

# Alpine Shire Land Development Strategy

DRAFT

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Independent  
insight.



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SGS Economics and Planning Pty Ltd  
ACN 007 437 729  
[www.sgsep.com.au](http://www.sgsep.com.au)

Offices in Canberra, Hobart, Melbourne, and Sydney, on Ngunnawal, muwinina, Wurundjeri, and Gadigal Country.

# Acknowledgement

Alpine Shire Council acknowledges the Dhudhuroa, Gunai-Kurnai, Taungurung, Waywurru and Jaithmathang as the First Peoples and Traditional Custodians of the Alpine Shire. We pay our respect to their Elders, past, present and emerging.

# Abbreviations

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
BAL	Bushfire Attack Level
BLUC	Broad Land Use Category
BMO	Bushfire Management Overlay
BPA	Bushfire Prone Area
CFA	Country Fire Authority
DCP	Development Contributions Plan
DEECA	Department of Energy, Environment and Climate Action
DJSIR	Department of Jobs, Skills, Industry and Regions
DTP	Department of Transport and Planning
EPA	Environment Protection Authority Victoria
FAR	Floor Area Ratio
GRZ	General Residential Zone
INZ	Industrial Zone
LDRZ	Low Density Residential Zone
LDS	Alpine Shire Land Development Strategy
LGA	Local Government Area

HVP	Hancock Victorian Plantations
MPS	Municipal Planning Strategy
NECMA	North East Catchment Management Authority
NEW	North East Water
PPF	Planning Policy Framework
RDV	Regional Development Victoria
SLO	Significant Landscape Overlay
STR	Short Term Rental
SUZ	Special Use Zone
TZ	Township Zone
VHR	Victorian Heritage Register

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# 1. Introduction

The Alpine Shire Land Development Strategy (LDS) provides the Shire with an integrated plan for accommodating and guiding future population and employment growth and change in the municipality to 2041.

## 1.1 Project context and purpose

Alpine Shire's population is growing, and its demographic profile is shifting. The global COVID-19 pandemic disrupted population and employment trends and added uncertainty in planning for the future while increasing its importance.

Change is inevitable, but as far as possible should be anticipated and managed to ensure the ongoing health and prosperity of communities, and preserve Alpine Shire's valued historic, cultural, and natural living landscape for future generations. This includes having a clear plan for where people will live, where they will access services, and how the local economy will prosper.

The Strategy anticipates where growth is expected and how best to manage it. The Strategy will guide Council's decision-making processes and inform further policy development and infrastructure investment.

The purpose of the LDS is to:

- Document growth forecasts for population, housing, and employment.
- Facilitate orderly development of urban land uses.
- Protect areas of environmental significance and sensitivity, and identify areas subject to natural hazards not appropriate for development.
- Enable change that responds to the valued character and qualities that distinguish each of the municipality's townships and settlements.

The LDS does not:

- Provide detailed guidance on rural and rural residential land use or smaller settlement areas – this will be addressed via the Rural Land Strategy.
- Allow any areas to proceed immediately to rezoning for housing or employment uses.
- Provide guidance on community services or open space.

## 1.2 Project process

The project commenced in March 2021, beginning with detailed background research. The *Alpine LDS: Future Directions Report* and associated Appendices presented the findings of this stage of research and were made available for a first round of community consultation. Background research and feedback from the community provided inputs to the development of this Draft Strategy.

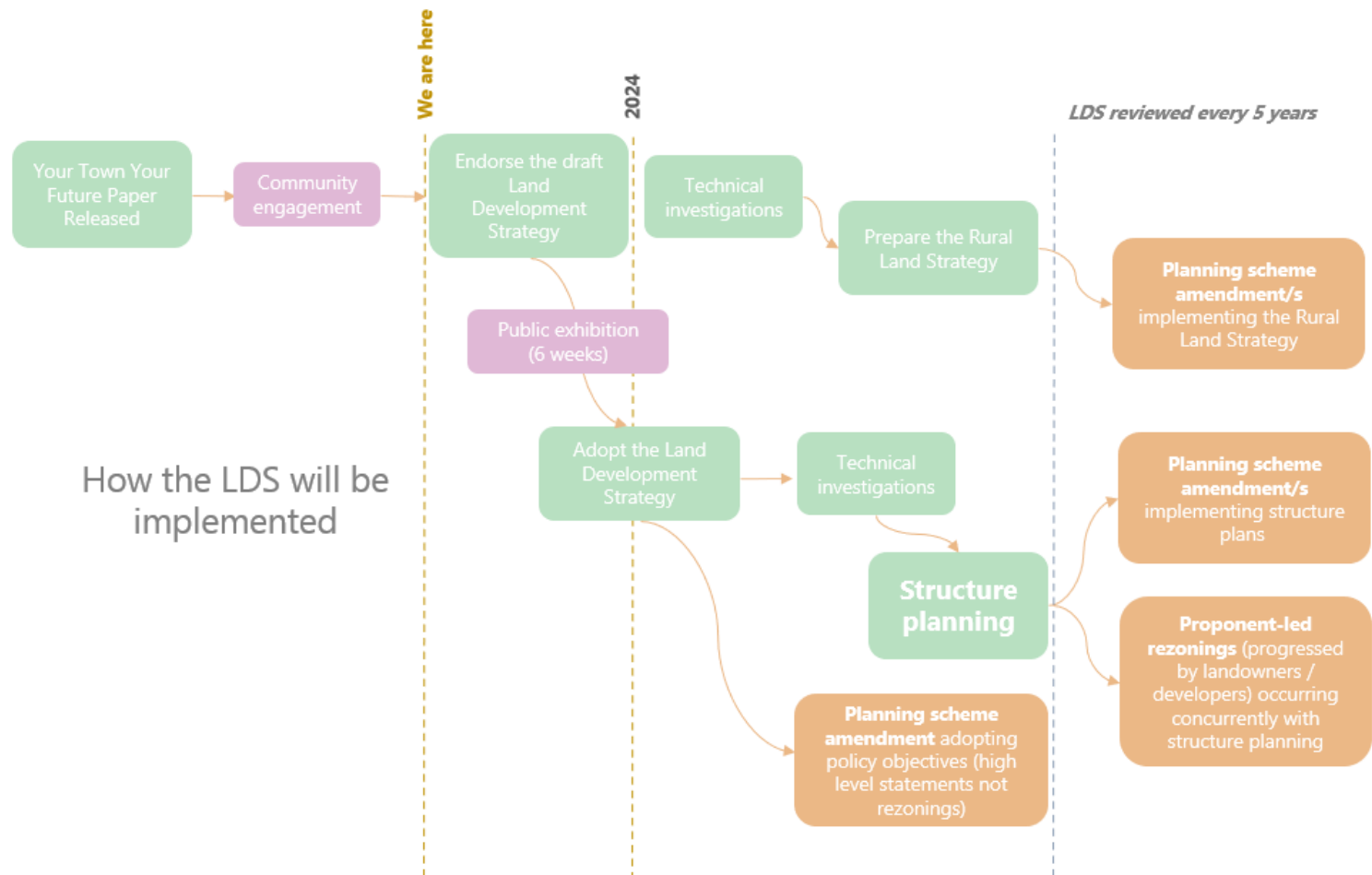
Once the LDS is finalised and adopted by Council, the high-level directions will be progressed via an amendment to the Alpine



Planning Scheme. The remaining work program including town by town structure planning processes will follow later. Recommendations from this work may lead to further planning scheme amendments in future.

The planning scheme amendment process includes a period of public exhibition, providing an additional opportunity for comment and submissions.

FIGURE 1: PROJECT PROCESS



### 1.3 Community feedback

The 'Your Town, Your Future' community engagement process supported the release of the *Alpine LDS: Future Directions Report*. The robust and agile community engagement process included the following online and in-person activities:

- Survey: open 18th October 2022 to 12th February 2023; received 244 responses.
- Community Reference Group workshops: 3x 2-hr in-depth workshops with 25 group members:
  - An expression of interest to be involved in the Reference Group was made publicly available, with an equal number of participants selected for each town.
- Technical Reference Group: targeted input from planners, sales agents, engineers, and specialist consultants.
- Landowner engagements: one-on-one meetings with landowners for various land parcels.
- Community pop-ups: 6x sessions, running October-November 2022 at locations across the Shire.

Respondents and participants represented a mix of age groups, genders, and townships reflecting the diverse viewpoints of Alpine residents and stakeholders. Key messages for each township are summarised below.

Feedback for **Bright** demonstrated a mix of a desire for growth, particularly to support the local economy, with concerns about the impacts of visitor activity and tourism on amenity and infrastructure at peak periods. Most survey respondents (59%) support a combination of infill and greenfield development to accommodate growth. The impact of short-term tourist accommodation on the private rental market is also a key concern.

For **Porepunkah**, feedback focussed on the settlement's rural nature and a desire to maintain larger lot sizes reflective of the existing character, balanced with a desire for improved service amenity. Nevertheless, most survey respondents (61%) expressed a preference for infill development. In fact, there was a strong sentiment that the nominated future growth area is large, and staging will be important if that amount of land is to be made available. Preservation of amenity, continued access to services, and the need for road and traffic infrastructure to support growth were also important here.

The sentiment in **Myrtleford** included greater support for greenfield development, however most (65%) survey respondents ultimately advocated for a combination of infill and greenfield development. Conflicts between the different land uses are a key concern here, including truck movements to and from industrial areas and impacts on local traffic.

Feedback for **Mount Beauty-Tawonga** indicates that a combination of greenfield and infill development is preferred (58% of survey responses). Key issues here include the need for new water and sewerage infrastructure and for redevelopment of existing homes, and the need for localised development that supports business growth and walkability.

A full summary of feedback with Council responses can be found in the Technical Background Report 2023.

## 2. Profile of Alpine Shire in 2021

Alpine Shire is in Victoria's picturesque alpine region, in the north east of the state.

The Alpine Shire is approximately 300 kilometres north-east of Melbourne and 70 kilometres south of Albury-Wodonga, located within the North East Victoria Region and Central Hume sub-region.

The municipality is a desirable location for residents and visitors, due to its proximity to snowfields and mountains, wide range of food and wine outlets, and myriad of recreational activities including hiking, camping, fishing, paragliding, mountain biking and snow sports.

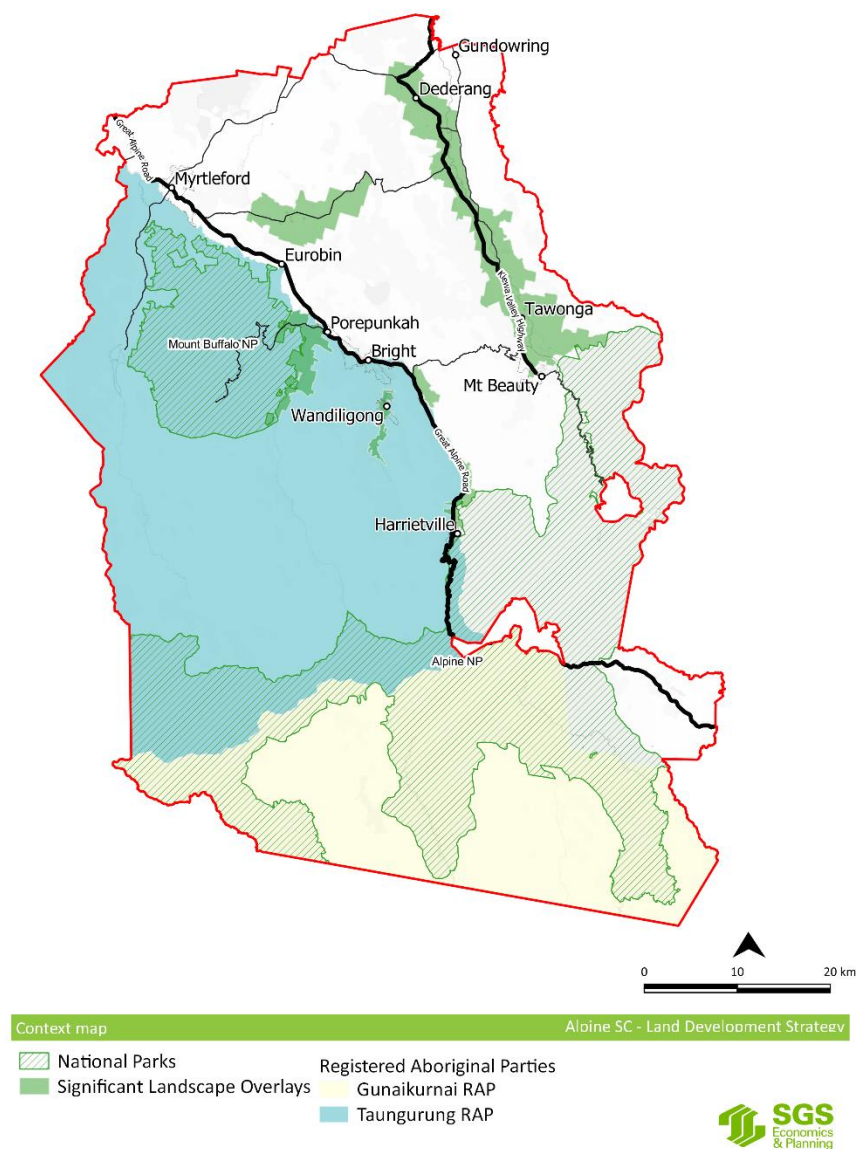
The Shire's main towns are Bright, Myrtleford, Porepunkah and Mount Beauty-Tawonga South, with further settlements at Harrietville, Dederang and Tawonga, amongst others.

The Shire covers 4,790 square kilometres, with approximately 92 percent of land declared public land, containing parts of the Alpine National Park and all of Mount Buffalo National Park. The designated alpine resorts of Falls Creek and Mount Hotham are located entirely within the Shire boundary (although not managed by or part of Alpine Shire).





The Alpine Shire is situated on Dhudhuroa, Gunaikurnai, Taungurung, Waywurru and Yaitmathang Country (Figure 2).

A more detailed housing, population, and employment profile can be found in the *Technical Background Report 2023*.

FIGURE 2: LOCAL CONTEXT



Source: SGS Economics and Planning, 2022

POPULATION				EMPLOYMENT		
13,235 Total population 2021				4,473 Total jobs 2021	61% non-employing businesses (sole traders)	
					37% small businesses	
					1,568 businesses 2019	
49 Median age Alpine 2021		35 Median age Victoria 2021				
 7,211 Total dwellings 2021		0.9% Average annual population growth 2011 to 2020		Largest Employment Sectors  Accommodation and Food Services 15%  Retail Trade 12%  Health Care & Social Assistance 11%  Agriculture, Forestry and Fishing 11%  Manufacturing 10%		 852,063 visitors to Alpine Shire (2019)
						 6% p.a. Growth in visitation 2010 to 2019
94% Separate houses 2021	31% of properties are owned by non-resident owners	1.3% Average annual population growth 2020 to 2021 (COVID-19)		 75% Of visitors stay over night		

## 3. The broader context

Land use planning in Alpine Shire is influenced by broader population and economic trends, and state government policy.

### 3.1 Drivers of change



In March 2020, the **COVID-19 pandemic put the world in a state of economic uncertainty** as social distancing restrictions shut down large parts of the economy. Economic recovery in Victoria has been setback by the emergence of new COVID-19 strains but the economy has recovered rapidly. However, key employment sectors in Alpine – hospitality and tourism – were significantly impacted by social distancing and stay-at-home orders.



The **COVID-19 pandemic stalled Australia's population growth** and impacted population movement. Capital cities saw a downturn in population while regional areas continued to grow. In 2018-2019, 9,900 people moved to Regional Victoria, which increased to 15,200 in 2020-21.<sup>1</sup>



Australia's **population is ageing**, and the proportion of people aged over 65 is increasing. In Alpine Shire, the median age is 49, which is high compared to the Victorian average of 37, and retirees made up 16 percent of the population in 2021.



**Housing affordability** is recognised as a state-wide issue that requires increasing choice in housing type, tenure and cost to support diverse communities. Alpine Shire also recognises issues of housing supply, availability and affordability within the LGA.



There is increasing tension between **short-term and holiday accommodation and supply of long term private rental housing**, where an increasing number of homes are leased for short-term rental accommodation on platforms such as Airbnb or used as holiday homes. The increase in the cost and availability of residential accommodation particularly impacts key workers.



**Climate change** is one of humanity's greatest challenges. Globally, temperatures are rising, and extreme weather events are becoming more frequent and severe. Climate change will result in increased fire danger, increased number of extreme heat days, long term drought, increased energy access variability, and increased incidence of flooding in Alpine Shire.

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<sup>1</sup> SGS Economics and Planning, (2022), *New data demonstrates how Australia's population growth is responding to the pandemic*. Accessed April 2022 at URL:

<https://www.sgsep.com.au/publications/insights/new-data-demonstrates-how-australias-population-growth-is-responding-to-the-pandemic>



Global economic trends are driving **shifts in the structure of the national and state economies**. In particular, the economy is continuing to move towards creative and population-led sectors and away from traditional industries, such as manufacturing.



The **forestry and agricultural sectors** are key industries in the Alpine Shire, the latter of which is driven by sheep, grains, beef and dairy cattle, and horticulture (fruit, nuts, hops) output.<sup>2</sup> Across Australia, the output for sheep and cattle remain high, driven by export demand and there is a trend towards larger farm size and concentration of agricultural output on larger livestock businesses.



**Tourism** is a significant and growing industry in Australia, with strong growth in international visitation. Domestic overnight trips have been increasing since 2013. Alpine Shire is the highest performing municipality within the North East Victoria Region and Central Hume sub-region, both in visitation and total visitor expenditure



In recent years, there has been a **trend towards remote working**, which has attracted new residents to Alpine Shire who are able to work remotely, either part-time or full-time. The COVID-19 pandemic accelerated remote working trends, particularly for professionals and those in some service sectors.

