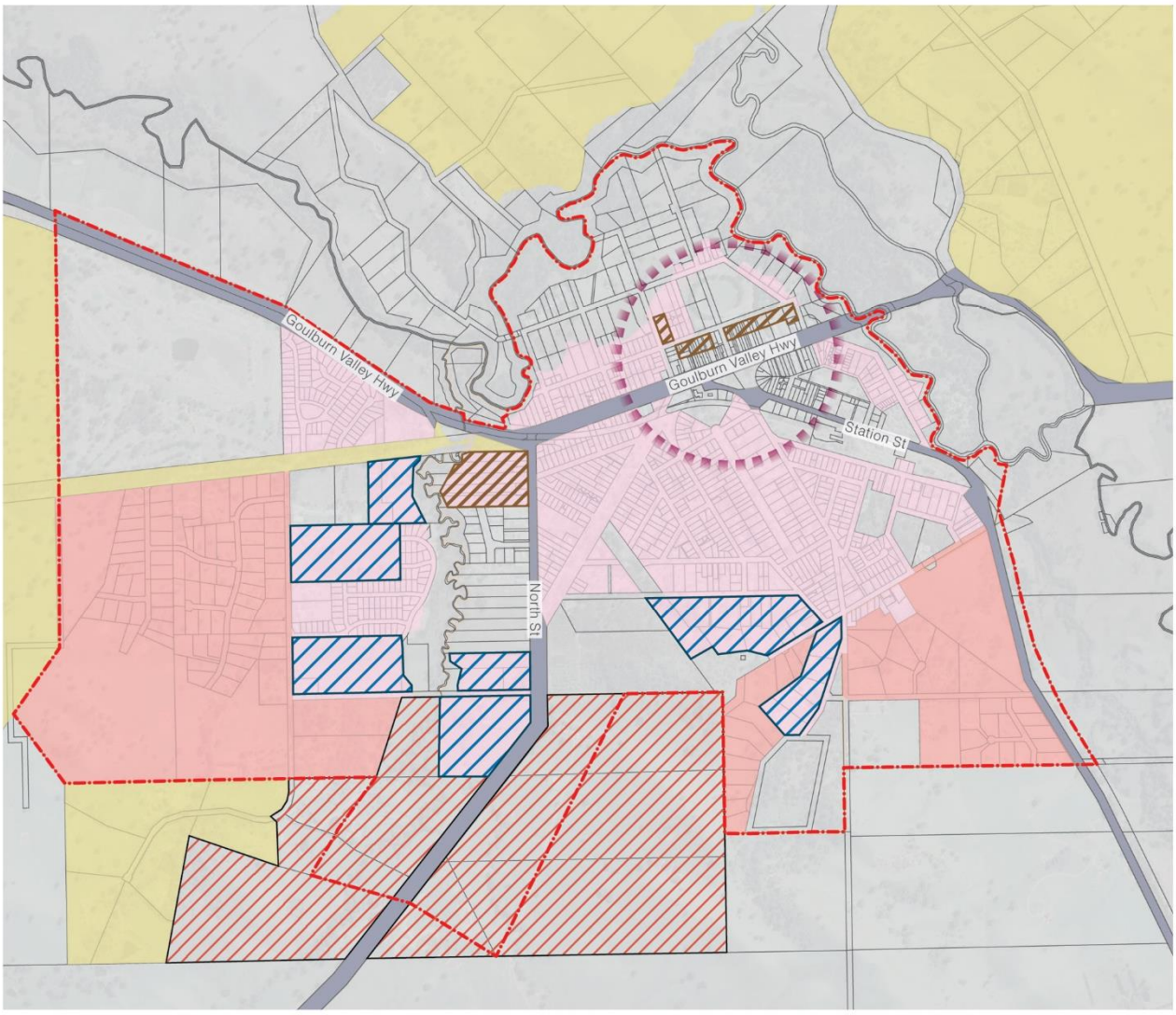


NTS

Legend

- Existing settlement boundary
- Incremental change areas (400m from town centre)
  Encourage urban consolidation and diverse household types
- Infill sites
  Encourage consolidation and significant change on infill sites. Encourage redevelopment at increased densities and diverse housing types
- Growth areas
  Encourage the development of sustainable communities with a range of densities to improve housing choice and diversity
- Investigation areas
  Investigate for potential residential growth
- Existing residential areas
  Encourage urban consolidation
- Low density residential areas
  Maintain the current extent of Low Density Residential Zone
- Low density residential areas
  Maintain current extent of Rural Living Zone
- Other areas

Figure 9 – Yea Housing and Settlement Opportunities Plan



NTS

Legend

Existing settlement boundary

Incremental change areas (400m from town centre)
Encourage urban consolidation and diverse household types

Infill sites
Encourage consolidation and significant change on infill sites. Encourage redevelopment at increased densities and diverse housing types

Growth areas
Encourage the development of sustainable communities with a range of densities to improve housing choice and diversity

Investigation areas
Investigate for potential residential growth

Existing residential areas
Encourage urban consolidation

Low density residential areas
Maintain the current extent of Low Density Residential Zone

Low density residential areas
Maintain current extent of Rural Living Zone

Other areas

10 IMPLEMENTATION STRATEGY

The Implementation Strategy translates the Principles & Directions into a series of actions that Council can utilise in future. Each would be subject to Council's budgetary cycle and other responsibilities and commitments. Refer **Table 12** below.

