

### 1.0 Introduction

Council undertook consultation and engagement on the Draft Housing and Settlement Strategy through October – November 2022. A review of feedback received is provided below and is structured to provide:

- An Executive Summary of feedback received.
- Table 1: A summary of proposed changes to the Draft H&SS arising from feedback received,
- Table 2: Review of Community Survey Responses
- Table 3: Review of agency responses

A “Tracked Changes” version of the Draft Strategy in the form of version 3.0 dated 28 November 2022 is attached to reflect the changes described in Table 1.

### 2.0 Executive summary of feedback received

A review of the key issues arising from consultation on the Draft Strategy may be summarised as follows:

1. Overall support for the Principles and Directions of the Draft Strategy, with a number of further comments and suggestions made.
2. Respondents felt strongly with the proposed approach of the strategy to encourage “sustainable housing growth”.
3. There was overwhelming support for the need to create more housing within the Shire and improve housing affordability.
4. A majority of respondents agreed with the approach to maintain the unique township, landscape, tourism, farming and environmental values of Murrindindi Shire, to direct the bulk of future housing growth to serviced towns (in particular Alexandra and Yea), and to maintain the extent of existing small towns and settlements.
5. Most respondents believed that the strategy had identified the most logical areas for future growth. Some further suggestions were made.
6. There was some resistance to the further growth of Marysville. Conversely, there was a desire from some to further develop land in/around Kinglake.
7. In terms of housing types required in future, respondents identified affordable housing, key worker accommodation, retirement living, and units (in that order of preference).
8. There is strong support to ensure that new homes are more energy efficient and environmentally friendly.
9. The nexus between housing growth and access to local jobs and services was frequently raised.
10. The impact of short-term rentals on the local housing market was perceived as negatively impacting housing supply and the availability of rentals.
11. Responses were predominantly provided by individual landowners and community members. Very few responses were on behalf of organisations or groups.
12. Goulburn Valley Water identified constraints with the land identified for growth east of the Alexandra Treatment Plant. Goulburn Valley Water also identified the need to better co-ordinate planning for growth with infrastructure planning.
13. The Environment Protection Authority provided guidance for growth area planning and environmental protection.

**Murrindindi Shire Council – Housing and Settlement Strategy**  
**Consultation and Engagement Review**



**3.0 Proposed changes to Draft H&SS:**

**Table 1 – Proposed Changes**

No.	Page	Report references	Issue	Change proposed
1	22, 57	Table 4 – Infill sites Figure 8 - Alexandra Housing and Settlement Opportunities Plan	The land has been identified by the community as a potential infill site in Alexandra’s north.	Land at 24 Pendlebury Street is within the existing urban area and could be further developed, subject to an appropriate design which considered proximity to watercourses, and the BMO. The land should be identified as an infill site.
2	31, 57	Table 6 – Investigation Areas Figure 8 - Alexandra Housing and Settlement Opportunities Plan	Constraints on land identified for potential future housing growth east of the Alexandra Treatment Plant have been raised by GVW.	The area should remain as an investigation area given its strategic importance. Constraints should be further clarified. The approved Development Plan for the land should be referenced within the Strategy. The subject land can be further examined in future through the preparation of Structure Plan for Alexandra.
3	36, 59	Principles & Directions – Facilitating Housing Growth, Implementation Plan.	Infrastructure service planning (water and sewer).	Include directions to: <ul style="list-style-type: none"> <li>- <i>“Identify infrastructure required to support urban growth in Alexandra and Yea.”</i></li> <li>- <i>“Work with agencies to prioritise required infrastructure upgrades.”</i></li> </ul>
4	Various	Housing Choice & Diversity	Housing Affordability	Various changes to address community feedback regarding the need for more affordable housing and to improve consistency with Council’s Housing Affordability Study.
5	49, 60	Principles & Directions – Housing Choice & Diversity, Implementation Plan	The short-term rental market has been constantly referred to within community feedback as contributing to a shortage of longer-term rentals. The impacts may be both positive and negative. Further understanding is required.	Include direction to: <ul style="list-style-type: none"> <li>- <i>Examine the role that the short-term rental market has on the local housing needs and housing affordability.</i></li> </ul>
6	49, 60	Principles & Directions – Housing Choice & Diversity, Implementation Plan	It has been highlighted that funding may be available to bring infrastructure to proposed residential growth areas to improve housing affordability.	Include direction to; <ul style="list-style-type: none"> <li>- <i>Consider funding mechanisms to support the</i></li> </ul>