## 3.2 Policy overview

State and regional planning policy sets the direction for local government to prepare plans at the local level. In Alpine Shire this includes:

- The ***Planning and Environment Act 1987*** directs that Council, as the planning authority for Alpine Shire, prepares the **Alpine Planning Scheme** in accordance with the State and regional directions set out in the ***Victoria Planning Provisions***. This includes the ***Planning Policy Framework (PPF)*** that outlines State and regional strategy and policy directions for land use planning, as well as zones, overlays and provisions that can be applied to land. Key objectives of the PPF include:
  - Ensuring sufficient **supply of residential and employment land**.
  - **Promoting urban consolidation** and **efficient use of infrastructure**.
  - **Protecting and conserving biodiversity**.
  - **Protecting human life** from natural hazards, **responding to climate change**, and **protecting natural resources**.
- The ***Hume Regional Growth Plan (2014)*** highlights that most growth in the region will be directed into Shepparton and Wodonga, with moderate growth being directed to Wangaratta and Benalla, as larger service centres. Myrtleford and Bright are identified as locations where growth will be supported. The Plan identifies regional issues, many of which affect the Alpine Shire: climate change, the need for residential, commercial and industrial land, protection of agricultural industries, transport

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<sup>2</sup> Alpine Shire Council (2021) Economic Development Strategy.

and community connectivity, environmental protection, natural hazard management and economic diversification.

- The ***Hume Regional Adaption Snapshot (2018)*** reviews the regional impacts of climate change and existing adaptation projects and strategies, to identify any gaps in climate change adaptation projects. The analysis identifies over 160 climate action projects currently or recently implemented in Hume, focusing on renewable energy, community resilience, climate modelling and risk assessments, water cycle management, biodiversity, agriculture, and improving emergency management and preparedness.
- ***Climate Ready Hume (2015)*** assesses the potential impacts of climate change across the Hume region, noting that the region has already started to experience the impacts of climate change through warmer and drier weather trends. The assessment reveals key sectors in Alpine Shire that are vulnerable to the impacts of climate change, including Alpine Shire's tourism industry, especially snow sports, which will face significant challenges because of the warming climate.

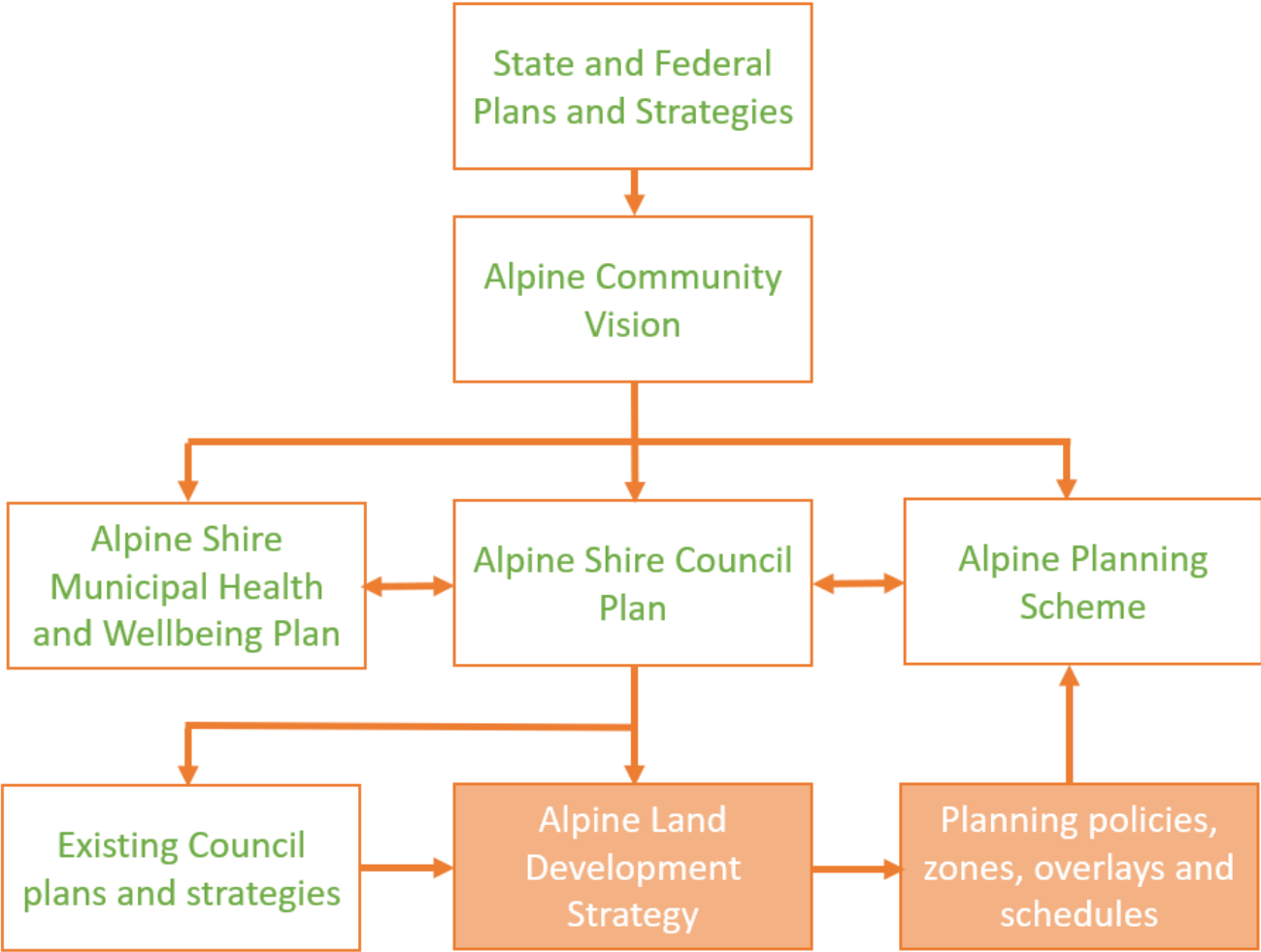
### 3.3 Local plans and strategies

Local plans and strategies have been reviewed to understand key elements of Alpine Shire's local economy, settlement hierarchy and other key planning directions that are relevant to planning for urban land in the Shire, including:

- The *Economic Development Strategy (2021)*.
- *Hume Bushfire Management Strategy (2021)*.
- *Upper Ovens Valley Flood Study (2021)*.
- The *Rural Land Use Strategy (2015)*.
- The *Myrtleford Resilience Strategy (2019)*.
- *Alpine Shire Climate Action Plan (2021)*.
- The *Alpine Planning Scheme Review (2021)*.

A detailed summary of policy relevant to the LDS can be found in the *Technical Background Report 2023*.

FIGURE 3: OVERVIEW OF COUNCIL POLICIES



Source: Alpine Shire (2023)



## 4. Local Context

Alpine Shire is characterised by its unique natural and cultural features including environmental values, landscape character, heritage and neighbourhood character.

### 4.1 Environmental values and landscape character

Containing much of Victoria's alpine country, Alpine Shire's meandering rivers and dramatic views provide a picturesque location. Public land makes up 92 percent of Alpine Shire, in areas identified as state and national parks, state forests and nature reserves, including part of the Alpine National Park and all of Mount Buffalo National Park. The remaining 8 percent of land consists of towns, villages and farming land in the major river valleys: Ovens, Buffalo, Buckland and Kiewa valleys.

Located in Victoria's High Country, Alpine Shire contains over 100 named mountains and boasts the highest and second-highest mountains in Victoria, Mount Bogong and Mount Feathertop, located in the Alpine National Park. The region's mountains are home to some of Victoria's major snow and ski resorts including Falls Creek and Mt Hotham. These landscape features provide a picturesque and iconic scenery that is of environmental and cultural significance to residents in Alpine Shire and the broader Victorian community. Alpine Shire contains significant rivers including the Kiewa, Ovens, Buffalo and Buckland. The Ovens and Kiewa rivers and their tributaries are important wildlife corridors. Alpine Shire is

home to many flora and fauna species, some of which are classified as critically endangered, endangered, or vulnerable.

Alpine forms part of a declared water-supply catchment that supplies water to both the North and East Gippsland regions for domestic use and ultimately contribute to the Murray Darling System.

*The Alpine Planning Scheme* recognises the potentially damaging impact of urban expansion and aims to avoid impacts of land use and development on important areas of biodiversity landscape character.

### 4.2 Heritage

#### *Aboriginal cultural heritage*

Both the *Taungurung Country Plan* and *GLaWAC Whole of Country Plan* note that there exists extensive cultural heritage on Country, including art sites, rock art, natural resources, flora and fauna, birthing trees, scar trees, burial sites, waterholes, our rivers and waterways and post colonisation massacre sites and missions. However, both plans acknowledge the significant amount of cultural heritage has been damaged, destroyed, removed or lost. Detailed cultural mapping is required to identify and protect cultural heritage sites.

Areas of 'cultural heritage sensitivity' include registered Aboriginal cultural heritage places, as well as landforms and land categories that are generally regarded as more likely to contain Aboriginal cultural heritage. These include land within 200 metres of named waterways and land within 50 metres of registered Aboriginal cultural heritage places.

### Historic heritage

Many places, natural areas and buildings hold heritage significance across the Alpine Shire LGA. The heritage significance of several places and features within the Shire have been recognised through registration on the Victorian Heritage Register (VHR) or through the application of the Heritage Overlay in the Alpine Planning Scheme.

## 4.3 Neighbourhood Character

The character of Alpine's built environment varies across the municipality. Documenting neighbourhood character helps in forming an understanding of built form challenges and opportunities within the municipality. It is important to have a reference for the feel of a place, influenced by its buildings and street networks, to ensure that new development in Alpine feels like it belongs, reflecting local values and features.

Although, in moving towards a greater mixture of more diverse housing forms and new opportunities for employment, character will inevitably change. It's important that new development makes a positive contribution and reflects the valued features of its location.

Each township has been reviewed based on key characteristics:

- Key roles and services.
- Topography (flat, undulating, hilly, physical features live river valleys).
- Landscaping and vegetation (size, type, native and non-native or a mix).
- Built form buildings (roof form, heritage, site coverage and space around houses).
- Heritage sites.

- Built form (dwelling type, extent of rear gardens, private open space, size and spacing of lots, street widths and patterns, fences style and height).

Summary character statements for residential areas in each of the Shire's key townships are provided below, with further detail on commercial context provided in the *Technical Background Report 2023*.

### Service Towns

#### Bright

The General Residential Zone consists of mostly single detached dwellings, developed on residential blocks with a rectilinear subdivision pattern. Housing development is low scale with mostly pitched roof styles and a variety of timber and brick constructions varying between one and two storeys. Housing development is characterised by generous front and rear setbacks, except where dwellings are located on steep lots in the foothills, such as to the south of the town between Lewis Close and Hargreaves Street. Front fences on residential lots are generally low in height and permeable or otherwise absent. Vehicle crossings connected to driveways and on-site car parking is commonplace. Most streets are without footpaths.

More detailed Neighbourhood Character Assessment will give greater distinction to these areas.

#### Mount Beauty-Tawonga South

Areas zoned General Residential Zone are concentrated to the east of the commercial core in Mount Beauty, and along Kiwa Valley Highway in Mount Beauty and Tawonga South. Housing in this area is generally comprised of one and two storey, detached dwellings with predominantly timber construction with gabled iron roofs.

Residential lots are medium to large and include vegetated front setbacks. Residential streets feature few footpaths and road verges are planted with established trees of varying species.

### **Myrtleford**

The General Residential Zone is concentrated to the north of the Great Alpine Road. Residential areas interface Industrial 1 Zone land to the west which accommodates timber milling and freight industry activity, and Farming Zone land to the north and south. Residential development on the western edge has views to Barwidgee Creek, while development to the south-east has views to the conservation area, comprising the historic reserve and state forest. There are pockets of public open space and other non-residential uses throughout the General Residential Zone. Many dwellings throughout the township are used for holiday accommodation and listed on Airbnb.

Housing is developed within a rectilinear grid pattern and is dominated by single detached dwellings, with both timber and brick constructions, and hip and gable roofs. Front setbacks are consistent throughout the township, of around six metres. Front fences, if present, vary in style with no uniformity.

### **Porepunkah**

The township sits in a wide valley surrounded by the Ovens River to the south-west and surrounding farmland, with scenic views of Mount Buffalo. The township is characterised by leafy green streets with established tree planting throughout.

Residential development comprises mostly single storey dwellings and comes in a variety of housing styles including a mix of brick homes with tiled roofs and timber construction with tin roofs and vegetated setbacks. The Low Density Residential Zone on the town fringe to the north-west and south-east comprises larger lots with all

lots interfacing the Ovens River on one side and the Great Alpine Road on the other side.

### **Other areas**

**Wandiligong Valley** is characterised by its narrow valley and Morses Creek. The surrounding steep hills contain pine plantations on the west and Crown Land to the east. The historic township of Wandiligong is situated along the valley, south of Bright.<sup>19</sup> The Wandiligong Valley is covered by a Significant Landscape Overlay (SLO3) due to its cultural and historic heritage and the unique character of the built environment. Under the SLO3 classification, new developments must maintain the existing character and patterns in the landscape.<sup>20</sup>

**Buffalo River Valley** is characterised by its narrow steep slopes near Lake Buffalo in the south of the valley. The valley broadens to a flat plain near Myrtleford where the Buffalo River meets the Ovens River. Following the valley north to the Shire boundary, the valley rises into steep undulating hills near Gapstead.<sup>21</sup>

**Buckland Valley** is a pastoral valley along the Buckland River and Mount Buffalo National Park lies to the west.<sup>22</sup> The Buckland Valley is covered by a Significant Landscape Overlay (SLO4) due to its unique landscape where the pastoral valley floor contrasts with the steep and rugged terrain of Mount Buffalo. The SLO4 aims to maintain this contrasting landscape by encouraging rural development on a human scale and form.<sup>23</sup>

**Happy Valley** contains undulating slopes with minor alluvial plains significant to the Shire for its agricultural production, primarily supporting the cattle industry.<sup>24</sup> The Happy Valley is covered by a Significant Landscape Overlay (SLO2) due to its steep forested ridges and fertile valley floor. The SLO2 aims to maintain these landscape

features and the view of Mount Buffalo from the eastern end of the valley.<sup>25</sup>

Within the **Kiewa Valley** is the town of Mount Beauty-Tawonga South, and settlements of Tawonga and Dederang.<sup>26</sup> The wide valley floor features the floodplain of the Kiewa River alongside tributaries of Mountain Creek and Running Creek. The valley is bordered by state forest to the east and west and the Alpine National Park to the south.<sup>27</sup> The Upper Kiewa Valley is covered by a Significant Landscape Overlay (SLO1) due to the distinct character of the contrasting landscape. Under the SLO1, urban development must be contained to existing townships and maintain the rural landscape.<sup>28</sup>

### **Dederang**

The township of Dederang is spread over two to three kilometres along the Kiewa Valley Highway, north of Mount Beauty. It presents a strong rural character. The area is predominantly zoned Farming Zone where farming properties are located, with two small areas of Township Zone land where residential development is concentrated on large narrow lots with wide setbacks and low-density rural dwelling styles. There is no defined town centre; the township is split into three nodes of activity: the area surrounding the hotel and primary school, the recreation reserve which is a community focal point for the town, and the area near the general store. The landscape is characterised by a wide open space and rural feel, with scenic views of surrounding mountain ranges. Trees tend to be clustered throughout the township, on private and public land.

### **Dinner Plain**

Dinner Plain is a freehold alpine village located approximately 10 km south-east of the Mount Hotham Alpine Resort and is completely surrounded by the Alpine National Park. The township's small commercial precinct, comprising food and drink premises, and surrounding residential area is zoned Special Use Zone – Schedule 1 (SUZ1).

The winding streets, uniform subdivision pattern and architectural style, and setting within the Alpine National Park give the town an Alpine village feel. The township is accessed from the south of Great Alpine Road, which connects to looping curvilinear streets. The residential area is populated with hotel accommodation, comprising lodges, apartments and individual houses. There is a consistent architectural style, defined by timber lodges, generally three storeys with steep tin roof pitches and consistent setbacks from the road. There are few footpaths, however the village is a walkable scale with some walking trails throughout. Development is guided by specific building controls and design standards contained within SUZ1 to achieve this uniform architectural character.

### **Harrietville**

Harrietville is a small sub-alpine village located to the south-east of Bright, nestled in between mountain ranges to the east and west, in a forested setting. Most of the area is zoned Township Zone and fringe areas are zoned Rural Living Zone and Farming Zone.

There is no defined town centre, however the township provides a small range of commercial, and retail uses for tourists and alpine recreation throughout the Township Zone. Dwelling styles are varied, with single and double storey timber houses with tin hipped roofs developed on a range of lot sizes fronting Great Alpine Road and connecting curvilinear streets. The fringe areas in the Rural

Living Zone feature larger lots with rural style housing. Hotel accommodation is scattered throughout the town, mostly near the Great Alpine Road.

### **Tawonga**

The town character is dominated by its semi-rural setting with an open space feel. To the east are significant views to Mount Bogong and north and south views along the Kiewa valley, while to the west forested hills skirt the town.

Residential development is oriented around the Kiewa Valley Highway which runs in a north-south direction, with hills to the east and west. Housing is characterised by large single storey detached dwellings of predominantly timber construction with hipped tin roofs and generous vegetated setbacks. There is one small area of Low Density Residential Zone land to the south-west where lots are much larger and developed with rural style housing.



## 5. Urban Suitability: Where can future housing go?

Areas to be investigated for possible future housing and employment growth have been identified taking into consideration the need to protect human life from natural hazard risks, access to transport and services and existing infrastructure networks.

### 5.1 Natural hazards

The impacts of climate change pose a significant threat to the health, wellbeing, and liveability of the natural environment, people and communities in Alpine Shire. An important principle underpinning the preparation of the LDS is to strengthen the resilience of settlements and communities and prioritise protection of human life.

#### *Bushfire*

Over the past 20 years, Alpine Shire has suffered the devastating effects of bushfires on its community and economy. The bushfires of 2019-20 burnt significant tracts of state forests and National Parks.

The Bushfire Management Overlay (BMO) identifies areas where bushfire hazard warrants bushfire protection measures to be implemented and seeks to ensure that development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Schedules 1 and 2 to the Bushfire Management Overlay (BMO1 and BMO2) apply to much of the Shire and indicate areas at increased risk from bushfire hazards. These areas include Bright, Porepunkah, Mount Beauty, Tawonga South, Tawonga, Harrietville, Wandiligong, Freeburgh and Eurobin. There are also large areas of the Shire where the BMO without schedules has been applied. The BAL of these areas hasn't been calculated as yet.

In the areas where Schedules 1 and 2 to the Bushfire Management Overlay (BMO1 and BMO2) are applied, state policy does not support rezoning to more intense uses as these areas are identified as having a BAL rating that is 12.5 or greater.

The Bushfire Prone Area (BPA) designation applies to the whole of Alpine Shire. Proposals for certain sized subdivisions and sensitive uses such as residential buildings, schools, hospitals, and aged care facilities in the BPA need to address bushfire risk and implement bushfire protection measures.