Table 12 – Implementation Strategy

No	Theme & Action	Priority
1	**Facilitating housing growth**	
a.	Direct housing growth to serviced towns (in particular Alexandra and Yea).	Ongoing
b.	Support housing growth within existing unserviced towns and settlements. Support additional housing only where environmental constraints and servicing constraints can be overcome.	Ongoing
c.	Facilitate the development of existing zoned land in serviced towns. This should include the review of existing Development Plans with landowners and servicing authorities.	Short-term
d.	Commence preparation of a Structure Plan for Alexandra, including an investigation of residential growth options (urban consolidation, infill and growth areas, investigation areas)	Short-term
e.	Commence investigations into a future urban growth area, south of Yea.	Short-term
f.	Encourage concurrent development of growth areas in Alexandra and Yea to assist in maintaining an adequate supply of housing and downward pressure on property prices.	Medium-term
2	**Managing the impacts of housing growth**	
a.	Adopt the Housing & Settlement Strategy and implement via an Amendment to the Murrindindi Planning Scheme	Short-term
b.	Identify and protect areas required for future housing growth.	Short-term
c.	Consider the application of the Development Plan Overlay to areas required for significant future growth (Infill areas, Growth Areas, and Investigation Areas).	Short-term
d.	Prepare urban design guidelines for areas of housing change to encourage good design and reduce uncertainty about the scale, form and design of development.	Medium-term
e.	Prepare social infrastructure audit & assessment to understand current and future community needs.	Medium-term
f.	Investigate the infrastructure needs and funding mechanisms available to support housing growth.	Medium-term
h.	Apply "Criteria for considering proposals to rezone non-urban land" identified within this strategy.	Ongoing
3	**Housing Choice and Diversity**	
a.	Work with interested parties to deliver high quality and creative housing solutions that will provide greater housing choice within Murrindindi Shire.	Ongoing
b.	Encourage and advocate for the development of further social and affordable housing within the Shire in proximity to town services and amenities (in particular within Alexandra and Yea).	Short-term
c.	Encourage development of other diverse housing types suitable to accommodate key workers, long and short-term rentals, aged care,	Short-term
d.	Encourage the development of local pilot projects.	Medium-term

e.	Consider showcasing and encouraging exemplary development through an annual "Housing Diversity Award."	Medium-term
4	**Sustainability**	
a.	Apply best practice sustainability principles within new subdivision and development.	Ongoing
b.	Encourage the development of local pilot projects.	Short-term
b.	Consider showcasing and encouraging exemplary development through an annual "Sustainable Housing Award."	Medium-term
5	**Monitoring & Review**	
a.	Undertake a periodic review of supply and demand for residential land to track progress and inform decision-making.	Ongoing
b.	Update growth scenarios at least every 5 years and update this strategy, as necessary.	Medium-term

11 GLOSSARY OF TERMS

Term	Description
ABS	Australian Bureau of Statistics.
Affordable housing	Housing that is appropriate for the needs of a range of very low to moderate income households, and priced (whether mortgage repayments or rent) so these households are able to meet their other essential basic living costs.
Aged Care	Residential care for seniors who can no longer live independently at home.
Amenity	The pleasant or satisfactory aspects of a location which contribute to its overall character and the enjoyment of residents or visitors. May include access to services and well-designed public spaces.
Biodiversity	The variety of all life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems of which they form a part.
Build to rent	Build-to-rent developments are designed and constructed by a developer who retains ownership of the building when it's complete. Dwellings are then rented out to tenants by the developer, who also manages and maintains the complex.
Built form	The combination of features of a building, including its style, façade treatments, height and site coverage.
Climate change	A long-term change of the earth's temperature and weather patterns, generally attributed directly or indirectly to human activities such as fossil fuel combustion and vegetation clearing and burning.
Climate change adaptation	Actions that prevent or minimise the impacts of climate change. Climate change mitigation Actions that prevent or reduce emissions of greenhouse gases that contribute to climate change.
Community housing	Refers to a type of not-for-profit social housing. Community housing offers secure, affordable, rental housing for very low to moderate income households with a housing need.
Council	Murrindindi Shire Council.
Development Plan	A Development Plan guides the future use and development of land in an identified area in response to the requirements of the Development Plan Overlay.
Dwellings	A dwelling is a structure which is intended to have people live in it, and which is habitable on Census Night (ABS).
DWMP	Domestic Wastewater Management Plan
Environmentally sustainable development	An approach to development that seeks to meet the needs of the present without compromising the ability of future generations to meet their own needs. It has economic, social and environmental dimensions.
Established areas	Areas of Murrindindi that have been urbanised for at least several decades.