				<i>development of infrastructure and bring land to market.</i>
7	51, 60	Principles & Directions – Sustainability Implementation Plan	Employment - While outside the scope of this Strategy, community feedback has further highlighted the inextricable link between housing and employment to sustain a local population. Further strategic directions are required.	<p>Include new Principle 16 and directions to:</p> <p><i>Support sustainable housing growth through the encouragement of local jobs and employment:</i></p> <ul style="list-style-type: none"> <li>- <i>Acknowledge the relationship between sustainable housing growth, local jobs and employment.</i></li> <li>- <i>Prepare an Employment Strategy (Commercial &amp; Industrial Land) to - support forecast housing growth; improve understanding of the commercial and industrial uses that will play in the long-term development and economic diversification of the Shire; encourage investment and renewal.</i></li> </ul>

#### 4.0. Community Survey

A review of community feedback was undertaken in November 2022 following the completion of the Community Survey. Feedback was reviewed to determine whether changes were required to the Draft Strategy. The Table below provides a discussion of the feedback received in relation to each question, and identifies whether changes are required to the Draft Strategy. Please refer **Table 2** below.

**Table 2 – Review of Community Survey Responses**

No.	Question	Discussion	Is there a need to consider changes to the Draft Strategy?
1	Do you agree that there is a need to create more houses within the Shire?	Most respondents agreed that there was a need to create more housing within the Shire.	<b>No change.</b> The feedback received further supports a key direction of the Strategy to create additional housing supply within the Shire. This feedback also reiterates earlier feedback arising from the preparation of the Council Plan regarding housing shortages within the Shire.
2	What do you see are the key issues preventing or limiting the development of new houses within the Shire?	<p>Respondents highlighted a number of issues, including:</p> <ul style="list-style-type: none"> <li>• Land banking</li> <li>• Interest rates</li> <li>• Natural values</li> <li>• Bushfire risk</li> <li>• Township character</li> <li>• Landscape</li> </ul>	<b>No change.</b> Each of these issues has been discussed in preparing the Draft Strategy and is referred too within the Background & Issues Report and /or Draft Strategy, Strategies are developed accordingly where they are within the project scope.

		<ul style="list-style-type: none"> <li>• Access to employment</li> <li>• Town planning processes</li> <li>• Planning provisions</li> <li>• No available land to develop</li> <li>• Limited access to trades</li> <li>• Resentment of change</li> <li>• Affordability</li> <li>• Infrastructure</li> </ul>	
3	What do we need to provide to support an increase in residents within the Shire?	<p>Respondents highlighted a number of issues, including:</p> <ul style="list-style-type: none"> <li>• Good services.</li> <li>• Social support.</li> <li>• Good high school.</li> <li>• Improved public transport.</li> <li>• More affordable houses,</li> <li>• More choices of housing types</li> <li>• Incentives including rates, fast track planning processes, business, job creation.</li> <li>• Infrastructure,</li> <li>• Industry,</li> <li>• Energy</li> <li>• Affordable housing</li> <li>• Medical and dental services,</li> <li>• Public transport,</li> <li>• Recreational facilities,</li> <li>• Schools.</li> <li>• Roads</li> <li>• Infrastructure</li> <li>• Internet</li> <li>• Childcare</li> </ul> <p>There was strong sentiment in the need to encourage local jobs to support and encourage residential growth.</p> <p>There was concern with the number of Air BnB's within the Shire and the impact that this had on the availability of housing for permanent residents.</p>	<p><b>Change – Implementation Plan:</b> There is an inextricable link between housing and employment. Council may consider preparation of an Employment Strategy (Industrial and Commercial Land) to examine ways in which local jobs can be created to support residential growth.</p> <p><b>Change – Implementation Plan:</b> Examine the role that the short-term rental market has on the local housing market (positive and negative). Identify measures that could be considered to address future housing needs.</p> <p><b>No change –</b> The Draft Strategy already contains a recommendation for Council to consider the preparation of a Social Infrastructure Assessment (or similar). The Draft Strategy also includes strategic direction to ensure that services are upgraded sequential with residential growth.</p>
4	Do you agree with this approach?	There were mixed responses to this question with no clear	<b>No change</b>