The Country Fire Authority (CFA) has provided a response to the Future Directions Consultation Paper noting Category 4 Bushfire Risk in all major townships in the area and a need for community resilience planning and further work that is outlined in the Implementation Plan.

#### *Flooding*

Flooding in Alpine Shire is often caused by heavy rainfall resulting in breaches of the Ovens and Kiewa Rivers. Flooding is felt most severely in the town of Myrtleford and surrounding areas due to its location on and adjacent to the Ovens River floodplain.

North East Catchment Management Authority (NECMA), the floodplain management authority, has undertaken flood modelling and mapping of the Upper Ovens River Valley with regard to Climate Change scenarios to 2090. The mapping of the upper Ovens River,

whilst not yet implemented in the Planning Scheme, is now available to Council and identifies areas that are subject to dangerous flooding (absolute constraint) and nuisance flooding (discretionary constraint). There is no such flood modelling available for the Kiewa Valley at present, and NECMA is currently preparing a flood study in this area. Flooding is a less significant issue in the Kiewa Valley due to most existing and potential urban development being established away from areas of significant flood risk.

Whilst it is preferred that areas subject to all types of flooding be excluded from development, in some cases engineering works can mitigate risks posed by nuisance flooding.

### *Slope*

Excessive slopes make the provision of infrastructure and construction of buildings prohibitively expensive or unfeasible. Where the slopes coincide with unstable soils, development can be unsafe due to landslip and erosion. Development on steep slopes can also impact upon landscape values. The *Alpine Planning Scheme* recommends that residential development should not be located on land with a slope greater than 20 percent. Areas nominated for growth have been selected on the basis of this constraint. Further assessment of these areas and suitability for development will need to be explored through detailed structure planning.





FIGURE 4: NATURAL HAZARDS RISK

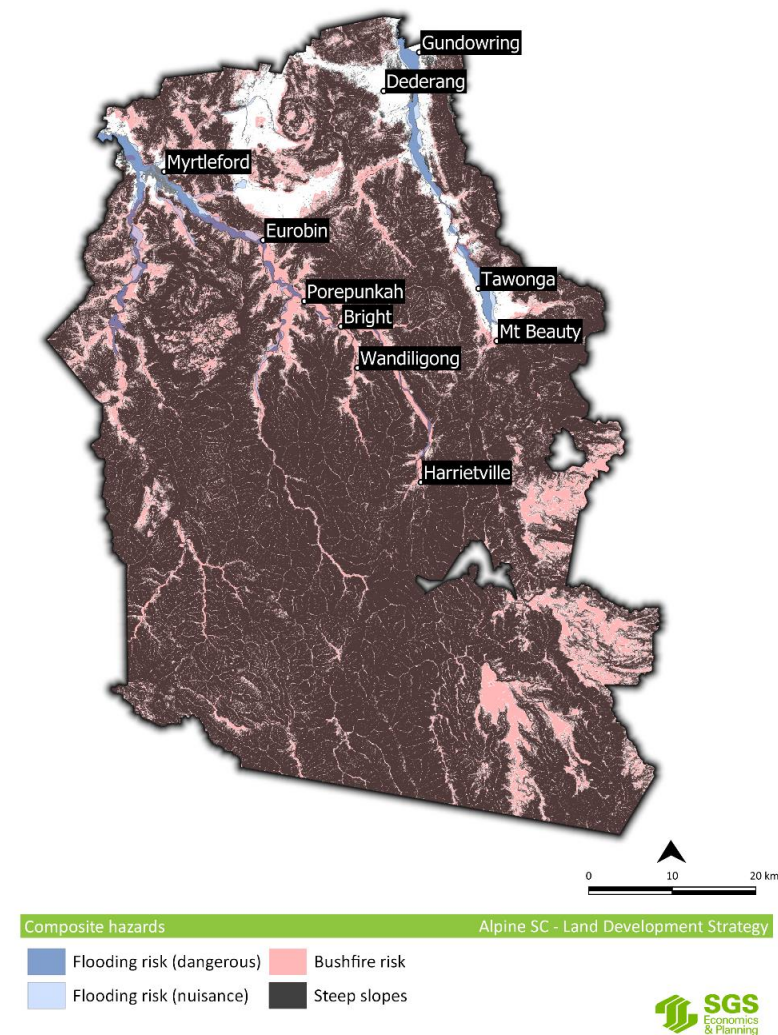


FIGURE 5: CONSTRAINTS MAP OF BRIGHT

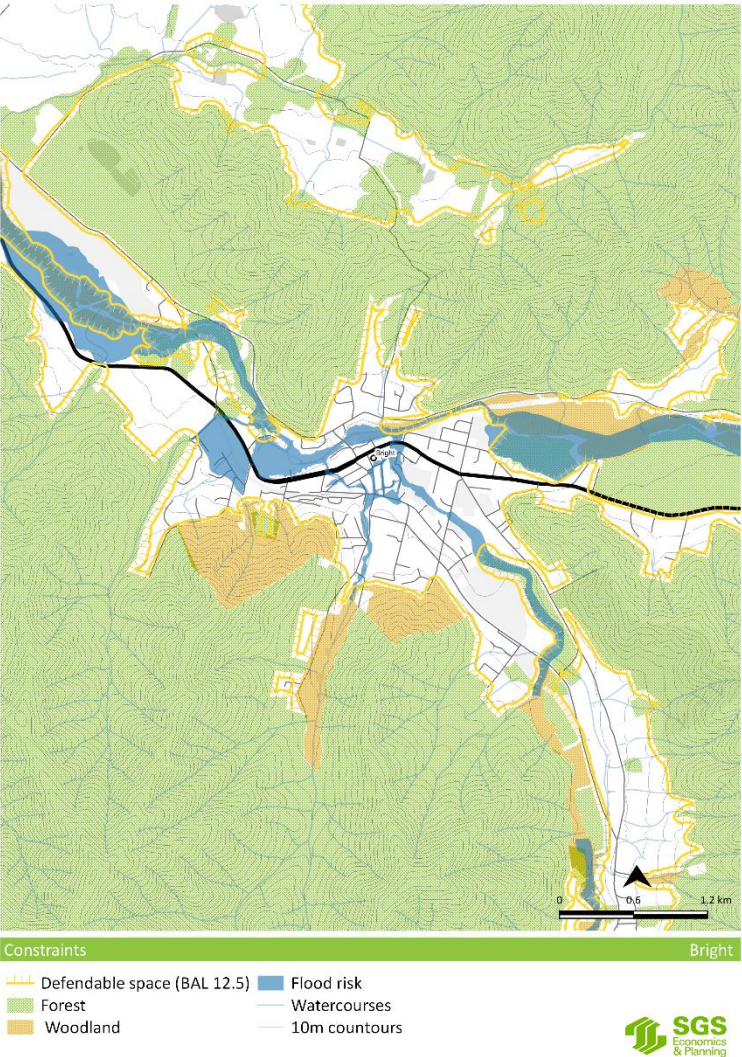




FIGURE 7: CONSTRAINTS MAP OF MT BEAUTY - TAWONGA SOUTH

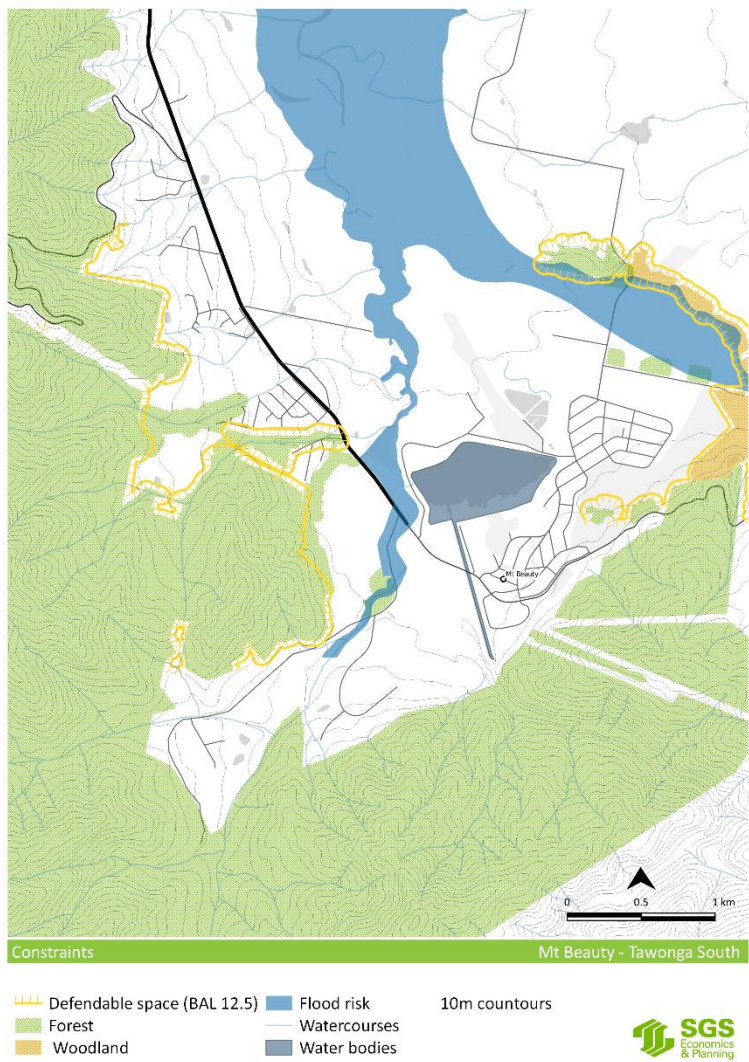
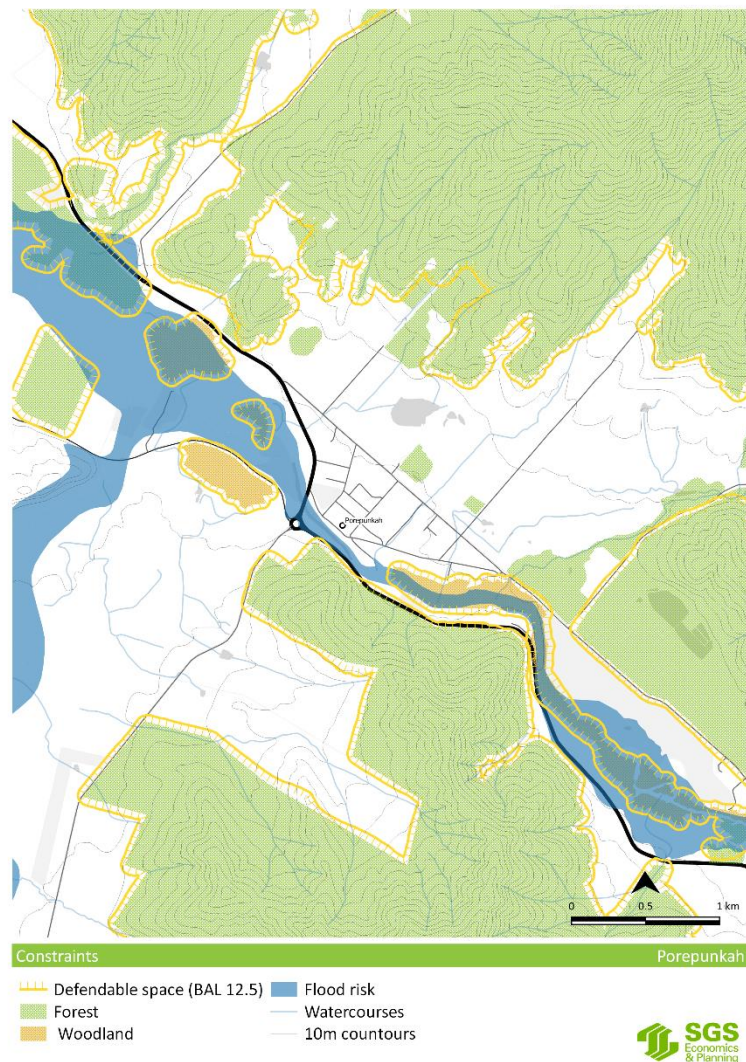


FIGURE 6: CONSTRAINTS MAP OF MYRTLEFORD





**FIGURE 8: CONSTRAINTS MAP OF POREPUNKAH**



## 5.2 Sewer and water infrastructure

The four major townships in Alpine Shire are connected to reticulated water and sewer services, with limited or no reticulated services in smaller settlements and rural townships such as Wandiligong and Harrietville.

North East Water (NEW), the water and sewer authority in the region, has flagged capacity constraints and issues in sewerage and water infrastructure networks.

The LDS highlights where additional housing and urban land uses are anticipated, and this is important to provide clearer direction to NEW on where infrastructure upgrades will be required to support growth. Similarly, the strategy aims to make better use of existing infrastructure by consolidating townships and minimising outward growth where possible.

Council will advocate to the Victorian Government on this issue to ensure opportunities for diverse housing and liveable places are supported. This will also drive the need to continue to work with NEW on longer term infrastructure planning, upgrades and costs associated with these works.

## 5.3 Transport accessibility

Alpine Shire is reliant on access to larger regional centres (primarily Wangaratta and Albury-Wodonga) for a range of higher order services, education and employment. Private vehicles are predominately used for travel to these key destinations. Limited public transport services and reliance on key routes, including the Great Alpine Road and Kiewa Valley Highway, result in limited accessibility for many members of the community who don't or can't drive.

Bus services provide access two to three times per day between Wangaratta and Bright, and Mount Beauty and Wodonga. Private coach services provide access to the alpine resorts during the winter season. There are some limited community transport options available through Alpine Health for transport disadvantaged people needing to access health services in the Shire or nearby regional centres.

Planning for new development must also consider providing for and promoting sustainable and active transport modes in accordance with the Victorian Government's *Movement And Place Framework* and have regard for key state policy directions such as the '20 minute neighbourhood' concept, to ensure people can access a wide range of everyday needs by a range of transport modes, not just cars.

Promoting sustainable transport (walking, cycling) is important for a wide range of reasons:

- Socially connected, liveable communities – places where people walk and cycle are likely to perform better on a range of social indicators.
- Healthy, active communities – there is a strong link between active transport and health.
- Transport efficiency – increased use of sustainable transport has environmental and economic benefits through reduced greenhouse emissions and reduced space required for vehicle movement and storage.
- Access for all members of the community – a large number of people in the community don't or can't drive, and the provision of attractive and viable alternative means of transport is a key factor in whether a community is affected by transport disadvantage.

- Safety – increased sustainable and active transport improves safety and perceptions of safety.





## 6. Future housing

While there remains some uncertainty about long-terms trends because of COVID-19, the population of Alpine Shire will continue to grow to 2041. More housing will be needed to accommodate this growth.

### 6.1 Existing and future role of settlements for housing

The towns and settlements of Alpine Shire are diverse, each providing unique lifestyle opportunities and playing a distinctive role within the overall network of towns and settlements.

Opportunities for development within the Shire are limited by the environmental capacity of the surrounding land and influenced by existing infrastructure and access to services.

The existing and potential future role of each settlement as identified in existing policy (particularly Clause 11.01 of the Alpine Planning Scheme), and commentary on existing constraints to growth, is summarised in Table 1.

**TABLE 1: POPULATION AND HOUSING BY TOWN 2021**

Town and role	
<b>Bright</b> Large town	Bright contains 23 per cent of all dwellings in the Shire and services the surrounding Upper Ovens Valley area. Bright is well serviced however is heavily constrained for further growth.
<b>Myrtleford</b> Large town	Myrtleford is well serviced and contains 22 per cent of the Shire's dwellings. Slope and flooding constrain some areas of Myrtleford, however land north of Barwidgee Creek is identified in policy for future urban growth.
<b>Mount Beauty-Tawonga South</b> Large town	Although distinct townships, Mount Beauty and Tawonga South are physically and economically linked. Together they contain 16 per cent of total dwellings in the Shire and are partially serviced with reticulated water and sewerage. Mount-Beauty-Tawonga South have fewer environmental constraints than other settlements.
<b>Porepunkah</b> Small town (identified for growth)	Porepunkah is a residential town and contains 6 per cent of the Shire's total dwellings. It has a small activity centre, service type industrial uses along Station Street and has reticulated services. Porepunkah is identified in existing policy as having potential for urban expansion.
<b>Small towns</b>	Small towns including Harrietville, Tawonga, Dederang and Wandiligong accommodate small populations, have limited commercial and community facilities and generally do not have reticulated services.
<b>Alpine Settlements</b>	Dinner Plain is a freehold alpine village resort with a very low permanent population. There is limited commercial and community facilities, with many only operating over the snow season. Dinner Plain does not have reticulated services.  Bogong is a leasehold settlement surrounded by the Alpine National Park. There are no reticulated services in Bogong.
<b>Settlements and rural localities</b>	There are two other small settlements (Ovens and Freeburgh) in the municipality, and numerous rural localities that are small groupings of dwellings in rural areas.

Source: ABS 2021 Census, Count of dwellings

## 6.2 Forecast population

Alpine Shire is forecast to grow to 15,890 people by 2041. This suggests an increase of around 2,734 people in the 20 years from 2021. This forecast represents a situation in which the high rates of growth experienced during the COVID-19 pandemic years continue in the short to medium term (five years), before returning to pre-COVID-19 levels. This scenario aligns broadly with trends predicted by the Australian Government's Centre for Population *Population Statement* (2022) for regional areas in Victoria, albeit is slightly more optimistic reflecting local commentary on population growth and expected latent demand for housing supply. This assumption on population growth has been reduced since the initial phase of community engagement given new information including:

- Release of 2021 Census data and subsequent updated housing demand modelling methods incorporating observed population change between the 2016 and 2021 Censuses.
- Updated forecasts from the Australian Government's Centre for Population regarding post-COVID-19 population trends.

As the population grows, the proportion of older adults is expected to increase at higher rates than other age groups, a national trend also occurring in the Shire.

The share of family-age and middle age adults is also expected to grow over the next 20 years. The growth in the proportion of older adults and elders has implications for infrastructure and service planning, as well as highlighting the need for increased housing diversity to offer downsizing and assisted living opportunities.

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<sup>3</sup> Dwelling demand estimates have been prepared using 2016 Census occupancy rates (75 per cent occupancy) due to 2021 Census rates likely being an anomaly due to the COVID-19 pandemic in which the occupancy rates (82 per cent occupancy) increased in

## 6.3 Forecast housing need

Demand for housing in Alpine is predominantly driven by population growth, as well as:

- Shifts in average family and household sizes associated with population ageing and broader demographic trends.
- Temporary and seasonal worker activity, resulting in increased demand for rental housing in peak tourism and farming seasons.
- The purchasing of homes in Alpine for investment purposes (for example, for short stay accommodation), and leisure reasons (for example, for holiday homes).