FZ	Farming Zone
Growth areas	Locations on the fringe of Murrindindi's major serviced towns designated in planning schemes for large-scale transformation, over many years, from rural to urban use.
GRZ	General Residential Zone.
H&SS	Housing & Settlement Strategy
Household	One or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling. For census purposes, the total number of households is equal to the total number of occupied private dwellings (ABS).
Household size	The average number of persons per household.
Housing density	The number of dwellings in an urban area divided by the area of the residential land they occupy, expressed as dwellings per hectare. Infill Development of unused or underutilised land in existing urban areas.
Housing stock	Total number of dwellings within the municipality, as calculated by ABS data.
Hume Region	Includes the municipalities of Alpine Shire, Benalla Rural City, City of Wodonga, Greater Shepparton City, Indigo Shire, Mansfield Shire, Mitchell Shire, Moira Shire, Murrindindi Shire, Strathbogie Shire, Towong Shire and the Rural City of Wangaratta.
Incremental change areas	Land within 400m of the Alexandra and Yea town centres providing opportunities for urban consolidation with a walkable distance to town services and amenities.
Infill site	Strategic sites identified to accommodate housing at increased densities.
Investigation area	Strategic Investigation Areas (identified in this Strategy) as requiring further investigation for potential best use and housing – including rezoning, on a case-by-case basis).
Key Worker Accommodation	Housing to support workers across the broader public sector; support / ancillary workers in healthcare, education and emergency services; workers who support the labour force (e.g. child care and aged care workers and, low paid workers who are important for local economies, such as hospitality and retail workers.
Land capability	The physical ability of the land to sustain specific uses having regard to its management, and without long term on-site detriment to the environment.
Landscape	Geographic features that mark, or are characteristic of, a particular area.
Liveability	A measure of a city's residents' quality of life, used to benchmark cities around the world. It includes socioeconomic, environmental, transport and recreational measures. Localised planning statement Long-term policies for the future planning and development of areas identified as having significance to the broader Victorian community.
LDRZ	Low Density Residential Zone

Medium Density Housing	Housing on smaller lots. Medium density housing can take a number of forms including detached houses, semi-detached houses, villas, townhouses, and low to medium rise apartment buildings.
Mixed Use	Encourages a mixture of different land uses, retail, commercial and residential in the same location or building. To facilitate diversity of land use, group multiple activities and provide longevity of interaction beyond the traditional 9am – 5pm.
Natural hazard	A natural event that has potential to cause harm to people, property or the environment, including climate change, bushfire, flooding.
Open space	Includes land reserved for natural landscape, parklands, recreation and active sports, as well as waterways and bays.
Occupancy rate	The proportion of dwellings which are occupied (VIF).
Plan Melbourne	The State Government's planning strategy for metropolitan Melbourne.
Population	The official measure of the Australian population, based on the concept of usual place of residence (ABS).
Peri-urban areas	Are beyond the green wedges and are made up of local government areas with a predominantly rural character, located all or partially within a 100-kilometre radius of Melbourne
Public housing	Long-term rental housing that is owned by the government. Its purpose is to accommodate very low to moderate income households that are most in need.
Regional Growth Plans	Plans providing a broad regional planning direction for land-use and development across eight regions in Victoria, developed through partnerships between local governments and state agencies and authorities.
Regional Victoria	Includes all municipalities outside metropolitan Melbourne (except part of Mitchell Shire within the urban growth boundary).
Renewable energy	Energy that comes from resources which are naturally replenished on a human timescale such as sunlight, wind, rain, tides, waves, and geothermal heat. Resilience The capacity of individuals, communities, institutions, businesses, systems and infrastructure to survive, adapt and grow, no matter what chronic stresses or shocks they encounter.
RLZ	Rural Living Zone
Secondary dwelling	An additional self-contained dwelling developed on the same land as the principal dwelling.
Serviced Towns	Towns connected to infrastructure services (Alexandra, Yea, Eildon, Marysville).
Social housing	A type of rental housing that is provided and/or managed by the government or by a not-for-profit organisation. Social housing is an overarching term that covers both public housing and community housing.

Structure plan	Detailed master plan for future growth identifying alignments of transport routes, town centres, open space networks, densities of residential areas, and areas for industry and employment.
Social infrastructure	All the facilities, services and networks that help families, groups and communities to meet their social, health, education, cultural and community needs.
Surplus government land	Sites identified as being surplus to government requirements.
Settlement boundary / Town boundary	The geographic limit for the future urban area of a town or settlement.
TZ	Township Zone
Unserviced towns & settlements	Towns and settlements not connected to infrastructure services.
Urban consolidation	Increasing housing density or units within existing areas so they can have more efficient use of services and reduce the overall impact on the environment.
VIF	Victoria In Future – demographic and development projections produced by the State Government.
VPP	Victoria Planning Provisions – state-wide planning controls that form the basis of all municipal planning schemes.
Water-sensitive urban design	Integrating the urban water cycle into urban design to minimise environmental damage and improve recreational and aesthetic outcomes.

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