		direction for change.	
5	Where should we be encouraging more housing and why?	<p>Respondents provided a number of suggestions, including:</p> <ul style="list-style-type: none"> <li>• As close to amenities as possible.</li> <li>• Infill.</li> <li>• Above shops and car parks.</li> <li>• Established towns</li> <li>• Within town boundaries</li> <li>• Yea, Alexandra, Eildon</li> <li>• Old hospital site.</li> </ul> <p>In contrast to the above, some respondents believed that housing should be encouraged out of main towns and within the Farming Zone.</p>	<p><b>No change</b> – A number of respondents provided suggestions which reinforced the directions of the draft Strategy.</p> <p><b>No change</b> – For the reasons set out in the Draft Strategy and within the Victoria Planning Provisions, there is no strategic justification to support housing growth in Kinglake or within the Farming Zone.</p>
6	Where should we be discouraging more housing and why?	<p>Respondents indicated a strong preference to discourage housing on flood prone and bushfire prone land.</p> <p>Other responses include:</p> <ul style="list-style-type: none"> <li>• Farming land</li> <li>• Significant landscapes</li> </ul> <p>There was a strong anti-development sentiment for Marysville</p>	<p><b>No change</b> – Respondents further supported the key directions of the strategy in encouraging and focussing housing growth within established towns where bushfire and flooding risks can be appropriately managed and farming land and significant landscapes can be protected.</p> <p><b>No change</b> - Marysville is one of only 4 serviced towns within Murrindindi Shire. Existing planning policy seeks to encourage housing growth to serviced towns. Where bushfire and flooding risk can be managed, housing growth is encouraged within the strategy. The land supply analysis undertaken as part of the Draft H&amp;SS indicates a relatively small amount of available land for housing development within Marysville. It is not proposed to add additional land for growth outside of the Marysville Town boundary. Any housing growth would be on an infill nature on existing zoned land.</p>
7	Have we identified the most logical areas for future growth?	<p>Most respondents believed that the most logical areas for growth had been identified within the Strategy.</p>	<p><b>No change.</b></p>
8	Are there other places within existing towns that could be considered for growth?	<ul style="list-style-type: none"> <li>• Above shops and carparks.</li> <li>• Multi storey units</li> <li>• Pendlebury Street/Plantation Lane</li> <li>• Maintongoon Rd / Endicotts Lane</li> </ul> <p>Other responses related development within unserviced</p>	<p><b>Change</b> – Land at 24 Pendlebury Street is within the existing urban area and could be further developed, subject to an appropriate design which considered proximity to watercourses, and the BMO. The land should be included as an infill site within Table 4 and shown on Figure 8.</p> <p><b>No change</b> – Land at Maintongoon Rd / Endicotts Lane forms part of</p>