It is expected there will be a need for an additional 2,167 houses across the Shire to 2041, with much of the demand for housing expected to be concentrated in Bright, Porepunkah, Myrtleford and the Upper Kiewa Valley (Mount Beauty, Tawonga and Tawonga South).

The relatively high housing demand forecast (2,167) compared with overall population growth (2,734) is driven by low average household sizes and low dwelling occupancy rates, which is related to the use of dwellings for short-term rental accommodation and holiday homes.<sup>3</sup>

Based on past development activity, approximately 75 per cent of this demand is expected to flow to the township or urban areas (1,625 dwellings), and 25 per cent to rural areas (542 dwellings). Further analysis of demand for housing in rural areas will be conducted through the second stage of the Rural Land Strategy.

many regional locations as residents of metropolitan areas sought housing outside of areas heavily impacted by lockdowns, and a greater transition to remote working.

Using past development trends as a broad guide, the following housing demand by urban areas is anticipated to 2041:

- 34% of demand (553 dwellings) will be accommodated in Bright.
- 16% of demand (260 dwellings) will be accommodated in Porepunkah.
- 19% of demand (309 dwellings) will be accommodated in Myrtleford.
- 11% of demand (179 dwellings) will be accommodated in Mount Beauty-Tawonga South.
- 20% of demand (325 dwellings) will be directed to other townships and settlements.

The forecast dwelling total for urban areas of 1,625 over 20 years is consistent with observed past dwelling construction activity of about 79 dwellings a year between 2016 and 2021.

The anticipated share of dwellings to be accommodated in different townships reflects distinct housing sub-markets across the Shire, plus capacity for housing in existing and possible future areas, with both to be considered further in the future structure planning process. Where possible and based on evidence, policy interventions should seek to redistribute this demand to support the realisation of more sustainable settlement patterns, more efficient use of land and infrastructure, and the protection of human life and natural resources.

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<sup>4</sup> Housing in the rural zones, the Farming Zone and Rural Living Zone. Will be considered separately through the preparation of a Ryall Land Use Strategy, taking into consideration that full suite of challenges and opportunities of development in rural areas.

## 6.4 Existing capacity for housing

An assessment of the potential of all land currently zoned for residential uses to accommodate expected future housing growth was undertaken. This took into consideration land zoned for housing in urban areas: General Residential Zone, Low Density Residential Zone, Township Zone<sup>4</sup>, etc., excluding:

- Small lots.
- Areas subject to natural hazards (subject to Bushfire Management Overlay, Land Subject to Inundation Overlay, slope >20 per cent, proposed Floodway Overlay, BAL rating >12.5, etc.).
- Social infrastructure and other public uses.
- Buffer areas to separate sensitive uses from other uses.

The assessment breaks down housing capacity by:

- **Vacant lots:** Lots that can accommodate one additional dwelling.
- **Subdivision of large lots:** Lots that have potential for further subdivision in existing residential zoned areas.
- **Established area infill:** Potential to accommodate additional higher density dwellings (small-scale apartments, villa units, townhouses) in established areas close to essential services and commercial premises based on past development trends.

To ensure a 'conservative' approach to planning for future land requirements (that is, being careful not to overestimate future development potential), it has been assumed:

- Designation of **areas subject to natural hazards** (subject to Bushfire Management Overlay, Land Subject to Inundation Overlay, slope >20 per cent, proposed Floodway Overlay, BAL rating >12.5) as unavailable for development.
- Areas covered by the **Heritage Overlay** as unavailable for development.
- Lots identified for **established area infill** development have a 30 per cent likelihood of development to 2041.
- **Subdivision of large lots** in existing zoned areas have an 80 per cent likelihood of further development.
- 25 per cent of land in areas designated for large-scale subdivision will be used for the provision of community infrastructure (i.e., open space) and development infrastructure.

This approach represents best-practice in housing capacity assessment for rural and regional areas, and a prudent approach to planning for future land supply with realistic assumptions given an uncertain future.

Further detailed assumptions for the housing capacity method can be found in the *Technical Background Report 2023*.

The results show that there is existing capacity for approximately 1,266 dwellings across the Shire, including:

- 448 dwellings in Bright.
- 100 dwellings in Porepunkah.
- 330 dwellings in Myrtleford.
- 270 dwellings in the Upper Kiewa Valley (Mount Beauty, Tawonga and Tawonga South).
- 117 across the remainder of the Shire.

The largest share of total capacity is available through large lot subdivision of existing zoned areas in Bright, Myrtleford and Porepunkah. This potential already exists in the Alpine Planning Scheme.

**TABLE 2: HOUSING CAPACITY ASSESSMENT RESULTS BY TOWN**

Capacity Area	Large lot subdivision	Established area infill	Vacant	Total
<b>Bright</b>	348	53	47	448
<b>Porepunkah</b>	85	3	12	100
<b>Myrtleford</b>	271	16	43	330
<b>Mount Beauty-Tawonga South</b>	222	5	43	270
<b>Other</b>	61	0	56	117
<b>Total</b>	988	77	201	1266

Source: SGS Economics and Planning (2022)

## 6.5 Capacity versus demand

### Capacity for new housing by town

The assessment of expected future demand and the current capacity in each town is shown in Table 3Table 2. It shows that:

- There is an undersupply of existing zoned land for residential development across Alpine Shire totalling 359 dwellings.
- The greatest share of future housing demand (34 per cent or 553 dwellings) is expected in Bright, where there is a shortfall in capacity of 104.
- There is capacity in Myrtleford and Mount Beauty-Tawonga South to meet expected demand.
- There is a shortfall in 'other' townships and settlements of 208, such as Wandiligong, Tawonga and Harrietville. These townships are highly constrained for future development due to landscape, environmental risks, and servicing. Larger settlements with potential for growth will need to accommodate this overflow of demand to support safe and sustainable patterns of growth.

**TABLE 3: HOUSING DEMAND VS CAPACITY BY TOWN**

Capacity Area	Expected % of housing growth to 2041	Demand to 2041	Capacity estimate	Difference at 2041
Bright	34%	553	448	-104
Porepunkah	16%	260	100	-160
Myrtleford	19%	309	330	21
Mount Beauty-Tawonga South	11%	179	270	92
Other	20%	325	117	-208
<b>Total</b>	<b>100%</b>	<b>1625</b>	<b>1266</b>	<b>-359</b>

Source: SGS Economics and Planning (2022)



### Capacity for new housing by zone

Housing capacity results by zone are shown in Table 4. The largest amount of available capacity is within the General Residential Zone (capacity for approximately 760 dwellings). There is capacity for approximately 245 dwellings in the Low Density Residential Zone and another 248 dwellings in the Township Zone, and 12 dwellings in 'other' zones such as the Commercial 1 Zone, which allows for some residential development.

**TABLE 4: HOUSING CAPACITY ASSESSMENT RESULTS BY ZONE**

Zone	Large Lot subdivision	Infill	Vacant	Total
General Residential Zone	589	66	106	760
Low Density Residential Zone <sup>5</sup>	199	0	46	245
Township Zone	198	3	46	248
Other zones <sup>6</sup>	2	8	3	12
Total	988	77	201	1,266

Source: SGS Economics and Planning (2022)

<sup>5</sup> Some lots zoned LDRZ are subject to the BMO with further subdivision requiring agreement from the CFA. Despite this, any lots excluded on this basis will not have a significant impact on overall capacity assessment.

Based on past development activity, it is expected that 58 per cent of total future demand for housing in the Shire will be within the General Residential Zone (representing 947 dwellings), while roughly 19 per cent of demand will be directed towards the Low Density Residential and Township zoned areas (315 dwellings each). On this basis, there are low to moderate shortfalls in supply across each of the zoning categories.

## 6.6 Future land for new housing

Based on the earlier discussion on the role and future of settlements, and the future housing and capacity analysis, estimates of how much additional greenfield land might be required to accommodate forecast growth have been made.

Structure planning processes will assess and refine these high-level estimates and identify appropriate zoning, lot configurations and sizes, transport accessibility and infrastructure provision (refer to Section 8).

<sup>6</sup> Commercial 1 Zone and Mixed Use Zone

The following assumptions have informed estimates of future land requirements:

- Demand exceeding capacity in 'Other' townships will be 'redirected' to the four main township areas due to environmental and other constraints (i.e., bushfire, flooding risk, lack of supporting infrastructure) and state and local policy prioritising urban consolidation.
- Each zone provides unique housing opportunities in the Shire's main townships meaning demand is less likely to move between zones.
- Additional land will be needed in proposed growth areas for provision of community and development infrastructure.
- The assumed average lot size for new housing is generally based on existing averages in each town by relevant zone, except in Porepunkah where an average lot size in the General Residential Zone (elsewhere in the Shire) has been used assuming this may be the potential future zoning (refer

Table 5).

The assumed distribution of future housing across the townships will be tested through the structure planning process, where there will be additional community engagement and opportunities for input and review.

**TABLE 5: LOT SIZE ASSUMPTIONS FOR LAND REQUIREMENTS**

Town	Zone	Assumed average lot size (sqm)
Bright	GRZ	700
	TZ	700
	LDRZ	4000
Porepunkah	GRZ	800
Myrtleford	GRZ	800
	LDRZ	4000
Mount Beauty-Tawonga South	GRZ	600
	LDRZ	4000
Other	TZ	1200
	LDRZ	4000

Source: SGS Economics and Planning (2022)

Note: Lot sizes represent averages for an area. Detailed structure planning will include consideration of a range of lot sizes to support diverse housing outcomes.

Table 6 provides broad estimates of additional land required to accommodate future housing by township. As mentioned above, these estimates will be refined through detailed structure planning processes undertaken in consultation with the community. To reduce the need for extension areas in Bright and Porepunkah, opportunities for additional new housing in already developed areas will be investigated in future structure planning, particularly in Bright.

**TABLE 6: POTENTIAL LAND REQUIREMENTS FOR NEW HOUSING BY TOWNSHIP AREAS**

Town	Land requirement (hectares)
Bright	37
Porepunkah	31
Myrtleford	20
Mount Beauty-Tawonga South	11
Total	100

Source: SGS Economics and Planning (2022)

\* Surplus capacity was identified for areas of LDRZ and TZ in Mount Beauty-Tawonga South, however additional land zoned for general residential purposes is required.

## 7. Future jobs and employment

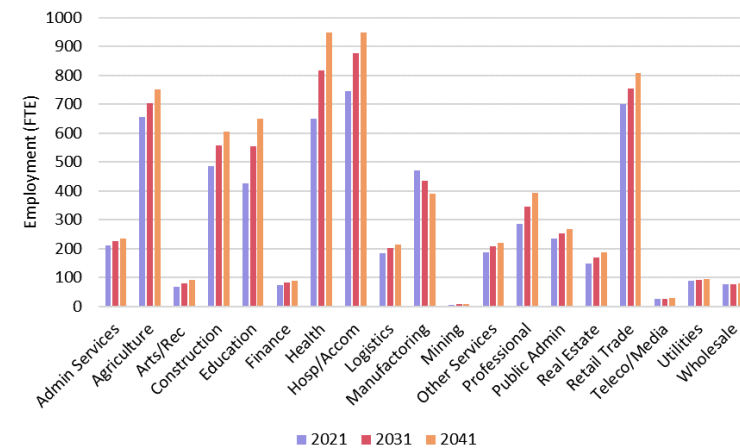
The number of jobs in Alpine Shire will also grow to 2041 and early planning should ensure there is enough employment land to accommodate future jobs, particularly in town centres and key industrial areas.

### 7.0 Employment and land forecast

A key driver of employment land demand in Alpine Shire is municipal-wide jobs growth. Key sectors for employment growth in the next 20 years in Alpine Shire (see Figure 9) are forecast to be:

- Healthcare and Social Assistance (+334 jobs).
- Education and Training (+174 jobs).
- Construction (+154 jobs).
- Professional, Scientific and Technical Services (+126 jobs).
- Financial and Insurance Services (+18 jobs).
- Rental, Hiring and Real Estate Services (+42 jobs).
- Arts and Recreation Services (+30 jobs).
- Administrative and Support Services (+82 jobs).

**FIGURE 9: EMPLOYMENT BY INDUSTRY, ALPINE SHIRE, 2021-2041**



Source: SGS Economics and Planning, 2022

Different types of employment have different requirements for building floorspace and land based on, for example, where they need to locate, business size and transport needs.

Five policy relevant Broad Land Use Categories (BLUC) were defined to help translate future job forecasts to an estimate of requirements for employment land (Table 7).

**Council has a focus on ensuring that there is an adequate supply of land for industrial activity and commercial activity within town centres as these areas are typically more constrained in supporting growth.**

**Employment-generating activities that occur in other locations across the Shire (particularly those in rural areas) are likely to be less constrained in terms of land supply.**

**TABLE 7: BROAD LAND USE CATEGORY AND RELEVANT ZONING, ALPINE SHIRE**

Land use category	Definition
Local centre	The commercial core of larger towns, designated by the Commercial 1 Zone.
Industrial/services	Areas containing industrial activity, designated by the Industrial 1 Zone, Industrial 2 Zone, and the Mixed Use Zone. While the Mixed Use Zone allows a broad range of land uses (including residential), it generally supports light industrial and urban services uses in Alpine Shire.
Dispersed accommodation	Accommodation and hospitality uses in non-employment zones.
Large Town	All other urban areas outside of defined commercial and industrial zones. This category includes employment uses (other than hospitality and accommodation) such as schools, medical uses, health and recreation facilities, public administration uses, etc.
Rural/other	All non-urban zoned areas.

Source: SGS Economics and Planning, 2022

Table 8 outlines the additional floorspace needed across Alpine per BLUC in the future. These estimates were made by applying a locally-relevant 'employment floorspace ratio' to the total number of forecast for each industry sector and related BLUC.

Table 8 shows that the greatest demand for employment floorspace is expected for 'Industrial/Services', while 'Local Centres' are expected to require 14,502 sqm of additional floorspace to 2041.

'Large town' is also forecast to require a large amount of additional floorspace, but much of this floorspace will be provided in dispersed facilities like schools and hospitals (often through the redevelopment of existing sites or precincts) meaning that this demand does not represent widespread and large-scale change within towns.

Additional demand for floorspace in the 'Rural/Other' BLUC is likely to be spread between existing smaller towns and agricultural uses, and would represent minimal change in most rural areas, and therefore, not requiring any change to planning controls.<sup>7</sup>

Table 9 shows employment floorspace demand to 2041 by BLUC for each town.

Bright and Porepunkah are expected to absorb a large share of the future floorspace for locally oriented trades, light industry and retail activities. Myrtleford will remain the key location for future larger scale industrial employment growth. There is a need to ensure enough industrial land is provided in Myrtleford to ensure Alpine Shire can continued to attract major industry in the future..

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<sup>7</sup> Employment in rural areas will be addressed in detail through preparation of an updated Rural Land Use Strategy (refer Section 8)

**TABLE 8: FLOORSPACE DEMAND BY BROAD LAND USE CATEGORY, ALPINE SHIRE, FROM 2021 TO 2041 (SQM)**

	2031	2041
Local centre	+8,259	+14,502
Industrial/services	+12,118	+19,756
Dispersed accommodation	+5,918	+9,125
Large town	+10,469	+18,288
Rural/other	+7,036	+12,851
<b>Total</b>	<b>+43,801</b>	<b>+74,522</b>

Source: SGS Economics and Planning, 2022

**TABLE 9: FLOORSPACE DEMAND BY BROAD LAND USE CATEGORY AND TOWN, FROM 2021 TO 2041 (SQM)**

	Local centre	Large town	Industrial/services	Dispersed accommodation	Rural/other	Total
Myrtleford	+6,271	+8,827	+6,871	-	+1,553	+23,521
Bright-Porepunkah	+5,234	+5,775	+6,730	+8,270	+153	+26,162
Mount Beauty-Tawonga South	+879	+3,686	+8,278	+855	+1,006	+14,706
Other	+2,118	-12,033	-2,123	-	+10,138	+10,134
<b>Total</b>	<b>+14,502</b>	<b>+6,255</b>	<b>+19,756</b>	<b>+9,125</b>	<b>+12,851</b>	<b>+74,522</b>

## 7.1 Existing capacity for employment

Industrial/Service and Local Centre BLUC are the focus for the assessment of land supply as they align with areas zoned for industrial and commercial activity, which are most constrained for employment growth.

Table 10 shows that the combined future floorspace demand for Industrial/Service and Local Centre is 34,528 square metres, or almost 50 per cent of total employment floorspace demand for all BLUCs.

**TABLE 10: FLOORSPACE DEMAND BY INDUSTRY CATEGORY, TOWN, LOCAL CENTRE AND INDUSTRIAL SERVICE BLUCS, FROM 2021 TO 2041 (SQM)**

	Local centre	Industrial/ services	Total
Myrtleford	+6,271	+6,871	+13,142
Bright-Porepunkah	+5,234	+6,730	+11,964
Mount Beauty-Tawonga South	+879	+8,278	+9,157
Other	+2,118	-2,123	-5
Total	+14,502	+19,756	+34,258

Source: SGS Economics and Planning, 2022

Table 11 compares the total demand employment floorspace and employment floorspace capacity (i.e., the potential to accommodate projected employment floorspace needs within existing commercial and industrial zoned areas). Note that this assessment excludes land in the Myrtleford North Industrial Area (zoned INZ2), as this site accommodates the Mill and is not available for development for other industrial uses. The Mill also has a setback due to its use which detracts from the development potential of land already zoned for Industrial in the Myrtleford North Industrial Area.

The results show an expected shortfall in capacity for employment floorspace of approximately 22,000sqm across the Shire to 2041 for Local Centre and Industrial/Services land use types. This includes:

- An undersupply of 8,400sqm for Local Centres, and
- An undersupply of 13,600sqm for Industrial/ Services areas.

**TABLE 11: NET EMPLOYMENT FLOORSPACE DEMAND VS CAPACITY, ALPINE SHIRE - 2041**

Employment land type	Employment demand (sqm of floorspace)	Net capacity (sqm of floorspace)	Demand/ capacity gap (sqm of floorspace)
Industrial/service	19,756	6,194	-13,562
Local centres	14,502	6,096	-8,406
<b>Total</b>	<b>34,258</b>	<b>12,290</b>	<b>-21,968</b>

Source: SGS Economics and Planning, 2022



Table 12 shows these results by town and BLUC. It shows that there is expected to be a shortfall in supply of industrial land across Bright-Porepunkah (26,900 sqm), Myrtleford town (10,400 sqm) and Mount Beauty-Tawonga South (25,400 sqm).

