

## 21.04 SETTLEMENT AND HOUSING

08/12/2016  
C58

This Clause provides local content to support Clause 11 (Settlement) and Clause 16 (Housing) of the State Planning Policy Framework.

The Council Plan 2009-2013 is committed to the following in terms of settlement and housing issues:

- Ensuring a sufficient and appropriate supply of land is available for housing development.

### 21.04-1 Settlement network and hierarchy

12/07/2012  
C39

#### Overview

There is a settlement hierarchy in the municipality. Swan Hill is the largest town in the municipality and has a regional service role that extends beyond the municipal and state borders. Robinvale plays a similar role at a smaller scale for those areas in the north of the municipality. The ongoing growth of these towns is critical to support the network of smaller towns.

The municipality is characterised by a network of towns and smaller settlements which support and are supported by agriculture. Smaller urban centres include Lake Boga, Nyah-Nyah West, Manangatang, Ultima, Woorinen South, Boundary Bend, Piangil, Wood Wood and Beverford. With the exception of Lake Boga, population growth in these townships has been limited. Some population growth may occur in the future if strategies are encouraged based on retirement housing, commuting, tourism-leisure based development, or the promotion of alternative lifestyles based on low density and rural residential lots. Smaller towns have become more reliant on larger centres such as Swan Hill. The declining level of services in the municipality's smaller towns is an impediment to their future growth.

Land use and development planning needs to support township roles based on service provision, townscape qualities, heritage and proximity to the River Murray or retirement.

The Murray River is an asset of National and State significance. The River serves a variety of environmental, economic, social, recreational and tourist functions. In conjunction with all Victorian municipalities along the Murray River, the Department of Planning and Community Development is developing a uniform planning policy to provide a consistent performance based approach to the use and development of land in the Murray River environs. This policy will reflect the principles of the *Regional Environment Plan No. 2* that applies along the Murray River Corridor in New South Wales.

#### Key issues

- Maintaining Swan Hill as the major regional centre which most other towns rely on for services and facilities.
- Recognising that Robinvale supports the smaller settlements in the northern part of the municipality.
- Coordinating residential growth in Swan Hill where infrastructure is provided equitably between the developer and the community.
- Facilitating residential growth in smaller towns.
- Recognising that moderate population growth is expected across Swan Hill and Robinvale.
- Recognising that the size of households has declined over time and is consistent with general national trends.

- Recognising that the population is ageing and will require a diversified housing stock.

### **Objective 1**

To maintain the settlement hierarchy.

#### **Strategies**

Strategy 1.1 Encourage use and development that will assist Swan Hill and Robinvale maintaining and enhancing their respective regional roles as significant providers of residential, commercial, business, industrial land and community services and facilities.

Strategy 1.2 Encourage major commercial and industrial uses to locate in Swan Hill and Robinvale.

### **Objective 2**

To maintain and support the network of towns and small settlements.

#### **Strategies**

Strategy 2.1 Promote the future role of towns by encouraging the location of rural industries in rural areas at locations where the impact on agricultural land and off site effects are minimised, and where good road access is available or can be provided.

Strategy 2.2 Develop complimentary roles for towns based on strengths and opportunities relating to retirement, tourism, low density residential and rural living, and recreation and commuting.

Encourage developments in towns that support their townscape character.

Ensure new urban development in township and urban areas is connected to reticulated services.

Provide opportunities for low density residential and rural living at the edge of townships at locations where urban services are available.

### **Objective 3**

To provide a diversified housing stock for an ageing population.

#### **Strategies**

Strategy 3.1 Encourage residential development at a range of densities with a variety of dwellings to meet the needs of an ageing population.

Strategy 3.2 Encourage well designed accommodation for aged persons in appropriate locations.

#### **Reference documents**

Rural City of Swan Hill Integrated Strategy Plan

**21.04-2**08/12/2016  
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The settlement pattern in the municipality comprises a range of different sized urban centres. Each of the towns performs a service role for town residents and rural communities and has varying levels of growth. Maintaining the orderly growth of towns is important to provide for developer certainty, ensuring an efficient and equitable distribution of the costs of urban infrastructure and protecting the surrounding agricultural areas from inappropriate development.

**Key issues**

- Providing an alternative to Tower Hill in Swan Hill as a new residential development front.
- Providing rural residential development within planned estates.

**Objective 4**

To maintain orderly growth.

**Strategies**

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|--------------|--|
| Strategy 4.1 | Ensure the sequential release of land for urban development, especially residential, to maximise the use of existing infrastructure. |
| Strategy 4.2 | Require an overall development plan for residential development fronts in Swan Hill and Robinvale.                                   |

**Objective 5**

To accommodate the majority of population growth within urban centres.

**Strategies**

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|--------------|--|
| Strategy 5.1 | Encourage infill and new development in urban areas within town boundaries.  |
| Strategy 5.2 | Discourage inappropriate development in areas where longer term growth is expected until a framework plan or outline development plan has been approved. |

**Implementation**

The strategies in relation to settlement and housing will be implemented through the planning scheme by:

**Application of zones and overlays**

- Applying the General Residential Zone to residential areas in Swan Hill, Robinvale, Lake Boga and Nyah and Nyah West to encourage infill and new residential development.

- Applying the Low Density Residential Zone and its schedule to rural residential land in Swan Hill, Robinvale and Lake Boga to provide for rural residential development at the edge of urban areas.
- Applying the Township Zone to facilitate development opportunities in Woorinen South, Ultima, Manangatang, Boundary Bend, Piangil, Wood Wood and Beverford to encourage a range of urban uses.
- Applying the Special Use Zone Schedule 2 to the Swan Hill Clay Target Club to provide for the development associated or related to the activities of the clay target club.
- Applying the Design and Development Overlay Schedule 4 to the Swan Hill Williams Road area to minimise impacts between industrial and low density residential development.
- Applying the Design and Development Overlay Schedule 5 to the former Swan Hill Technical School oval to provide for lower density residential lots and the orderly development of the interface land between the General Residential Zone and Low Density Residential Zone.
- Applying the Development Plan Overlay Schedule 1 to the General Residential zoned land to guide the form and condition of General Residential zoned land.
- Applying the Development Plan Overlay Schedule 2 to land zoned Low Density Residential Zone to guide the form and condition of Low Density Residential land.

#### **Further strategic work**

- Conducting a review of the Swan Hill Residential Development Strategy 2006, its forecasts and whether a new residential development front is required.
- Preparing an Outline Development Plan for the Swan Hill South West Development Precinct to facilitate future residential development.
- Preparing a rural residential strategy for the municipality to investigate new low density residential opportunities and consider the use of the Rural Activity Zone and Rural Living Zone in appropriate areas.
- Reviewing the following sites for potential urban uses in Swan Hill:
  - North Park (old croquet club);
  - Former saleyards land fronting the highway;
  - Racecourse land fronting the highway; and
  - Blackwire Reserve west of Tower Hill for solar farm potential.
- Identifying longer term land use opportunities for the former aerodrome site adjacent to Anzac Road in Robinvale.

#### **Reference documents**

*Tower Hill Concept Development Plan 1998*

Robinvale 2030 Strategy

Nyah Land Use Planning Strategy

Table 1 – Infrastructure to be Provided (Swan Hill Rural City Council, 2016)

Table 2 – Existing Infrastructure to be Upgraded (Swan Hill Rural City Council, 2016)