		towns or settlements.	<p>a Rural Living Area on the foothills to the north of Alexandra. Urban expansion is not considered appropriate in this location given landscape and topographical constraints.</p> <p><b>No change</b> – For the reasons set out on the Draft Strategy, there is no strategic justification to encourage residential growth outside of serviced towns (beyond that achievable under existing zones).</p>
9	What types of housing does Murrindindi Shire need more of?	Respondents indicated that the Shire required more Affordable Housing, Key Worker Accommodation, Retirement Living, and Units (in that order).	<b>No change</b> – This further reinforces the key directions contained within the Draft H&SS to diversify household types and improve the availability of affordable housing.
10	Are there other types of housing not included that you would like to suggest?	<ul style="list-style-type: none"> <li>• Multi- family housing</li> <li>• Housing supporting ageing in place, close to health and social services</li> <li>• Houses for families</li> <li>• Disability respite</li> <li>• Manufacturers estate</li> <li>• Communal housing or cohousing, but on a small scale.</li> <li>• Houses in 1 to 2 acre blocks</li> <li>• Caravan park accommodation</li> <li>• Eco friendly homes</li> <li>• Small or portable housing complexes in high density locations.</li> </ul>	<b>No change</b> – The Strategy broadly covers these household types.
11	How can we improve housing choice and affordability?	<ul style="list-style-type: none"> <li>• Include a minimum percentage of affordable housing in every development above say 5 units.</li> <li>• Reduce scope for short term rentals to encourage long term accommodation for essential workers.</li> <li>• Restrict short term rentals</li> <li>• Council could build units, own and rent to low income families.</li> <li>• 3D concrete houses</li> <li>• Let the buyer decide – not Council.</li> <li>• Buy large area land and build 300 Or 500 small units one or two bed room same time ,can be batter deal with builder .</li> <li>• Reduce red tape</li> <li>• Lower rates</li> <li>• Cheaper finance( eg Housing Coop loan system),</li> </ul>	<p>This is a key issue that the strategy seeks to address. Respondents raised a number of suggestions to improve housing choice and affordability.</p> <ul style="list-style-type: none"> <li>• Some of the suggestions could potentially be addressed by Council through the implementation of the Strategy (increasing land supply for housing, cutting red tape).</li> <li>• Some suggestions would require advocacy to State or Federal Government (ie: Minimum percentage of affordable housing in new development, restricting short-term rentals).</li> <li>• Other suggestions may be market led.</li> </ul> <p><b>Change</b> - There is a particularly strong community sentiment suggesting the need to restrict short-term rentals. This requires further research and more detailed consideration (recognising that short term</p>

		<p>government cheap rent housing for low income residents, small housing developments, review planning/building regulation costs and constraints.</p> <ul style="list-style-type: none"> <li>• Increase supply</li> <li>• Encourage business to invest in housing.</li> </ul>	<p>rentals may have both positive and negative effects on housing supply, housing choice, housing affordability, and tourism). It is recommended that an action be included within the Implementation Plan to further investigate this issue and determine a preferred course of action.</p> <p><b>Change</b> - Include direction to consider funding mechanisms to support the development of infrastructure and bring land to market.</p>
12	Are there other local examples that could be identified?	<p>New and exemplar types of housing were identified within the Strategy. The Survey had sought to identify further local examples. A number of suggestions were made, including examples both within and outside of the Shire. These included:</p> <ul style="list-style-type: none"> <li>• Look at medium density housing developments that won awards across Australia, must be sympathetic to rural character</li> <li>• Timber Jinker Place and Crosscut Court Marysville are a good example of green space and residential housing.</li> <li>• Communal housing concepts to include children play areas, treed areas, plots to grow vegetables, edible gardens, fruit trees.</li> <li>• Cohousing Australia.</li> <li>• Transitionaustralia.net could be worth looking at.</li> <li>• Existing housing areas around Kinglake like Edward Staff Road.</li> <li>• Example 1 is very favourable</li> <li>• Individual small blocks, with small houses - not like Example 1.</li> <li>• <a href="https://www.annaogorman.com/anne-street">https://www.annaogorman.com/anne-street</a></li> <li>• <a href="https://www.nightingalehousing.org/">https://www.nightingalehousing.org/</a></li> </ul>	<p><b>No change</b> – In preparing the Strategy, best practice examples from across Australia where reviewed. Community responses identified a number of other suggestions, both within an outside of the Shire. Whilst these examples are unlikely to warrant a change to the strategy per se, they are nevertheless useful in demonstrating that the Council should be looking broadly as it seeks to diversify its current housing stock.</p>
13	Do you have a example you would like to provide?	<p>Only one respondent identified a local example in Sedgewick St, Marysville.</p>	<p><b>No change.</b> There may be difficulty in identifying good local examples of medium density housing “done well”. This further reiterates the directions of the strategy to encourage and celebrate positive examples.</p>
14	How could Council best assist to deliver more housing?	<p>Respondents provided a number of suggestions, including:</p>	<p><b>No change.</b> There was strong sentiment that Council could provide direction through the Draft H&amp;SS, but then play a role in assisting to</p>