**TABLE 12: NET EMPLOYMENT FLOORSPEACE DEMAND VS CAPACITY, BY TOWN, 2041**

		Employment demand (sqm of floorspace)	Net capacity (sqm of floorspace)	Demand/ capacity gap (sqm of floorspace)
Bright-Porepunkah	Industrial	6,700	0	-6,700
	Local centre	5,200	2,100	-3,100
	<b>Subtotal</b>	<b>12,000</b>	<b>2,100</b>	<b>-9,800</b>
Myrtleford	Industrial	6,900	4,300	-2,600
	Local centre	6,300	3,800	-2,500
	<b>Subtotal</b>	<b>13,100</b>	<b>8,000</b>	<b>-5,100</b>
Myrtleford North Industrial	Industrial	-	229,900	229,900
Mount Beauty-Tawonga South	Industrial	8,300	1,900	-6,300
	Local centre	900	200	-700
	<b>Subtotal</b>	<b>9,200</b>	<b>2,100</b>	<b>-7,000</b>
Other	<b>All</b>	<b>10,100</b>	<b>157,100</b>	<b>147,000</b>

## 7.2 Future land for employment

To determine how much additional land is needed to accommodate forecast employment growth to 2041, the following steps were taken:

1. Analysis of building footprints and lot sizes for each of the Shire's industrial and commercial zoned areas was completed to identify locally relevant Floor Area Ratios (FARs) (for example, identifying the lot size requirements of a warehouse in an industrial area requires).
2. Estimate future employment land requirements by applying identified FARs to the estimated undersupply of employment floorspace for Industrial/Service and Local Centre.

Table 13 provides estimates of land required to accommodate future employment growth. It shows that a modest future rezoning of land for trades and light industrial uses in each of the three main towns is needed. Town by town provision for industrial and commercial activities would be consistent with suggestions made through the community engagement (refer to Section 8).

There is greater potential for redevelopment and intensification of uses in commercial centres due to the higher value of land uses and the adaptability of floorspace in these locations. Therefore, the capacity gaps identified for 'local centre' uses are less pressing. Future employment is likely to be absorbed within the extent of

existing Commercial 1 Zone areas without the need to rezone further land.

This is consistent across most townships. However, as part of future structure planning processes in Porepukah it would be expected that the extent and role of the Township Zone would be reviewed, particularly its suitability for future commercial and retail uses in a potentially growing town context.

This may include consideration of the Commercial 1 Zone.

**TABLE 13: EMPLOYMENT LAND REQUIREMENTS, BY TOWN, 2041**

		Additional land required (sqm)
Bright-Porepukah	Industrial	26,900
	Local centre	6,200
	<b>Subtotal</b>	<b>33,100</b>
Myrtleford	Industrial	10,400
	Local centre	5,000
	<b>Subtotal</b>	<b>15,500</b>
Mount Beauty-Tawonga South	Industrial	25,400
	Local centre	1,400
	<b>Subtotal</b>	<b>26,700</b>

## 8. Strategic Directions

This section sets out the overarching strategic direction for future land use and development in Alpine Shire through to 2041.

FIGURE 10: LDS STRUCTURE

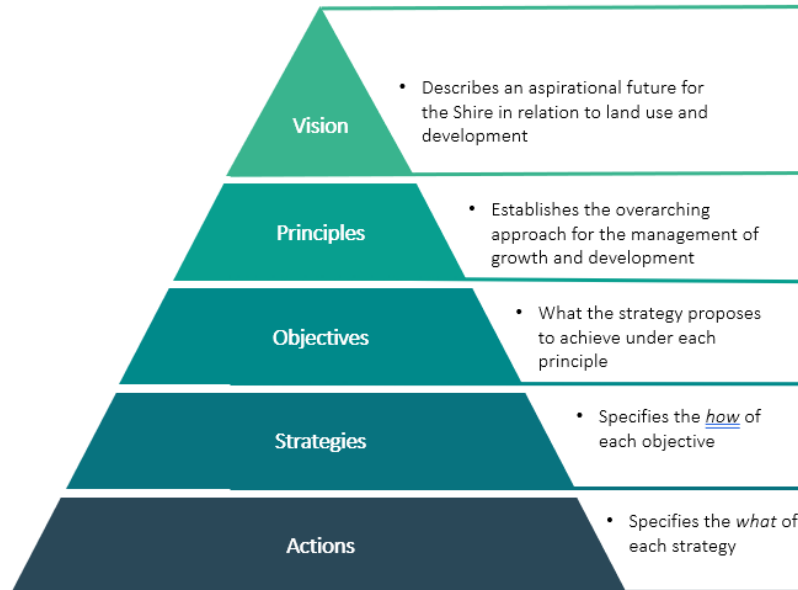


Figure 10 depicts the structure of the LDS. The vision for the Shire and the principles and objectives that set out the overarching direction are detailed below. **Section 9** provides greater detail about the strategies and actions that form a pathway to implementation.

In addition, structure plans will be prepared for Bright, Porepunkah, Myrtleford and Mount Beauty-Tawonga South to show the strategies relevant to each place. These will sit alongside the LDS.

### 8.1 Vision

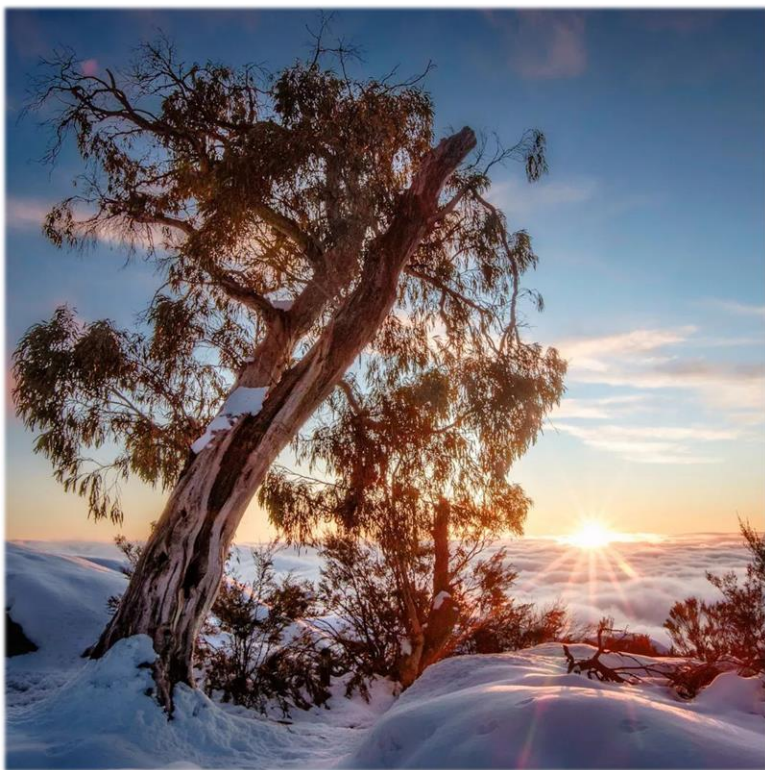
The vision for the Shire set out in the current Council Plan and under Clause 02.02 of the Alpine Planning Scheme is that:

*Our people, places and environment enrich our area's resilience, prosperity and sustainability.*

- *For those who live and visit: To be connected, supported and welcomed throughout all stages of life.*
- *For a thriving economy: Ideas and industry thrive through a climate sensitive and diverse economy.*
- *For bold protection of our future: Our natural environment is protected and preserved.*
- *For the enjoyment and opportunities of our lifestyle: The connection between people and place is strengthened.*
- *For strong and informed leadership: Collaborative, bold and evidence-based decision making.*

Building on this, the vision for future land uses in the Shire is:

*In 2041, the diverse housing needs of our community will be met, while preserving the unique local character of our many towns and settlements. The Shire will be a thriving visitor destination, with diverse local industry, and a strong jobs, goods, and services offering. Growth and development will be managed in a way that recognises the significant natural values of the Shire, and the impacts of climate change and natural disasters.*



## 8.2 Strategic directions

Underpinning the vision is a set of directions for land use and development which reflect Victorian Government policy and preferred local outcomes for the community. The directions provide the framing for objectives, strategies and actions of the LDS and will also be used to inform future decision-making regarding housing and employment outcomes.

3. To avoid development in areas of **environmental and landscape significance** and at risk of **natural hazards** to preserve natural resources and protect human life.
4. To direct future population and housing development in accordance with the defined **future roles of service towns, rural towns, small settlements and rural localities**.
5. To prioritise the creation of **compact towns and settlements** to enable more efficient use of land and infrastructure.
6. To improve the **diversity of housing** to provide greater choice for residents throughout all stages of life.
7. To support diversification, prosperity, sustainability, and innovation on **employment land**.
8. To support new development that contributes to the unique local **character of towns and settlements**.
9. To deliver appropriate **utility, transport, and community infrastructure** when and where it is needed to support growth

### 8.3 Strategic Direction 1: Environment and natural hazards

To avoid development in areas of **environmental and landscape significance** and at risk of **natural hazards** to preserve natural resources and protect human life.

As outlined in Section 4, Alpine Shire covers a big geographic area characterised by large tracts of unspoilt native vegetation, significant landscapes, alpine areas, and extensive waterway networks. The natural features of the Shire contribute to the character of settlements and towns, are highly valued by existing residents and are a significant drawcard for new residents. However, many of these areas are subject to significant risk from natural hazards including bushfire, flooding, and landslip and erosion.

The Alpine Planning Scheme addresses 'Environmental Risks and Amenity' and includes strong policy statements regarding the role of planning in adopting a risk mitigation approach to strengthen the resilience and safety of communities. Existing policy guidance gives clear priority to the protection of human life over all other policy considerations.

Council works in partnership with the Country Fire Authority, North East Catchment Management Authority, and other technical experts to understand the changing level of risks posed by natural hazards.

Future settlement development must respond appropriately to natural hazards risk to preserve human life utilising the best available data and input from relevant agencies. This is particularly considering the ever-increasing impacts of climate change. The progression of climate change as well as ongoing development means that the risks posed by bushfire, flooding, and landslip and erosion are not static.

Regular update of analysis and data in response to changes in the natural environment will be needed to ensure that future land use planning activities continue to respond appropriately. This includes understanding impacts in existing and proposed urban zoned areas.

This will provide a sound framework for:

- Future decision-making regarding rezoning of land for residential purposes.
- Protecting residents in existing settlements through localised planning for natural hazards.
- Identifying shelter locations in the event of natural disasters.

Co-ordinated effort is required between Council, the Victorian Government, the Country Fire Authority and North East Catchment Management Authority to ensure best-practice and consistent methodologies are applied in identifying areas of risk to inform strategic planning processes.

The following objectives articulate desired future outcomes for protecting human life from natural hazards. Supporting strategies and actions are contained in Section 8.

**TABLE 14: STRATEGIC DIRECTION 1: OBJECTIVES, STRATEGIES AND ACTION**

<b>Objective 1:</b>	<b>To prioritise the protection of human life as the foremost priority in planning for settlements in Alpine.</b>
Strategy 1.1	Avoid rezoning of land that permits residential, commercial, community or industrial uses in areas that are subject to natural hazards including bushfire, flooding and erosion.
Action 1.1	<i>Identify shelter locations in all service towns, rural towns, small settlements, and rural localities in Alpine Shire for use in the event of natural disaster.</i>
Action 1.2	<p><i>Ensure that flood mapping is up to date in the Alpine Planning Scheme by:</i></p> <ul style="list-style-type: none"> <li><i>Requesting the Victorian Government to ensure adequate funding is available for Catchment Management Authorities to prepare flood mapping for Alpine Shire.</i></li> <li><i>Seeking support from the Victorian Government to fund and implement flood mapping prepared by Catchment Management Authorities.</i></li> </ul>
Action 1.3	<i>Advocate to the Victorian Government to update erosion hazard mapping in Alpine Shire and apply appropriate planning controls to ensure development does not occur in high risk areas.</i>
Action 1.4	<i>Advocate to the Victorian Government for an agreed methodology for municipal wide, landscape scale bushfire assessments to inform strategic land use planning.</i>
Action 1.5	<i>Collaborate with the CFA to prepare a Municipal Bushfire Risk Assessment to identify bushfire risk</i>

	<i>levels across Alpine at a range of scales and considering all bushfire hazards that can be potentially harmful, including grasslands and vegetation outside of land subject to the Bushfire Management Overlay.</i>
Action 1.6	<i>Collaborate with surrounding municipalities and risk management agencies (CFA, Catchment Management Authorities, DECCA, HVP and Parks Victoria) to prepare a program to review and update data and mapping of natural hazards risks.</i>
<b>Objective 2:</b>	<b>To protect the many features of environmental and landscape significance from unintended impacts of development recognising the intrinsic value these features have and their important role in mitigating climate change impacts, defining the character of Alpine Shire and supporting the tourism economy.</b>
Action 2.1	<i>Commence a comprehensive assessment of the significant landscapes and vegetation in the municipality, including those at a regional scale (e.g., views to Mount Buffalo and Mount Bogong) and local scale (e.g., boulevards in Bright) and put in place planning controls to protect such as the Significant Landscape Overlay, Environmental Significance Overlay, Vegetation Protection Overlay and Heritage Overlay.</i>
Action 2.2:	<i>Prepare and implement stormwater drainage studies / integrated water management plans for urban areas to identify all infrastructure required to ensure water quality in receiving environments is appropriate.</i>



## 8.4 Strategic Direction 2: Future roles of towns and settlements

To direct future population and housing development in accordance with the defined **future roles of service towns, rural towns, small settlements and rural localities**.

### Establishing a settlement hierarchy

The classification of settlements based on their existing and expected future roles is important to:

- Provide clarity regarding preferred locations for future population growth to the community, investors and developers.
- Identify areas where change is most suitable while maintaining and enhancing the unique local character of different places across Alpine Shire.
- Prioritise locations to guide future infrastructure investment by Council and other government agencies.
- Ensure the sustainable use of land and respond to the increasing impacts of climate change.

Each of Alpine's settlements is distinctive, offering a unique character, lifestyle, service offering and choice of housing. The proposed future roles of the Shire's settlements take into consideration:

- Existing population size and number of dwellings.
- Extent of commercial activity and presence of defined commercial areas.
- Infrastructure servicing including reticulated services.

- Land use zoning patterns.
- Local environmental features and exposure to natural hazards.
- Use for special-purpose activities.

Bright, Myrtleford and Mount Beauty-Tawonga South are classified as 'Service Towns' and Porepunkah has been classified as an emerging 'Service Town'. Service towns will accommodate the largest amount of future housing and employment growth.

Porepunkah has previously been identified in the Alpine Planning Scheme as a township that has significant capacity for residential and commercial growth.

The findings of the LDS have reiterated this given the inherent flood and bushfire risk impacting on the growth potential of other parts of the Shire, and the high demand for services currently experienced in Bright, Porepunkah continues to represent a suitable location for urban development, community infrastructure and housing. However further work, particularly in relation to planning for bushfire, will be needed to determine if rezoning of land to support growth is appropriate in Porepunkah.

Separate to any opportunities for greenfield development in Porepunkah, a review of the Township Zone is required to ensure a more structured approach to commercial, industrial and residential use, to avoid conflicts in planning, and to apply zoning that reflects the patterns of land use.

There are four quite non-typical settlements in Alpine Shire that require unique planning approaches.

**Dinner Plain** is a unique, seasonal alpine township located above the snowline, 20 km from the Mount Hotham Resort, that is currently classified as an Alpine Town in the Alpine Planning Scheme. The permanent population of Dinner Plain is very low with population increasing tenfold over the winter months. There is limited

commercial and industrial activity and community facilities, with many only operating over the snow season. It is zoned Special Use Zone and many residential lots remain undeveloped.

Further growth in Dinner Plain will only occur in the existing zoned area of the Special Use Zone, given heightened bushfire risk, and the lack of services available and likely to become available in this unique high alpine context. It is recognised in the new settlement hierarchy as a Rural Town.

The Small Settlements of **Freeburgh** and **Ovens** are areas of dispersed dwellings primarily on small lots within the Farming Zone. They function as quasi-rural residential areas with the pattern of residential development not reflecting the zoning and subdivision restrictions on the land. There is a lot of pressure, particularly in Freeburgh, to allow further residential development and subdivision of land based on the planning precedents that have been set in the past.

The LDS has established that neither of these Small Settlements are suitable for expansion of residential use due to their distance from commercial and community services, their location in agriculturally productive areas, and the exposure they have to natural risks (bushfire in Freeburgh and flooding in Ovens).

The zoning of these settlements requires review to ensure the subdivision lot size reflects the pattern of rural residential development that has been supported in these locations up until now, and remove confusion about the future supported use of land in these Small Settlements.

**Bogong Village** has been functioning as a small settlement until recently, accommodating holiday houses and school camps and a general store. There are no reticulated services.

With the recent buy back of holiday houses by the underlease of the land (AGL) and the impact of the Bogong Landslide from October 2022 to May 2023, Bogong is no longer considered to be a settlement within the settlement hierarchy. It may continue to function for specialised accommodation such as school camps, seasonal key worker housing or other short-term accommodation uses.

The proposed future role of each settlement in the Shire is shown in Table 16.

### **Supporting rural towns, small settlements and rural localities**

Rural Towns, Small Settlements and Rural Localities<sup>8</sup> are fundamental to the Shire and highly valued by their communities, Alpine residents, and all Victorians. They provide essential housing, support highly productive commercial businesses and provide access to natural beauty that support health and wellbeing.

As described in Table 16, many of these places, particularly the Small Settlements and Rural Localities, are characterised by dispersed housing within primarily agricultural zoned areas. Preparation of an updated Rural Land Use Strategy is required to identify opportunities to support these settlements, recognising the need to balance consideration for protection of human life from natural hazards, safeguarding productive agricultural and other commercial

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<sup>8</sup> Note that in the current Alpine Planning Scheme, these are referred to as Rural Towns, Small Settlements and Rural Districts. The LDS proposes new names for these settlement classifications.

uses, and broader economic and demographic trends and servicing constraints.

The following objectives articulate desired future outcomes for the future role of settlements. Supporting strategies and actions are contained in Section 9.

Mount Hotham Airport does not form part of the settlement hierarchy but may provide an opportunity to develop key worker accommodation as infrastructure to support the operation of the Mount Hotham Alpine Resort. The opportunity to retain the airfield function should be maintained as an important transport gateway servicing the High Plains and Alpine resorts.

