

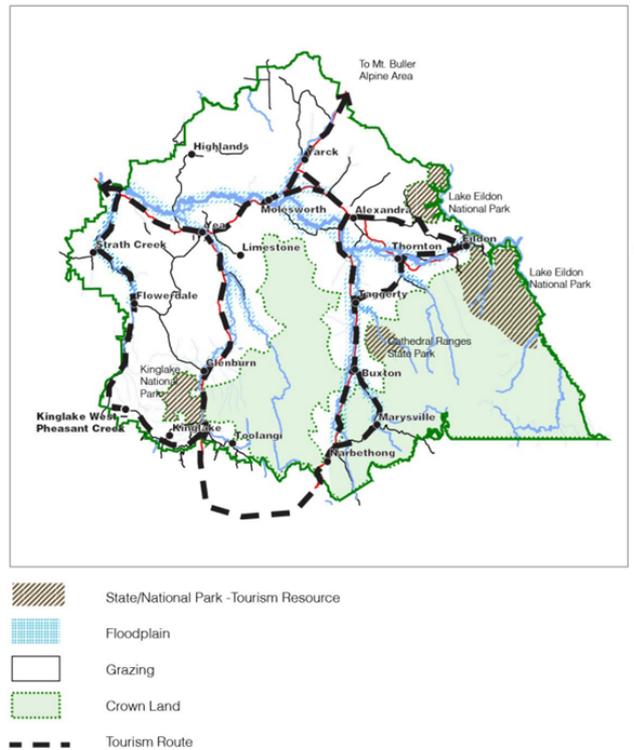


MURRINDINDI SHIRE HOUSING AND SETTLEMENT STRATEGY

1. Introduction

Murrindindi Shire Council has long sought to facilitate the sustainable growth of its Shire. Council is currently preparing a Housing and Settlement Strategy (H&SS). The H&SS is a planning strategy that will assist in identifying future housing needs across the Shire to 2041 and beyond. This meets the requirement of the State Planning Policy Framework that all Victorian councils must plan to accommodate a projected population growth over a minimum 15-year period.

The H&SS reflects Council's commitment to sustainability and the need in balancing future development against the valued characteristics of our towns, settlements, and rural communities. This document provides a short summary of the H&SS.



1.1 What does the H&SS seek to provide?

- Direction to where future housing growth will/will not be encouraged
- Direction in 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 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

1.2 The H&SS 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

2. How is the H&SS being prepared?

The H&SS is being prepared in stages as follows:

- Stage 1 (2021) - Council engaged with community and stakeholders to inform the development of the Community Vision and Council Plan for 2021-2025 as part of the Shaping Our Future project. Over 500 community members participated from across Murrindindi Shire through March and April 2021. Several housing and settlement issues were identified and noted within the Stage 2 report.
- Stage 2 (2021/2022) - Background and Issues Report (incl stakeholder consultation).
- Stage 3 (2022) - Housing & Settlement Strategy (Current Stage)
- Stage 4 (2023) Implementation (targeted projects, Planning Scheme Amendment).

3. Background and key issues

A detailed Background and Issues Report has been prepared and forms the evidence base by which the H&SS has been developed. A copy can be found at theloop.murrindindi.vic.gov.au/housingstrategy

4. What does the draft H&SS say?

The Draft H&SS seeks to encourage an increase in the supply of housing across Murrindindi Shire. The Draft H&SS also seeks to diversify current housing stock. Each are important in supporting greater housing choice for current and future residents. Some key themes and directions include:

- To facilitate housing growth, including improving housing supply, and supporting innovation in housing
- To manage the impacts of housing growth, including measures to protect the valued characteristics of Murrindindi Shire.
- To improve housing choice, diversity, and affordability
- To embrace sustainability in new housing
- To monitor & review changes in housing needs as they emerge

Where will housing growth be encouraged?

The Draft H&SS seeks to ensure that we build the 'right homes in the right places'. Existing planning policy informs most of the future residential housing supply to serviced towns, in particular Alexandra and Yea.

Murrindindi Shire contains several smaller towns and settlements which are not connected to infrastructure services. Council will continue to carefully manage the residential growth of smaller towns and settlements. Residential growth will be directed to:

- Serviced towns, in particular Alexandra and Yea
- Existing residential zoned land within existing towns
- Incremental change areas (within 400m of town centres)
- Infill sites
- Growth areas
- Investigation Areas (future growth areas)

5. How can I review the H&SS?

The draft Housing and Settlement Strategy on our online engagement platform, The Loop at theloop.murrindindi.vic.gov.au/housingstrategy

There are a number of ways to provide feedback, including:

- Completing the survey or answering the quick poll on The Loop
- Attending one of our pop-events around the Shire
- Sending us an email at planning@murrindindi.vic.gov.au
- Calling our Customer Contact Centre on 5772 0333