		<ul style="list-style-type: none"> <li>• Streamline local planning processes while setting clear, strong guidelines for roof forms, materials and set-backs from all boundaries.</li> <li>• Promote available land, contact landholders and identify barriers to develop, encourage land bankers to develop or sell, increase rates for vacant land.</li> <li>• Not the Councils role to deliver housing - concentrate on rules / ordinances that maintain a rural lifestyle</li> <li>• Be very transparent and open to residents concerns and ideas.</li> <li>• Coordination of consultation with developers, builders, planners and a cross section of community to use local experience.</li> <li>• Knock back unrealistic &amp; selfish objections.</li> </ul>	<p>facilitate housing development. The Draft Strategy provide the necessary strategic directions, while the Implementation Plan includes initiatives to address the issues raised by respondents.</p>
15	What would you like to see in new housing?	<p>Respondents provided a number of suggestions, including:</p> <ul style="list-style-type: none"> <li>• Good contemporary housing that is sympathetic with local character, but not quasi-historical.</li> <li>• State of the art ESD and energy efficiency.</li> <li>• Consideration of the particular qualities of country living - spaciousness, close relationship to natural surroundings, and respect for the character and atmosphere of existing settlements and townships.</li> <li>• Well thought out drainage and planning</li> <li>• More of it.</li> <li>• Better planned/controlled ratio of block size to house size. Also need to consider the actual usability of the block in this, not just the block size - if the block is on a slope, much of it becomes unusable if a big cut and fill takes place to build a big house.</li> <li>• Passive, sustainable, community minded housing design.</li> <li>• Larger blocks</li> <li>• Group housing with community space/garden not individual areas for each dwelling.</li> </ul>	<p><b>No change.</b> Respondents felt strongly in improving the environmental performance of new housing, the need to preserve rural and township character, and the role of good design. Each of these issues is addressed within the Strategy.</p>
16	What are the types of housing	Respondents indicated a preference for Medium Density	<b>No change.</b> Each of these household types is identified within the