**TABLE 15: STRATEGIC DIRECTION 2: OBJECTIVES, STRATEGIES AND ACTION**

<b>Objective 3:</b>	<b>To support sustainable patterns of residential development across the Shire.</b>
Strategy 3.1:	Direct population growth to existing and emerging Service Towns identified in the Settlement Hierarchy and the Service Town Framework Plans to support efficient and safe use of land and infrastructure and convenient access to jobs and services.

Strategy 3.2:	Consolidate growth of Rural Towns within existing township boundaries, recognising that reticulated services are unlikely to be provided in these locations over the long term.
Strategy 3.3	Support development within Dinner Plain that builds the permanent population within the existing zoned land.
Strategy 3.4	Manage development in Small Settlements to ensure that the agricultural function of surrounding lands is not compromised.
Strategy 3.5	Limit development in Rural Localities that is not associated with agricultural uses.
<i>Action 3.1</i>	<i>Incorporate the settlement hierarchy outlined in Table 16 in the Alpine Planning Scheme.</i>
<i>Action 3.2</i>	<i>Prepare Structure Plans for Bright, Mount Beauty – Tawonga South, Myrtleford and Porepunkah to accommodate the anticipated residential, commercial and industrial growth of Alpine Shire.</i>
<i>Action 3.3</i>	<i>Prepare the next stage of the Rural Land Strategy to resolve the appropriate application of zones in all settlements that are not Service Towns.</i>

**TABLE 16: FUTURE ROLE OF TOWNS AND SETTLEMENTS**

Towns and settlements	Current role	Future role
<b>Service Towns</b>  Bright Myrtleford Mount Beauty-Tawonga South  Porepunkah (emerging)	<p>Moderate to large towns containing commercial centres providing a variety of housing and a moderate employment base. Service Towns provide important community services.</p> <p>Service Towns are fully or partially serviced with reticulated services.</p> <p>Service Towns are popular visitor and retirement destinations.</p> <p>Porepunkah is identified as a small town in the current Alpine Planning Scheme which also notes it has significant capacity for residential, commercial and industrial growth, and has been identified as an emerging service town through the development of the LDS.</p>	<p><b>Future growth:</b> Service Towns are supported as the primary locations for future residential and employment growth, subject to assessment of environmental risk (bushfire, flooding, landslip) constraints.</p> <p><b>Zoning for residential and employment development:</b> Further rezoning for residential and employment purposes is supported in Service Towns to provide for population growth. However, infill development in existing zoned areas will be prioritised to make best and most efficient use of land and infrastructure. This includes infill development in established areas via development of medium and higher density housing types (villa units, townhouses, apartments and shop top housing), as well as further subdivision and development of existing zoned greenfield land on the fringe areas of Service Towns.</p> <p>Detailed guidance on growth will be provided through the preparation of structure plans and urban design frameworks.</p> <p>The zoning of Porepunkah will be reviewed through the structure planning process with an expectation that appropriate residential, industrial and commercial zones will be applied to recognise its transition to a Service Town. Additional commercial activity will be consolidated in the existing commercial centre of the township along Station Street.</p> <p><b>Development and community infrastructure:</b> Growth in Service Towns will be supported by the provision of required development and community infrastructure which will be prioritised for delivery in Service Towns above other settlements.</p>
<b>Rural Towns</b>  Dederang Harrietville Tawonga Wandiligong  Dinner Plain (seasonal tourist town)	<p>Most of the Rural Towns have limited urban zoned land with a variety of zones being applied including Township Zone, Low Density Residential Zone and Farming Zone. They accommodate small populations. Rural Towns have limited commercial and community facilities which is generally dispersed throughout the towns.</p> <p>Harrietville, Wandiligong and Dinner Plain have reticulated water services, while Dinner Plain is the only Rural Town with reticulated sewerage.</p> <p>Dinner Plain is zoned Special Use Zone and does not have reticulated services.</p>	<p><b>Future growth:</b> Only incremental population growth and housing and employment development is supported in Rural Towns within existing urban zoned areas. Further growth will be accommodated via infill development in established Rural Town areas, subject to assessment of environmental risk (bushfire, flooding, landslip) constraints.</p> <p>There are substantial opportunities for growth within the existing zoned but undeveloped land in Dinner Plain and residential, commercial, and industrial growth is supported to support the ongoing sustainability of the Dinner Plain community. Dinner Plain is very vulnerable to bushfire risk so any future development is subject to assessment of this risk.</p> <p><b>Zoning for residential development:</b> Some Farming Zone land in Wandiligong is functioning as rural residential land and requires further review. This review has been identified as further strategic work. Apart from this, no further rezoning for residential purposes is supported within Rural Towns.</p> <p>In Dinner Plain, Council may consider converting the existing Special Use Zones to the underlying residential, industrial and commercial zones.</p>

Towns and settlements	Current role	Future role
<b>Small Settlements</b>  Freeburgh Ovens	<p>Small Settlements represent areas of dispersed dwellings primarily on small lots within the Farming Zone. They function as quasi-rural residential areas with the pattern of residential development not reflecting the zoning and subdivision restrictions on the land.</p> <p>Small Settlements include very limited urban zoning, commercial activity, community facilities or reticulated services.</p>	<p><b>Future growth:</b> Further expansion or subdivision is not supported in these locations, however the zoning of these settlements requires review to ensure the subdivision lot size reflects the pattern of rural living / dwellings that has been supported in these locations up until now. It is recognised the strategic significance of the Farming Zone land in these settlements is limited, with Freeburgh in particular being highly constrained.</p> <p>An updated Rural Land Use Strategy will guide development in these small settlements and rural districts.</p>
<b>Rural Localities</b>  Barwidgee Creek Buffalo River Buckland Valley Eurobin Gapsted Rosewhite Smoko	<p>Rural localities are areas with dispersed dwellings on medium to large Farming Zone lots (and in Buffalo River, Rural Living Zone). The exception is Bogong Village which is zoned Special Use Zone. They have no retail activity, community facilities or reticulated services.</p>	<p><b>Future growth:</b> Dwelling development that is not associated with the productive agricultural use of Farming Zone land is not supported in these locations due to risk to human life from natural hazards and impact on significant environmental landscapes and natural resources. Further expansion is not supported in these locations.</p> <p>An updated Rural Land Use Strategy will guide development in these small settlements and rural districts.</p>
<b>Bogong Village</b>	<p><b>Bogong Village</b> has been functioning as a small settlement until recently, accommodating holiday houses and school camps and a general store. There are no reticulated services.</p>	<p>No future growth of Bogong Village is supported given the environmental risks (bushfire and erosion) and remoteness of the locality. Bogong Village does not form part of the Alpine settlement hierarchy.</p>

## 8.5 Strategic Direction 3: Compact towns and settlements

To prioritise the creation of **compact towns and settlements** to enable more efficient use of land and infrastructure.

Section 5 identified the need to accommodate 1,625 additional homes in urban areas by 2041. Future housing growth will be accommodated in the following ways:

- Development of **existing residential, commercial and industrial zoned land**.
- Rezoning **greenfield land** for residential, commercial and industrial use.
- Managing the impact of **short term rental accommodation and holiday homes** on the pool of permanent housing available to the community.

This Strategy contains objectives and strategies relating to each.

### Development of existing zoned land

There is potential for intensification of development on land already zoned for residential use across Alpine Shire. This includes infill development in established areas (discussed in further detail in Section 7.5), and further subdivision of land located on the urban fringe.

Intensification offers potential to provide for population growth within the current footprint of townships, maximising use of existing infrastructure and providing housing in more accessible locations, close to jobs and services.

Council will aim to better understand and address barriers to development in these locations, working collaboratively with the community and the Victorian Government to unlock urban land potential. This will reduce the need to rezone further greenfield land and reduce costs-associated with extension of infrastructure networks to support growth in these areas.

### The impact of short term rental accommodation and holiday homes

Short term rental (STR) accommodation and holiday homes deliver many benefits for owners, visitors and the local economy, however, their proliferation can also have a significant impact on the housing market, including inflating property prices and diverting supply of housing from use by permanent residents.

The negative impact of STR and holidays homes has been exacerbated by population shifts during the COVID-19 pandemic, enabled by the move to work from home and hybrid work.

The Victorian Government has been hesitant to limit STR accommodation as it is seen as an intrinsic part of the tourism economy across the State, however very recently, in Victoria's Housing Statement has introduced a 7.5% levy on short term accommodation which is yet to come into effect.

In Alpine Shire, the predominance of STR accommodation is increasing and having the effect of reducing the amount of housing that is available for permanent residents who are priced out of the market and in many cases unable to access accommodation at any price as there is none available. Much of the housing growth in Alpine Shire is driven by STR accommodation which reduces the ability to deliver compact Service Towns.

The levy on STR accommodation is unlikely to shift the economics of use of dwellings for STR accommodation in Alpine Shire. Without



more significant policy intervention at the Victorian Government level, there are limited mechanisms for Council to manage the impact of STR accommodation or the ability to deliver affordable and available permanent housing for Alpine residents.

**TABLE 17: STRATEGIC DIRECTION 3: OBJECTIVES, STRATEGIES AND ACTION**

<b>Objective 4:</b>	<b>To direct residential, commercial, industrial and community infrastructure growth to safe, suitable and well serviced locations, in an orderly manner.</b>
Strategy 4.1	Direct residential, employment and community infrastructure growth to locate within the settlement boundaries of Service Towns as shown on the Service Town Framework Plans.
Strategy 4.2	Promote intensification of residential development in existing urban zoned areas.
Strategy 4.3	Consolidate commercial and industrial activity in existing zoned land in Service Towns.
Strategy 4.4	Include commentary in the Municipal Planning Strategy about the impact short stay accommodation has on delivering affordable and available long term housing and the impacts this has on the community.
Action 4.1	<i>Prepare structure plans for the Service Towns to investigate and resolve whether the investigation areas identified on the Settlement Framework Plans for residential, commercial and industrial use can be rezoned, and the sequencing of rezoning that should be undertaken.</i>
Action 4.2	<i>Advocate to the Victorian Government to introduce a tool that will enable the proportion of</i>

The following objectives articulate desired future outcomes for the realisation of compact towns and settlements. Supporting strategies and actions are contained in Section 8.

	<i>short-term accommodation available in townships to be managed. (For example, creating a definition in Clause 73.03 of the Victoria Planning Provisions for short term accommodation, and making it a section 2 use in the residential zones).</i>
Action 4.3	<i>Monitor housing, employment and community service land demand and capacity and adjust land release in growth areas in response in a regular (five yearly) cycle.</i>

## 8.6 Strategic Direction 4: Residential growth and housing diversity

To improve the **diversity of housing** to provide greater choice for residents throughout all stages of life.

### Greenfield housing

Rezoning of new greenfield areas will provide for housing growth that cannot be accommodated in existing urban zoned areas.

Opportunities for greenfield development are in areas that are not subject to environmental and other constraints, that satisfy government policy regarding urban growth and are able to be provided with urban services and facilities in an efficient and affordable manner.<sup>9</sup> Greenfield investigation areas have been identified in Myrtleford, Porepunkah and Mount Beauty-Tawonga South as shown in Framework Plans shown in Section 9.

Further detailed assessment through the preparation of structure plans will be required to:

- Identify and resolve site level constraints (such as localised flooding issues).
- Determine appropriate allocation of residential and other community and employment land uses.
- Identify appropriate lot patterns and size and identify an appropriate program of development staging aligning with demand.

- Determine access networks (including road, walking, and cycling networks, and emergency access and egress).
- Identify and protect areas of natural and cultural heritage significance and ensure protection of human life from natural hazards.
- Facilitate the use of existing infrastructure and services and support the logical and efficient provision of new infrastructure.

### Housing diversity

Encouraging the provision of diverse housing products is important for ensuring choice in the housing market to meet the needs of households as they move through the many stages of life and to provide affordable housing options in the private housing market (including rental housing). Benefits of increasing housing diversity include:

- Supporting local business and workers.
- Allowing people to live in their communities for longer.
- Enhancing the reputation of Alpine Shire as a diverse and inclusive place.
- Helping to reduce the experience of disadvantage in the private housing market.
- Greater capacity for the aging population to move to appropriate living arrangements and freeing up housing potential for other residents.

92% of housing in Alpine Shire is current provided in the form of three bedroom plus single dwellings and this limits the diversity of

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<sup>9</sup> Refer to the *Technical Background Report 2023* for detailed description of technical process for identifying areas suitable for future greenfield development.

housing available. Infill development in established areas is strongly supported by Council for its potential to deliver additional and diverse housing options and make efficient use of urban land and local infrastructure networks.

Apartments, shop top housing, villa units and townhouses provide greater housing choices for the community and will be increasingly sought after as household sizes get smaller and the population ages. These medium and higher density forms of housing are preferred in areas zoned General Residential Zone that provide easy access to services and retail premises.

An important consideration for future infill housing will be to ensure this type of development provides quality design and a high level of amenity for existing and future residents, with buildings designed in a way that reflects climate resilience and the unique character and setting of each place.

Within each Service Town, there are significant Council and Victorian Government owned land holdings (such as Mummery Road in Myrtleford and the Bright Caravan Park in Bright) that should be considered for residential use as infrastructure constraints are addressed (Myrtleford) and leases expire (Bright Caravan Park).

Lot size diversity in new growth areas is also supported to provide for a range of dwelling types including provision for uses such as retirement villages and residential aged care.

The following objectives articulate desired future outcomes for housing diversity. Supporting strategies and actions are contained in Section 9.

**TABLE 18: STRATEGIC DIRECTION 4: OBJECTIVES, STRATEGIES AND ACTIONS**

<b>Objective 5:</b>	<b>To supply sufficient suitable and available residentially zoned land to meet future dwelling demand.</b>
Strategy 5.1	Plan the rezoning and release of additional residential land to ensure that risk and servicing constraints have been resolved and the diversity of housing the community needs will be delivered.
Strategy 5.2	Avoid rezoning of land for residential development within Service Towns until structure planning for the town is complete.
Action 5.1	<i>Prepare a program for co-ordinated action to identify and overcome barriers to residential development in existing urban zoned areas in collaboration with relevant stakeholders including the Victorian Government.</i>
Action 5.2	<i>Resolve the flooding and stormwater drainage issues that limit zoned land being used for housing in Porepunkah and Myrtleford.</i>
<b>Objective 6:</b>	<b>To encourage increased diversity in housing supply to meet the needs of people of all ages and lifestyles.</b>
Strategy 6.1	Facilitate the inclusion of one- and two-bedroom dwellings in all apartment, townhouse and multi-unit developments to provide a more diverse housing supply.
Strategy 6.2	Encourage residential subdivision of more than four lots within Service Town settlement boundaries to include smaller lot sizes (200 – 400 square metres) to support a more diverse housing supply.

Strategy 6.3	Encourage medium density housing, retirement villages and aged care in residentially zoned areas of Service Towns with easy access to essential services and commercial premises.
Strategy 6.4	Support innovative approaches to broadening housing diversity including shared equity housing, build to rent, dedicated key worker housing and other products that provide access to affordable and appropriate housing for all household types, income levels and ages.
Action 6.1	<i>Partner with community housing providers, Alpine Health and other providers of affordable housing in the region to deliver a greater diversity of affordable and key worker housing.</i>
Action 6.2	<i>Develop built form and design guidelines for infill housing projects in Alpine (for example, preferred form, car parking, waste management, and character).</i>
Action 6.3	<i>Advocate to the Victorian Government to develop better standards for low-rise apartments (4 or fewer storeys) in the Victoria Planning Provisions.</i>
Action 6.4	<i>Promote recent policy changes regarding secondary dwellings to encourage greater housing diversity in areas with easy access to essential services and commercial premises.</i>
Action 6.5	<i>Review the existing use of Council owned land assets which are underutilised such as Mummery Road, Myrtleford, or leased to private and community organisations and determine the preferred future use of the land for the greatest benefit to the community, once leases expire.</i>

## 8.7 Strategic Direction 5: Employment and community infrastructure lands

To support diversification, prosperity, sustainability, and innovation on **employment land**, and provide adequate land for **community infrastructure** to demand for services.

Providing sufficient land to accommodate employment growth in Alpine Shire over the long term is necessary for ensuring ongoing productivity, diversification, and innovation in the local economy.

Victorian Government policy seeks to encourage the ongoing consolidation of retail, commercial and community uses within existing activity centres, and ensure planning for commercial uses promotes accessibility and the efficient use of infrastructure.

Likewise, industrial land must be planned in locations that provide good access to employees, freight, and road transport. New sites must incorporate sufficient stocks of large sites for strategic investment and be planned to avoid conflicts between industrial activity and other sensitive uses.

As with new housing, growth in employment will be accommodated through:

- Promotion of redevelopment and intensification of existing employment zoned areas.
- Rezoning of further employment land.

### Redevelopment and intensification

Forecast growth in retail, finance, professional and administrative services, hospitality, and education and health will primarily be accommodated through intensification of development of land

currently zoned Public Use Zone and Commercial 1 Zone in Service Towns and in the commercial area of Porepunkah, within the existing Township Zone, along Station Avenue between the school and the Porepunkah Pub. This will contribute to:

- Consolidation of employment activity.
- Vibrant local activity centres.
- Better use of existing infrastructure.
- Accessibility for employees, residents and visitors.

Intensification may take the form of development of vacant sites, use of vacant upper floors of existing buildings, or knock down-rebuild of commercial building to provide increased employment floorspace.

Ensuring structure planning for each Service Town will assist in recognising appropriate sites for redevelopment, ensuring new development contributes positively to township character and identifying required infrastructure upgrades. Preparation of a supporting traffic management plan will assist in managing impacts on congestion and parking, and prioritising investment in new and enhanced active transport link along key connections.

Further growth of commercial activity in Porepunkah is supported close to existing commercial uses to enhance the consolidation of employment and services. Structure planning for Porepunkah will provide detailed guidance on the preferred location and layout of development.

### Greenfield employment lands

An additional 62,700sqm of land is required to support growth in light industrial and larger format commercial uses (such as wholesale trade).

Greenfield land for employment has been identified in each of the Shire's Service Towns and is shown in the framework plans contained in Section 8. These locations have been identified as being suitable based on accessibility to key transport routes, proximity to existing townships and employment uses, and absence of development constraints (impacts of bushfire, flooding, land slip and erosion).

The following objectives articulate desired future outcomes for employment lands. Supporting strategies and actions are contained in Section 8.

