

21.06 RESIDENTIAL DEVELOPMENT

13/06/2014
GC8

Maryborough and the network of smaller urban centres provide a choice of urban lifestyles.

Population projections (Victoria in Future 1996) indicate that the Shire's population will increase by 1,100 people in the period to 2011, requiring an additional 450 dwellings. No growth is expected in Maryborough during this period. Some growth may occur at towns such as Carisbrook and Dunolly and in the Shire's rural areas.

Planning for future residential development needs to take account of these projected low levels of population growth. Serviced residential and low density residential development needs to be directed to Maryborough and to towns such as Dunolly and Carisbrook that will receive reticulated sewerage by the year 2001.

Affordable housing is one of the Shire's competitive strengths. A Housing Facilitation Strategy seeks to develop Maryborough as a model centre for innovative and affordable housing.

Issues

- Low levels of population growth are projected for Central Goldfields and Maryborough for the period to 2011.
- Maryborough's high proportion of one and two person households has implications for future housing types.
- High proportions of the population in the 60 plus years age group in Maryborough and Dunolly have implications for future aged accommodation and retirement housing.
- Affordable land and housing, and urban and rural lifestyle choice are competitive regional strengths, especially in Maryborough.
- Opportunities available for consolidation of urban areas in Dunolly, Carisbrook and Talbot with reticulated sewerage proposed by 2001.
- Low density residential and rural living development needs to address locational criteria such as proximity to urban areas, capability of land to support development.

Objective 1

Develop a settlement pattern based on population being primarily directed to Maryborough as a sub-regional centre with other population directed to infill allotments that are suitable for development in the smaller townships of Dunolly, Carisbrook, Bealiba, Talbot and Majorca.

Strategies

- Undertake an assessment of the residential and rural residential land supply as part of the next review of the Planning Scheme to review township boundaries and determine the most suitable locations of the Township, Residential, Low Density Residential and Rural Living Zones.
- Subsequent to the residential and rural residential land supply assessment, place a Restructure Overlay on old and inappropriate subdivisions outside of township boundaries to encourage consolidation of lots.
- Limit new residential development to infill areas identified in township structure plans. Expansion of township areas to occur when infill areas have been predominantly developed.

- Review zoning of land at the fringe of Maryborough which is currently zoned for residential purposes but is not yet developed.

Objective 2

Provide a range of opportunities for low density residential and rural residential living in areas which do not conflict with environmental and agricultural objectives and to which infrastructure can be supplied in a cost-effective way.

Strategies

- Limit future low density residential development at the periphery of Maryborough, Carisbrook, Dunolly, Majorca and Timor to locations that can be economically and efficiently provided with water, electricity and good road access.
- Undertake a review of land zoned Low Density Residential and Rural Living as part of the first review of the planning scheme.
- Ensure that land capability supports proposals for new low density and rural residential development.
- Encourage more compact urban form for Carisbrook, Dunolly and Talbot. Maximise the cost effectiveness of reticulated sewerage systems for the townships Carisbrook and Dunolly.
- Encourage growth of Talbot to enable provision of reticulated sewerage to occur.

Objective 3

Provide opportunity for residential development in a range of types, lot sizes and costs to meet the needs of the future population of the Shire.

Strategies

- Provide medium density residential opportunities close to Maryborough CBA.
- Provide for low density and rural living opportunities around the periphery of Maryborough and other centres identified in the Central Goldfields Strategic framework Plan.
- Identify locations for future retirement and aged persons accommodation in the centres of Maryborough, Carisbrook and Dunolly.
- Protect the amenity of residential areas in Maryborough that are located adjacent to industrial areas.

Implementation

These strategies will be implemented by:

- Use of the Central Goldfields Strategic Framework Plan which identifies urban centres that will accommodate future serviced residential and low density residential development.
- Use of township structure plans identifying areas and sites for different forms of residential development and accommodation.
- Use of a Maryborough Structure Plan identifying medium density residential locations close to the Maryborough CBA and application of a General Residential Zone covering these areas.

- Application of the Rural Living Zone at the fringe of Maryborough urban area to support the low level of population forecasts and thereby avoid an oversupply of residential zoned land.
- Application of Environmental Significance Overlays to ensure that low density residential and rural living development occurs on land that is not subject to development and environmental constraints.
- Use of Clause 55 to facilitate good design of residential buildings and neighbourhoods.
- Conduct a review of the residential and rural living areas of the Shire.