	that need to be encouraged into the future?	Housing, Key Worker Accommodation, Build to Rent, Mixed use, Aged Care, Social and Affordable Housing in that order.	Strategy as required in future. The introduction of diversified household types will assist in “freeing-up” detached dwellings for use by younger families.
17	Are there any other types of housing that should be considered?	<p>Respondents identified the following:</p> <ul style="list-style-type: none"> <li>• Units for empty nesters, or elderly people moving off large farms,</li> <li>• Houses to accommodate multi-generational family units</li> <li>• More Aged Care Homes as we are an aging population</li> <li>• Small acreage 5- 10 acre lots.</li> <li>• Small cluster units, single storey with complimentary landscaping</li> </ul>	<p><b>No change.</b> Most of these household types could be provided under the proposed Strategy.</p> <p><b>No change.</b> It is not proposed to increase the supply of Rural Living Lots given that there is already a significant amount of undeveloped Rural Living Zoned land within the Shire.</p>
18	Do you agree with the proposed approach to encourage sustainable housing growth?	Very few respondents disagreed with this approach. There was strong support for sustainable housing growth.	<b>No change</b> This further supports the directions of the strategy.
19.	Are there further best practice examples that should be included?	<p>Suggestions included:</p> <ul style="list-style-type: none"> <li>• Use of recycled water for toilet flushing and garden watering</li> <li>• An incentive to builders/owners for rate discount for sustainable homes.</li> <li>• Prefab houses have been held back. Their approval process should be streamlined, as they offer great benefits (consistency, time to complete, cost).</li> </ul>	<b>No change</b>
20.	Do you have a example you would like to provide?	No responses provided.	<b>No change.</b> There may be difficulty in identifying good local examples of medium density housing “done well”. This further reiterates the directions of the strategy to encourage and celebrate positive examples.
21.	Are there any other issues relating to housing and settlement that you would like to tell us about?	<ul style="list-style-type: none"> <li>• Design guidelines must be strong and uncompromising.</li> <li>• Housing planning and development cannot be done in isolation from commercial and industrial planning,</li> <li>• Excess of short term rentals is damaging for the</li> </ul>	<p><b>Change</b> – Reference to Employment Strategy (Commercial and Industrial Land) to be included with Implementation Plan.</p> <p><b>Change</b> – Review of short-term rental market to be included with Implementation Plan.</p>

		<p>community.</p> <ul style="list-style-type: none"> <li>• "Do not forget Kinglake in your future plans. There needs to be more small acreage lots allowed to be subdivided.</li> <li>• Desperate lack of rental properties.</li> <li>• Just keep the density down so Murrindindi towns don't end up looking like suburbs of a large city.</li> </ul>	<b>No change</b> – other issues discussed within the Draft H&SS.
22.	What best describes you?	The survey was completed exclusively by landowners and community members.	Feedback was received from agencies outside of the survey. Key stakeholder feedback was also sought earlier in the project.

#### 4.1 Review of agency responses

Agency submissions were received from Goulburn Valley Water and the Environment Protection Authority. This followed earlier engagement with agencies through the preparation of the Background & Issues Report.

**Table 3 - Review of agency responses**

No.	Agency	Discussion	Is there a need to consider changes to the Draft Strategy?
1	Goulburn Valley Water	<p>Goulburn Valley Water provided a detailed submission which provided comment on the availability of infrastructure to the proposed areas of growth identified within the Draft H&amp;SS. A copy is provided in <b>Attachment 1</b>.</p> <p>Officers met with Goulburn Valley Water to clarify the submission. It was agreed that most of the comments raised by GVW could be addressed through more detailed planning (Structure Plan, Development Plan, Planning Permit application).</p> <p>Existing infrastructure (water and sewer), is likely to be sufficient to accommodate infill development and smaller scale subdivision and development.</p> <p>Further investment in infrastructure would likely to be required to support larger scale subdivision and development.</p> <p>There is a need to work closely with GVW to align township growth and infrastructure priorities. Again, this would be best facilitated at a township level via the Alexandra Structure Plan and Yea South Framework Plan (two projects identified within the H&amp;SS Implementation Plan).</p>	<p><b>Change</b> – Recommendations for land east of the Alexandra Treatment Plant. were reviewed. The area should remain as an investigation area given its strategic importance. Constraints should be further clarified. The approved Development Plan for the land should be referenced within the Strategy. The subject land can be further examined in future through the preparation of Structure Plan for Alexandra.</p> <p><b>Change:</b> Include directions to:</p> <ul style="list-style-type: none"> <li>- "Identify infrastructure required to support urban growth in Alexandra and Yea."</li> <li>- "Work with agencies to prioritise required infrastructure upgrades."</li> </ul>

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2	EPA	The Environment Protection Authority provided a submission outlining environmental protection measures. A copy is provided in <b>Attachment 2</b> .	<b>No change.</b>

Attachment's 1 & 2