**TABLE 19: STRATEGIC DIRECTION 5: OBJECTIVES, STRATEGIES AND ACTION**

Objective 7	To supply sufficient suitable and available commercial and industrial zoned land to meet future employment demand.
Strategy 7.1	Plan the rezoning and release of additional industrial land to ensure that risk and servicing constraints have been resolved.
Strategy 7.2	Avoid rezoning of land for industrial development within Service Towns until structure planning for the town is complete.
Strategy 7.3	Encourage redevelopment of existing commercial and industrial zoned areas in Service Towns to accommodate employment growth.
Strategy 7.4	Support the consolidation of commercial activity in Porepunkah along Station Street.
Strategy 7.5	Support the growth and diversification of trades and industries (including service-based) in Service Towns.
Strategy 7.6	Facilitate value adding industries in Service Towns and appropriate rural locations to support

and leverage off the agricultural and horticultural sectors.



## 8.8 Strategic Direction 6: Character of towns and settlements

To support new development that contributes to the unique local **character of towns and settlements**.

The character of Alpine's built and natural environment varies across the municipality.

Across Victoria, the term 'neighbourhood character' (also relevant to town and settlement character) means the cumulative impact of property, public space, infrastructure, and environmental characteristics and values, whether great or small, on the look and feel of a place.

Documenting neighbourhood character helps to understand built form challenges and opportunities within the municipality. It is

important to have a reference for the feel of a place, influenced by its buildings and street networks to make sure that new development in the Shire feels like it belongs, reflecting local values and features.

Draft character statements have been prepared for Bright, Myrtleford, Mount Beauty-Tawonga South, Porepunkah, Dederang, Dinner Plain, Harrietville, Tawonga, and Wandiligong that are suitable for inclusion in the MPS of Alpine Planning Scheme.

Structure planning processes for identified growth areas will include detailed consideration for the physical context of the location to identify a preferred future design character. Neighbourhood character objectives will be implemented via updates schedules to residential zones.

The following objectives articulate desired future outcomes for the enhancement of town and settlement character. Supporting strategies and actions are contained in Section 8.

**TABLE 20: STRATEGIC DIRECTION 6: OBJECTIVES, STRATEGIES AND ACTION**

Objective 8	To enhance the character and protect the environmental values of Alpine's towns and settlements.
Strategy 8.1	Include the character statements for Myrtleford, Bright, Porepunkah, Mount Beauty-Tawonga South, Dederang, Dinner Plain, Harrietville, Tawonga, Wandiligong in the Alpine Planning Scheme.
Action 8.1	<i>Undertake further detailed assessment of existing character and desired future character when preparing structure plans.</i>



## 8.9 Strategic Direction 7: Infrastructure to support growth

To deliver appropriate utility, transport, and community **infrastructure** when and where it is needed to support growth.

Community and development infrastructure is needed to support the ongoing liveability and growth of the Shire to 2041. These assets include infrastructure that support residential development and economic productivity in the Shire (such as roads, shared paths, bridges, drains) and infrastructure to support community health and wellbeing (such as schools, public childcare, maternal child health facilities, community halls and parks and gardens).

Council works collaboratively with developers, other Victorian Government departments and agencies and private sector organisations responsible for managing other major infrastructure assets to plan, deliver and maintain the Shire's diverse infrastructure base.

There are a range of factors that require consideration in planning for future infrastructure and services:

- **Unlocking development potential:** The timely provision of some development infrastructure, such as roads, drainage infrastructure, bicycle and foot paths, and open space is needed to catalyse housing and employment growth.
- **Managing development across the Shire's towns and settlements:** The dispersed settlement pattern and multiple locations of residential growth presents challenges for Council in coordinating the efficient and cost-effective delivery of infrastructure.

- **A growing and changing population:** Continuing population growth and change will place pressure on existing public amenities, with further consideration of ongoing service capacity and maintenance required.
- **Responding to the impacts of climate change:** The lifespan of existing infrastructure assets is likely to be shorter than planned and maintenance costs will increase significantly due to the impacts of climate change.
- **Seasonal population fluctuations:** The Shire's popularity as a holiday and recreation destination results in large, seasonal fluctuations in the population. There are challenges in Alpine Shire as the local rate base is small, while the infrastructure and service demand of part-time and peak populations is high.

A significant challenge for Alpine Shire along with many regional areas, is the poorly coordinated planning by service authorities and Council to effectively plan for growth.

North East Water is unable to deliver reticulated water and sewerage in some Service Towns due to a lack of capacity. This is a significant barrier to growth and adds costs to development. The expectation is that on site reticulation will be installed by the developer which is not the State or Council's expectation for development in identified urban areas.

Much of the North East Catchment Management Authority flood mapping is out of date, and the more recent studies prepared in the last decade have not been incorporated into the Alpine Planning Scheme. This adds risk and expense to people wishing to develop land and interrupts the orderly flow of planning in the Shire.

- There is a need to undertake a comprehensive investigation of community and development infrastructure needs to enable future development and support local economic development. Assessment of community infrastructure needs and

development of a plan will be undertaken in consultation with key service delivery partners, including the Victorian Government, North East Catchment Management Authority and Alpine Health, amongst others.

This will identify appropriate mechanisms for collecting contributions from development to fund critical infrastructure. This may include a Development Contributions Plan (DCP) or other form of infrastructure funding and provision agreement.

The following objectives articulate desired future outcomes for infrastructure. Supporting strategies and actions are contained in Section 8.

**TABLE 21: STRATEGIC DIRECTION 7: OBJECTIVES, STRATEGIES AND ACTION**

Objective 9:	To provide development and community infrastructure that support preferred patterns of development and planned growth.
Strategy 9.1	Reinforce the hierarchy of settlements through prioritisation of infrastructure provision.
Strategy 9.2	Prioritise the delivery of infrastructure to Service Towns.
Strategy 9.3	Establish a requirement for development contributions to fund infrastructure serving future development
<i>Action 9.1</i>	<i>Identify development and community infrastructure to be funded by the anticipated growth in Service Towns and implement a sustainable infrastructure funding system.</i>
<i>Action 9.2</i>	<i>Prior to establishment of a comprehensive and sustainable development contributions / infrastructure charges system ensure that when land is rezoned or large subdivisions are progressed (more than ten lots), contributions for development and community infrastructure are captured through a Section 173 agreement to be paid before issue of planning permits for subdivision or development.</i>
<i>Action 9.3</i>	<i>Advocate to the Victorian Government to develop a clear, efficient, and transparent infrastructure contribution system that suits the incremental pace of growth in rural and regional municipalities and supports better use of existing infrastructure.</i>

Objective 10	To provide community and economic infrastructure to support the local community and build the capacity of the local workforce.
Strategy 10.1	Support development of community infrastructure including education, health services, emergency management and recreational facilities to meet demand locally and minimise the need to travel to access services.
Strategy 10.2	Provide infrastructure to support the visitor economy during all times of the year.
Strategy 10.3	Facilitate delivery of childcare services and key worker housing to support local workers and businesses in attracting and retaining staff.
Action 10.1	<i>Develop a tourism infrastructure needs assessment that identifies infrastructure needs at peak visitation periods and preferred mix of short term rental to maintain tourism economy whilst balancing housing need.</i>
Action 10.2	<i>Prepare a community infrastructure needs assessment based on the existing and projected population growth that identifies what community infrastructure will be required, and when it is likely to be required.</i>

## 9. Implementation of the LDS

The LDS will present a suite of detailed objectives, strategies to guide land use and development outcomes over the next 20 years.

### 9.1 LDS Implementation

Each of the proposed objectives and strategies in the LDS will be supported by implementation actions, many of which will relate to updates to the Alpine Planning Scheme.

While the Alpine Planning Scheme is an important tool in guiding growth and change in the Shire, Council also has several other roles and levers in influencing land use and development outcomes. These are overviewed in Figure 11.

The Implementation Plan will make clear Council's role and influence in implementing actions, identify partner organisations, nominate priorities, and indicate timing.

A program for review of the LDS and Implementation Plan will ensure ongoing alignment between Council budgets, resources and funding opportunities.

FIGURE 11: COUNCIL'S ROLE IN IMPLEMENTING THE LDS



## 9.2 Partner organisations

Some actions identified in this strategy may involve participation and collaboration with state, regional and local organisations to enable their realisation. These include but are not limited to the agencies listed below.

- Dhudhuroa, Gunaikurnai, Taungurung, Waywurru and Yaitmathang Traditional Owner groups
- Department of Energy, Environment and Climate Action (DEECA)
- Department of Jobs, Skills, Industry and Regions (DJSIR)
- Regional Development Victoria (RDV)
- Environment Protection Authority Victoria (EPA)
- Department of Transport and Planning (DTP)
- Department of Energy, Environment and Climate Action (DEECA)
- North East Water (NEW)
- North East Catchment Management Authority (NECMA)
- Various Alpine Shire Council departments
- Councils for adjoining local government areas (LGAs)
- Country Fire Authority (CFA)
- Agriculture Victoria
- Heritage Victoria
- Regional tertiary and other education providers.

## 9.3 Further Strategic Work

Further strategic work in the form of structure planning or place planning development to resolve land use, development, character, and infrastructure challenges in each Service Town will be prioritised based on the pressure currently being experienced, forecast growth, the level of community support for change and infrastructure availability. The Implementation Plan will be coordinated and reviewed against a broader strategic work program.

## 9.4 Rezoning

The LDS acknowledges that there is sufficient zoned land in existing areas to accommodate housing growth over the next 5 years. The LDS also highlights barriers to housing supply including infrastructure, land withholding, cost of development, awareness or skillset in development, topography and drainage. Due to these barriers, Council will focus on further strategic planning work required prior to support for rezonings.

## 9.5 Timing

The actions set out are prioritised in terms of short, medium, or long-term priority to be completed over the lifetime of this strategy. Actions will be periodically reviewed and reassessed in line with available budgets, resources, and funding opportunities. The timeframe for completing prioritised actions is:

- Short term: Action to occur over the next 0-4 years
- Medium term: Action to occur over the next 5-10 years
- Long term: Action to occur over the next 10+ years
- Ongoing: Action to be undertaken on an ongoing basis.

## 9.6 Implementation Plan

Strategic Direction 1: Environment and natural hazards			
To avoid development in areas of <b>environmental and landscape significance</b> and at risk of <b>natural hazards</b> to preserve natural resources and protect human life.			
Objective	Strategies (for planning scheme) and actions (further work).	Implementation	Timing
<b>O1: To prioritise the protection of human life as the foremost priority in planning for settlements in Alpine.</b>	<b>S1.1:</b> Avoid rezoning of land that permits residential, commercial, community or industrial use in areas that are subject to natural hazards including bushfire, flooding, and erosion.	Planning Scheme Amendment - add strategic direction to the MPS.	Short
	<b>A1.1:</b> Identify shelter locations in all towns, settlements, and localities in Alpine Shire for use in the event of natural disaster	Further strategic work	Short
	<b>A1.2:</b> Ensure that flood mapping is up to date in the Alpine Planning Scheme by: <ul style="list-style-type: none"> <li>Requesting the Victorian Government to ensure adequate funding is available for Catchment Management Authorities to prepare flood mapping for Alpine Shire.</li> <li>Seeking support from the Victorian Government to fund and implement flood mapping prepared by Catchment Management Authorities.</li> </ul>	Advocacy plan Advocacy plan Integrated infrastructure plan	Short Short Short
	<b>A1.3:</b> Advocate to the Victorian Government to update erosion hazard mapping in Alpine Shire and apply appropriate planning controls to ensure development does not occur in high risk areas.	Advocacy plan	Short
	<b>A1.4:</b> Advocate to the Victorian Government for an agreed methodology for municipal wide, landscape scale bushfire assessments to inform strategic land use planning.	Advocacy plan	Short
	<b>A1.5:</b> Collaborate with the CFA to prepare a Municipal Bushfire Risk Assessment or Detailed Bushfire Risk Assessment to identify	Further strategic work	Short



	bushfire risk levels across Alpine at range of scales and considering all bushfire hazards that can be potentially harmful, including grasslands and vegetation outside of land subject to the Bushfire Management Overlay.		
	<b>A1.6:</b> Collaborate with surrounding municipalities and risk management agencies (CFA, Catchment Management Authorities, DECCA, HVP and Parks Victoria) to prepare a program to review and update data and mapping of natural hazards risks	Further strategic work	Short
<b>O2: To protect the many features of environmental and landscape significance from unintended impacts of development recognising the intrinsic value these features have and their important role in mitigating climate change impacts, defining the character of Alpine Shire and supporting the tourism economy.</b>	<b>A2.1:</b> Commence a comprehensive assessment of the significant landscapes and vegetation in the municipality, including those at a regional scale (e.g., views to Mount Buffalo and Mount Bogong) and local scale (e.g., boulevards in Bright) and put in place planning controls to protect such as the Significant Landscape Overlay, Environmental Significance Overlay, Vegetation Protection Overlay and Heritage Overlay.	Further strategic work (may be multiple projects)	Medium
	<b>A2.2:</b> Prepare and implement stormwater drainage studies / integrated water management plans for urban areas to identify all infrastructure required to ensure water quality in receiving environments is appropriate.	Further strategic work	Short
<b>Strategic Direction 2: Future roles of towns and settlements</b>			
To direct future population and housing development in accordance with the defined <b>future roles of towns, settlements and rural localities.</b>			
<b>Objective</b>	<b>Strategies (for planning scheme) and actions (further work).</b>	<b>Implementation</b>	<b>Timing</b>
<b>O3: To support sustainable patterns of residential development across the Shire.</b>	<b>S3.1:</b> Direct population growth to existing and emerging Service Towns identified in the Settlement Hierarchy and the Service Town Framework Plans to support efficient and safe use of land and infrastructure and convenient access to jobs and services.	Planning Scheme Amendment –  Update the MPS at Clause 2.03-1 to reflect the settlement hierarchy set out in this report.	Short
	<b>S3.2:</b> Consolidate growth of Rural Towns within existing township boundaries, recognising that reticulated services are unlikely to be provided in these locations over the long term.		

	<b>S3.3:</b> Support development within Dinner Plain that builds the permanent population within the existing zoned land.	Insert local policy at clause 11.01-1L. of the Alpine Planning Scheme.	
	<b>S3.4:</b> Manage development in Small Settlements to ensure that the agricultural function of surrounding lands is not compromised.		
	<b>S3.5:</b> Limit development in Rural Localities that is not associated with agricultural uses.		
	<b>A3.1:</b> Incorporate the settlement hierarchy outlined in Table 16 in the Alpine Planning Scheme		
	<b>A3.2:</b> Prepare Structure Plans for Bright, Mount Beauty – Tawonga South, Myrtleford and Porepunkah to accommodate the anticipated residential, commercial and industrial growth of Alpine Shire	Structure planning/place planning for towns.	Short-Medium
	<b>A3.3:</b> Prepare the next stage of the Rural Land Strategy to resolve the appropriate application of zones in Wandiligong, Small Settlements and Dinner Plain.	Further strategic work.	Short
<b>Strategic Direction 3: Compact Towns and Settlements</b>			
To prioritise the creation of <b>compact towns and settlements</b> to enable more efficient use of land and infrastructure.			
Objective	Strategies (for planning scheme) and actions (further work).	Implementation	Timing
<b>O4: To direct residential, commercial, industrial and community infrastructure growth to safe, suitable and well serviced locations, in an orderly manner.</b>	<b>S4.1:</b> Direct residential, employment and community infrastructure growth to locate within Service Towns as shown on the Service Town Framework Plans.	Planning Scheme Amendment –	Short
	<b>S4.2:</b> Promote intensification of residential development in existing urban zoned areas.	Insert local policy at clause 11.01-1L. of the Alpine Planning Scheme.	
	<b>S4.3:</b> Consolidate commercial and industrial activity in existing zoned land in Service Towns.	Replace existing service town maps at clause 11.01-1L with revised maps at in this report.	
	<b>S4.4:</b> Include commentary in the Municipal Planning Strategy about the impact short stay accommodation has on delivering affordable		

	and available long-term housing and the impacts this has on the community.		
	<b>A4.1:</b> Prepare structure plans for the Service Towns to investigate and resolve whether the investigation areas identified on the Settlement Framework Plans for residential, commercial and industrial use can be rezoned, and the sequencing of rezoning that should be undertaken.	Structure planning/place planning for towns.	Short - Medium: Bright, Porepunkah Myrtleford, Mount Beauty – Tawonga South
	<b>A4.2:</b> Advocate to the Victorian Government to introduce a tool that will enable the proportion of short-term accommodation available in townships to be managed. (For example, creating a definition on Clause 73.03 for short term accommodation, and making it a section 2 use in the residential zones).	Advocacy plan	Short
	<b>A4.3:</b> Monitor housing, employment and community service land demand and capacity and adjust land release in growth areas in response in a regular (five yearly) cycle.	Further strategic work	Medium
<b>Strategic Direction 4: Residential growth and housing diversity</b>			
To improve the <b>diversity of housing</b> to provide greater choice for residents throughout all stages of life.			
Objective	Strategies (for planning scheme) and actions (further work).	Implementation	Timing
<b>O5: To supply sufficient suitable and available residentially zoned land to meet future dwelling demand.</b>	<b>S5.1:</b> Plan the rezoning and release of additional residential land to ensure that risk and servicing constraints have been resolved and the diversity of housing the community needs will be delivered.	Planning Scheme Amendment –  Insert local policy at clause 11.01-1L. of the Alpine Planning Scheme.	Short
	<b>S5.2:</b> Avoid rezoning of land for residential development within Service Towns until structure planning for the town is complete.		Short
	<b>A5.1:</b> Prepare a program for co-ordinated action to identify and overcome barriers to residential development in existing urban zoned areas in collaboration with relevant stakeholders including the Victorian Government.	Further strategic work	Medium
	<b>A5.2:</b> Resolve the flooding and drainage issues that are limiting zoned land being used for housing in Porepunkah and Myrtleford.	Further strategic work	Short

<b>O6: To encourage increased diversity in housing supply to meet the needs of people of all ages and lifestyles.</b>	<b>S6.1:</b> Facilitate the inclusion of one- and two-bedroom dwellings in all apartment, townhouse and multi-unit developments to provide a more diverse housing supply.	Planning Scheme Amendment –  Insert local policy at clause 16.01-2L. of the Alpine Planning Scheme.	Short
	<b>S6.2:</b> Encourage residential subdivision of more than four lots within Service Town settlement boundaries to include smaller lot sizes (200 – 400 square metres) to support a more diverse housing supply.		
	<b>S6.3:</b> Encourage medium density housing, retirement villages and aged care in General Residential zoned areas of Service Towns with easy access to essential services and commercial premises.		
	<b>S6.4:</b> Support innovative approaches to broadening housing diversity including shared equity housing, build to rent, dedicated key worker housing and other products that provide access to affordable and appropriate housing for all household types, income levels and ages.		
	<b>A6.1:</b> Partner with community housing providers, Alpine Health and other providers of affordable housing in the region to deliver a greater diversity of affordable housing.	Further strategic work	Short and ongoing
	<b>A6.2:</b> Develop built form and design guidelines for infill housing projects in Alpine (for example, preferred form, car parking, waste management, and character).	Further strategic work	Short
	<b>A6.3:</b> Advocate to the Victorian Government to develop better standards for low-rise apartments (4 or fewer storeys) in the Victoria Planning Provisions.	Advocacy plan	Medium
	<b>A6.4:</b> Promote recent policy changes regarding secondary dwellings to encourage greater housing diversity in areas with easy access to essential services and commercial premises	Advocacy plan	Medium
	<b>A6.5:</b> Review the existing use of Council owned land assets which are underutilised such as Mummery Road Myrtleford, or leased to private and community organisations, such as the Bright Caravan	Structure planning/place planning for towns.	Short - Medium: Bright, Porepunkah Myrtleford,

	Park, and determine the preferred future use of the land for the greatest benefit to the community, once leases expire.		Mount Beauty – Tawonga South
Strategic Direction 5: Employment and community infrastructure lands			
To support diversification, prosperity, sustainability, and innovation on <b>employment land</b> , and provide adequate land for <b>community infrastructure</b> to demand for services.			
Objective	Strategies (for planning scheme) and actions (further work).	Implementation	Timing
O7: To supply sufficient suitable and available commercial and industrial zoned land to meet future employment demand.	S7.1: Plan the rezoning and release of additional industrial land to ensure that risk and servicing constraints have been resolved.	Planning Scheme Amendment –  Insert local policy at clause 17.01-1L. of the Alpine Planning Scheme.	Short
	S7.2: Avoid rezoning of land for industrial development within Service Towns until structure planning for the town is complete		
	S7.3: Encourage redevelopment of existing commercial and industrial zoned areas in Service Towns to accommodate employment growth.		
	S7.4: Support the consolidation of commercial activity in Porepunkah along Station Street.		
	S7.5: Support the growth and diversification of trades and industries (including service-based) in Service Towns.		
	S7.6: Facilitate value adding industries in service towns and appropriate rural locations to support and leverage off the agricultural sector.		
Strategic Direction 6: Character of towns and settlements			
To support new development that contributes to the unique local <b>character of towns and settlements</b> .			
Objective	Strategies (for planning scheme) and actions (further work).	Implementation	Timing
O8: To enhance the character and protect the	S8.1: Include the character statements for Myrtleford, Bright, Porepunkah, Mount Beauty-Tawonga South, Dederang, Dinner	Planning Scheme Amendment –	Short

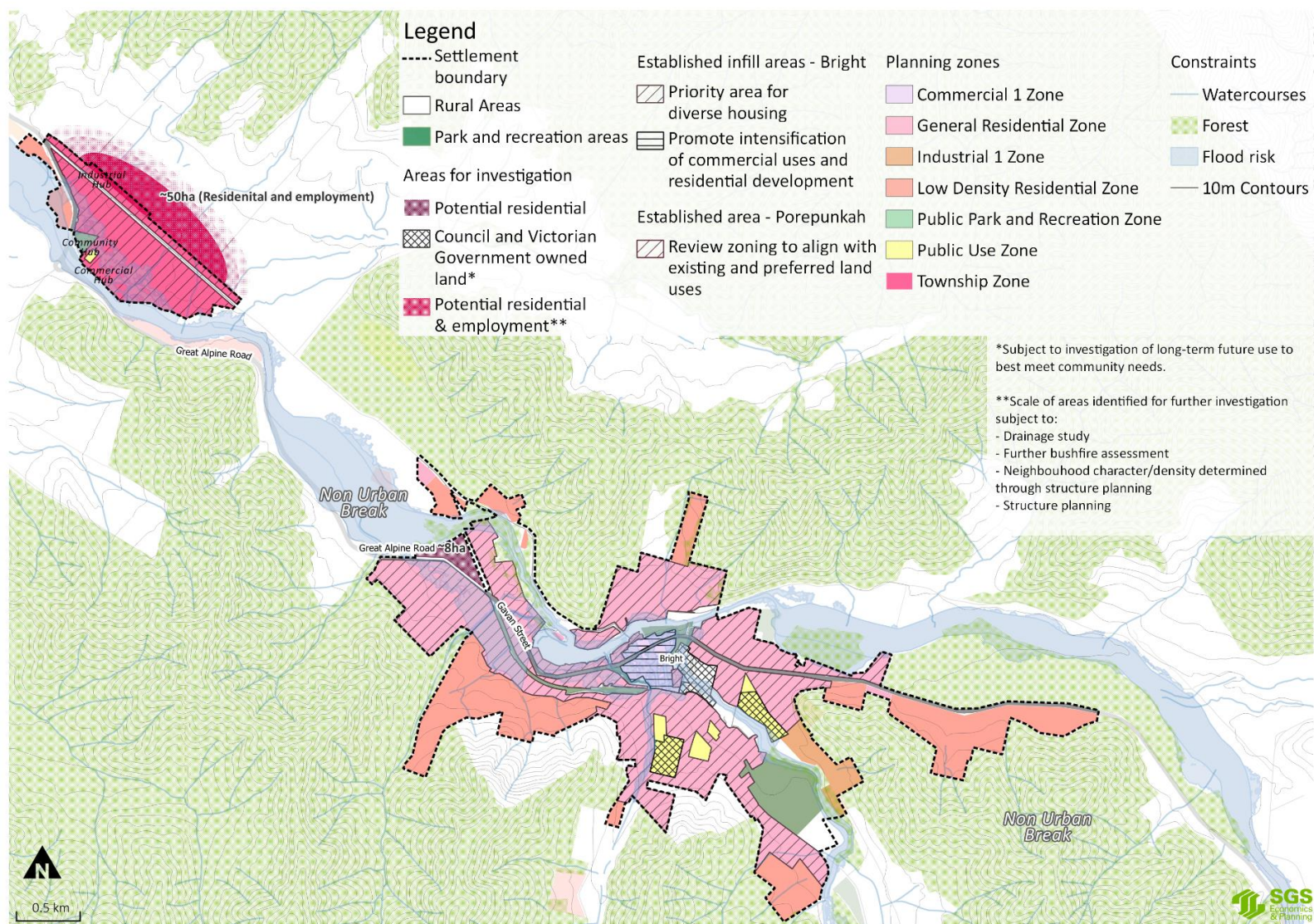
environmental values of Alpine's towns and settlements.	Plain, Harrietville, Tawonga, Wandiligong in the Alpine Planning Scheme.	Update the MPS at Clause 2.03-5 or introduce a policy at clause 15.01-5L.	
	<b>A8.1:</b> Undertake further detailed assessment of existing character and desired future character when preparing structure plans.	Structure planning/place planning for towns.	Short: Bright, Porepunkah Medium: Myrtleford, Mount Beauty – Tawonga South
<b>Strategic Direction 7: Infrastructure to support growth</b>			
To provide development and community infrastructure that support preferred patterns of development and planned growth.			
Objective	Strategies (for planning scheme) and actions (further work).	Implementation	Timing
<b>O9: To provide development that supports preferred patterns of development and planned growth.</b>	<b>S9.1:</b> Reinforce the hierarchy of towns and settlements through prioritisation of infrastructure provision.	Planning Scheme Amendment – Introduce policy at clause 11.01-1L and clause 19.03-1L.	Short
	<b>S9.2:</b> Prioritise the delivery of infrastructure to Service Towns.		
	<b>S9.3:</b> Establish a requirement for development contributions to fund infrastructure serving future development.		
	<b>A9.1:</b> Identify development and community infrastructure to be funded by the anticipated growth in Service Towns and implement a sustainable infrastructure funding system.	Integrated infrastructure plan	Short
	<b>A9.2:</b> Prior to establishment of a comprehensive and sustainable development contributions / infrastructure charges system ensure that when land is rezoned or large subdivisions are progressed (more than ten lots), contributions for development and community infrastructure are captured through a Section 173 agreement to be paid before issue of planning permits for subdivision or development.		
	<b>A9.3:</b> Advocate to the Victorian Government to develop a clear, efficient, and transparent infrastructure contribution system that	Advocacy	Medium

	suits the incremental pace of growth in rural and regional municipalities and supports better use of existing infrastructure.		
<b>O10: To provide community and economic infrastructure to support the local community and build the capacity of the local workforce.</b>	<b>S10.1:</b> Support development of community infrastructure including education, health services, emergency management and recreational facilities to meet demand locally and minimise the need to travel to access services.	Planning Scheme Amendment – Introduce policy at clause 17.04-1L and clause 19.02-1L.	Short
	<b>S10.2:</b> Provide infrastructure to support the visitor economy during all times of the year.		
	<b>S10.3:</b> Facilitate delivery of childcare services and key worker housing to support local workers and businesses in attracting and retaining staff.		
	<b>A10.1:</b> Develop a tourism infrastructure needs assessment that identifies infrastructure needs at peak visitation periods and preferred mix of short term rental to maintain tourism economy whilst balancing housing need.	Integrated infrastructure plan	Short
	<b>A10.2:</b> Prepare a community infrastructure needs assessment based on the existing and projected population growth that identifies what community infrastructure will be required, and when it is likely to be required.	Integrated infrastructure plan	Short



## **9.7 Framework Plans**

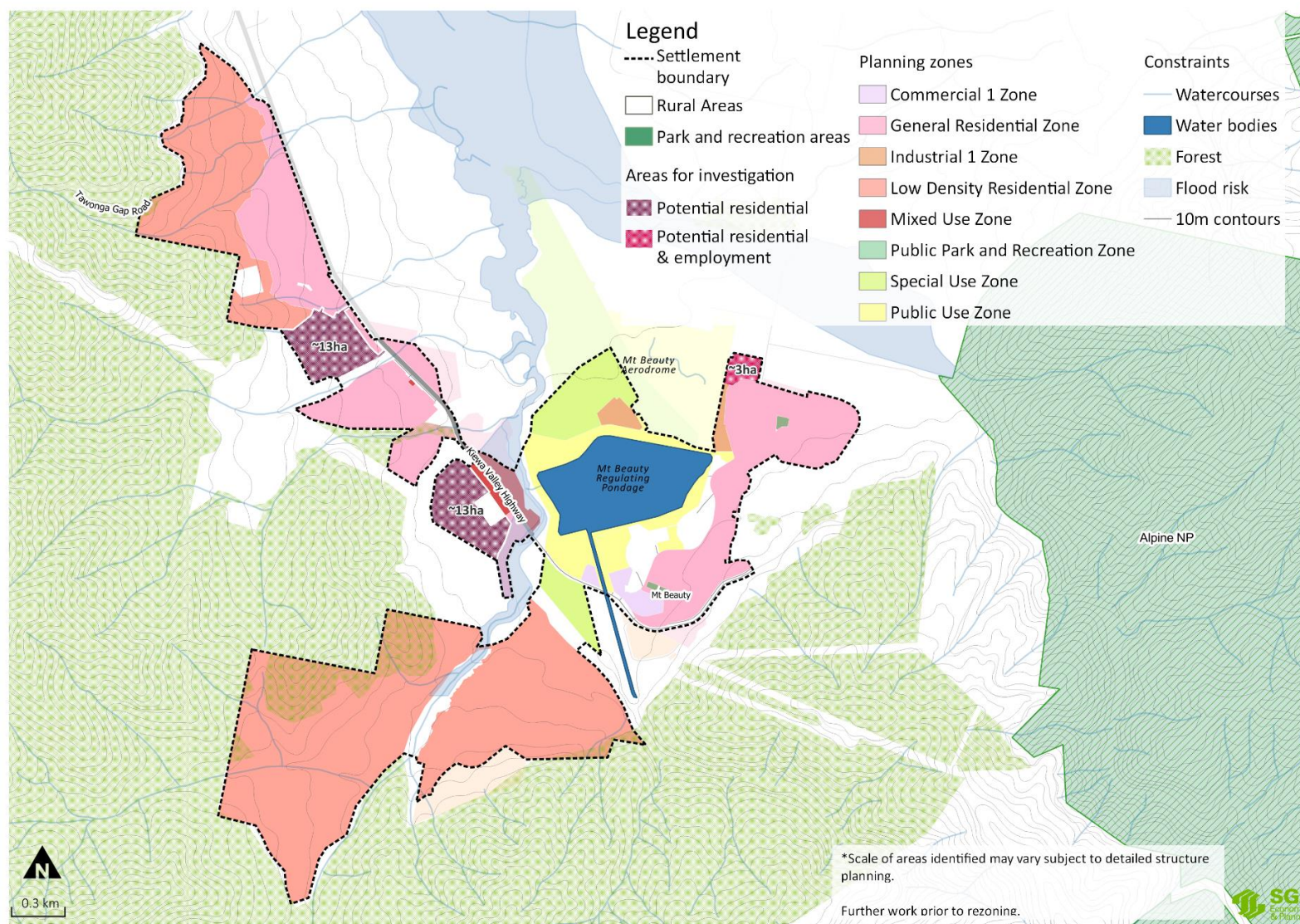
FIGURE 12: BRIGHT AND POREPUNKAH FRAMEWORK PLAN



\*While bushfire and flooding hazards have been considered in the development of the Framework Plans, they are only partially shown in the maps for legibility.



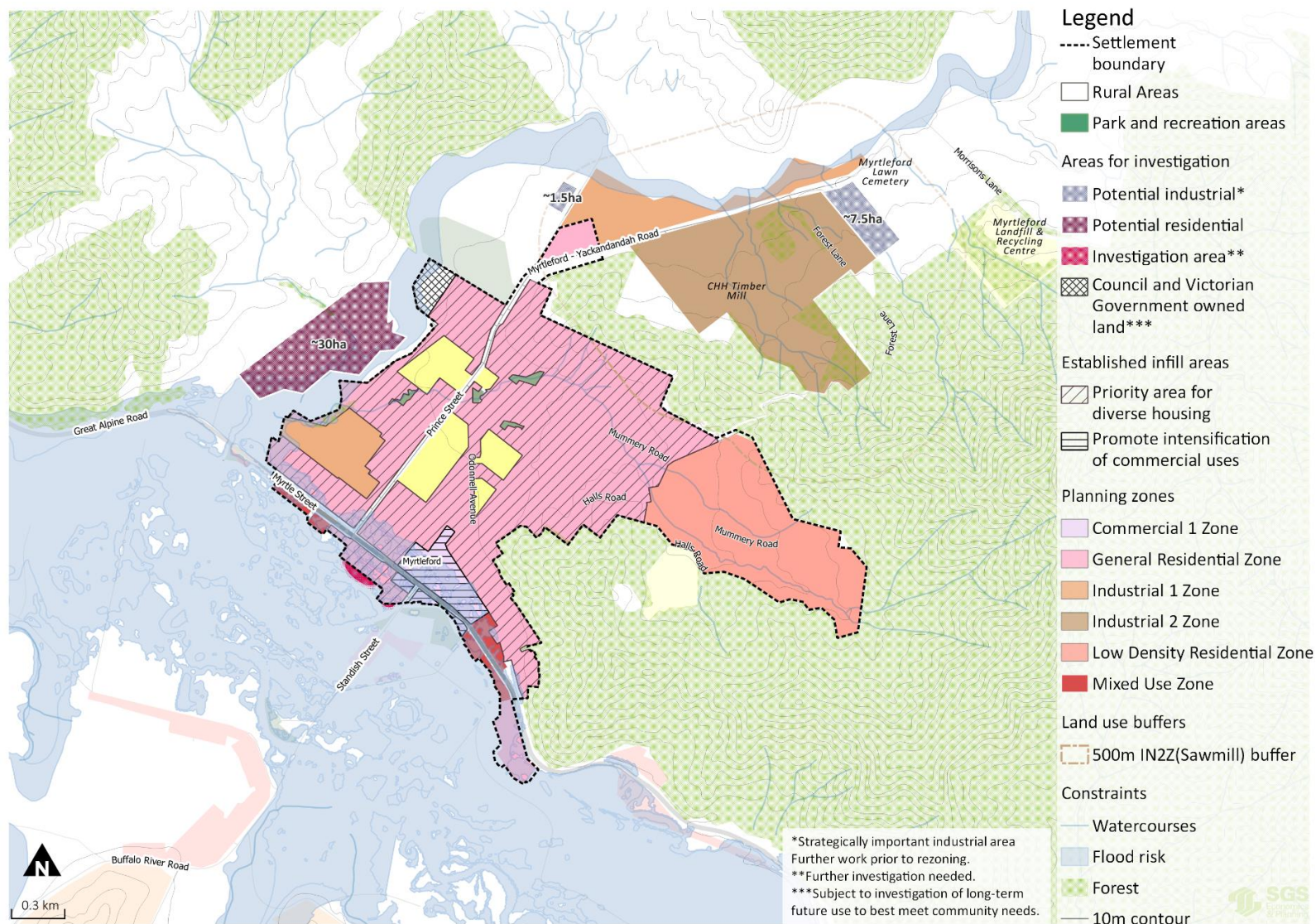
**FIGURE 13: MOUNT BEAUTY-TAWONGA SOUTH FRAMEWORK PLAN**



\*While bushfire and flooding hazards have been considered in the development of the Framework Plans, they are only partially shown in the maps for legibility.



FIGURE 14: MYRTLEFORD FRAMEWORK PLAN



\*While bushfire and flooding hazards have been considered in the development of the Framework Plans, they are only partially shown in the maps for legibility.

**CANBERRA / NGAMBRI /  
NGUNNAWAL**

Level 2, 28-36 Ainslie Avenue  
Canberra ACT 2601  
+61 2 6257 4525  
sgsact@sgsep.com.au

**HOBART/ NIPALUNA**

PO Box 123  
Franklin TAS 7113  
+61 421 372 940  
sgstas@sgsep.com.au

**MELBOURNE / NAARM**

Level 14, 222 Exhibition Street  
Melbourne VIC 3000  
+61 3 8616 0331  
sgsvic@sgsep.com.au

**SYDNEY / WARRANG**

Suite 2.01/50 Holt Street  
Surry Hills NSW 2010  
+61 2 8307 0121  
sgsnsw@sgsep.com.au

