

Your Town, Your Future

Future Directions Paper Summary

**Have Your
Say!**



Alpine Shire Council acknowledges
the Dhudhuroa, Gunai-Kurnai,
Taungurung, Waywurruand
Jaithmathangas the First Peoples
and Traditional Custodians
of the Alpine Shire.

We pay our respect to their Elders,
past, present and emerging.

Your Town, Your Future

Future Directions Paper Summary

Like other communities in Victoria,
Alpine Shire is growing and changing.

Council is preparing the Alpine Land
Development Strategy to ensure
growth and change in our towns is
managed in a way that preserves our
valued historic, cultural, and natural
landscapes for future generations
and contributes to the wellbeing and
prosperity of our residents.



TheYour Town, Your Future project commenced in March 2021 with the appointment of consultants SGS Economics and Planning.

The project aims to provide a clear framework to safely and sustainably accommodate the forecast population and employment growth in the Shire to 2041. It is being completed over several stages, with three stages of community engagement to test and refine project outputs.

A **Future Directions Paper** has been prepared and provides a summary of the research undertaken to date and presents potential options for accommodating future housing and employment growth.

Council is currently seeking feedback on the Future Directions Paper to help ensure it captures the needs and interests of our community members and identifies the best outcomes for the future.

Community feedback on this paper will inform development of the Draft **Your Town, Your Future** strategy.



Your Town, Your Future does:

- Contain growth forecast for population and employment
- Consider constraints (e.g. flood, bushfire)
- Consider housing issues (e.g. affordability and sustainability)
- Make recommendations and options for growth
- Provide evidence for future planning processes

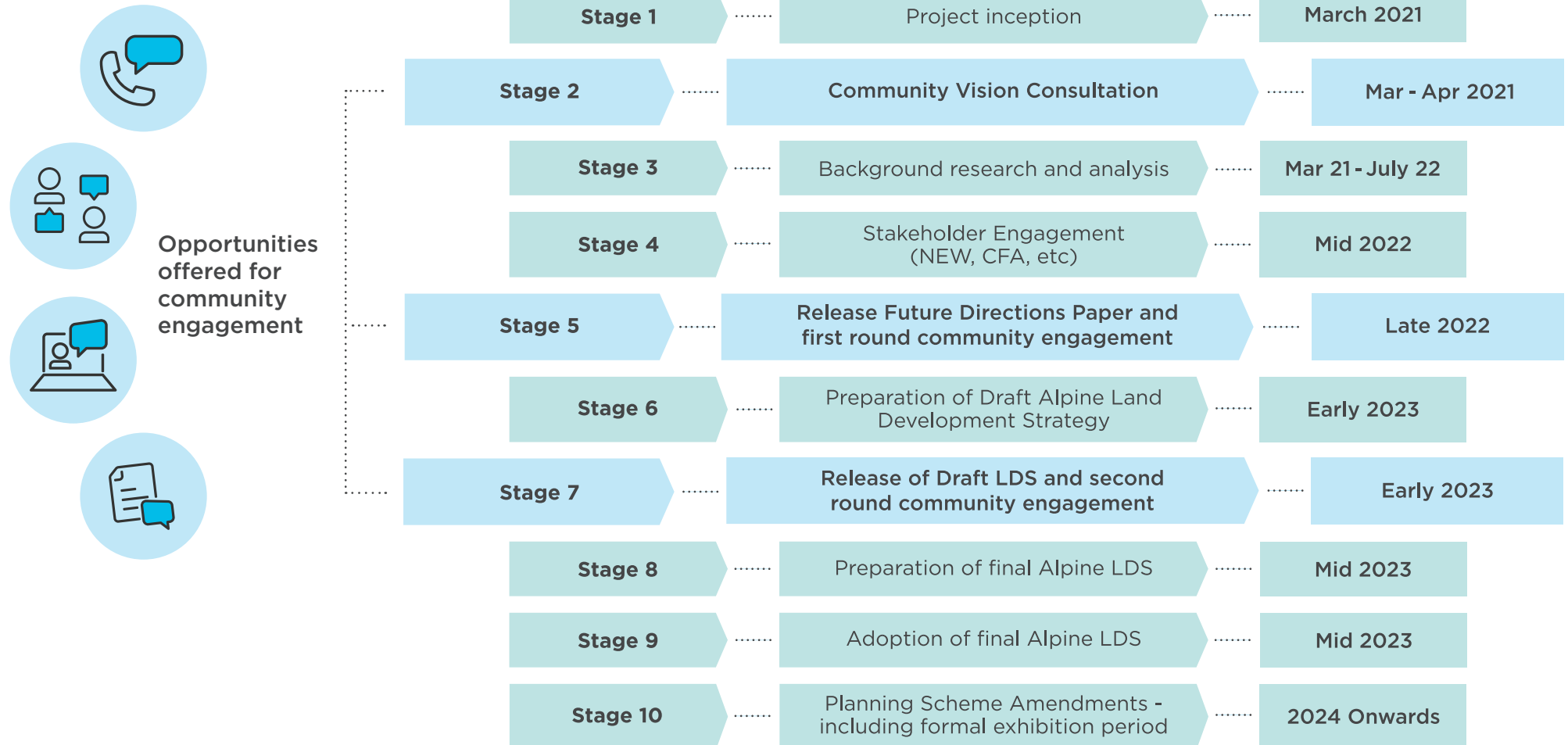


Your Town, Your Future does not:

- Provide guidance on rural/rural residential or small settlement areas
- Allow to proceed immediately to rezoning
- Provide guidance on community services (e.g. childcare, healthcare) or open space – this will be addressed through the Structure Planning process



Project Sequence



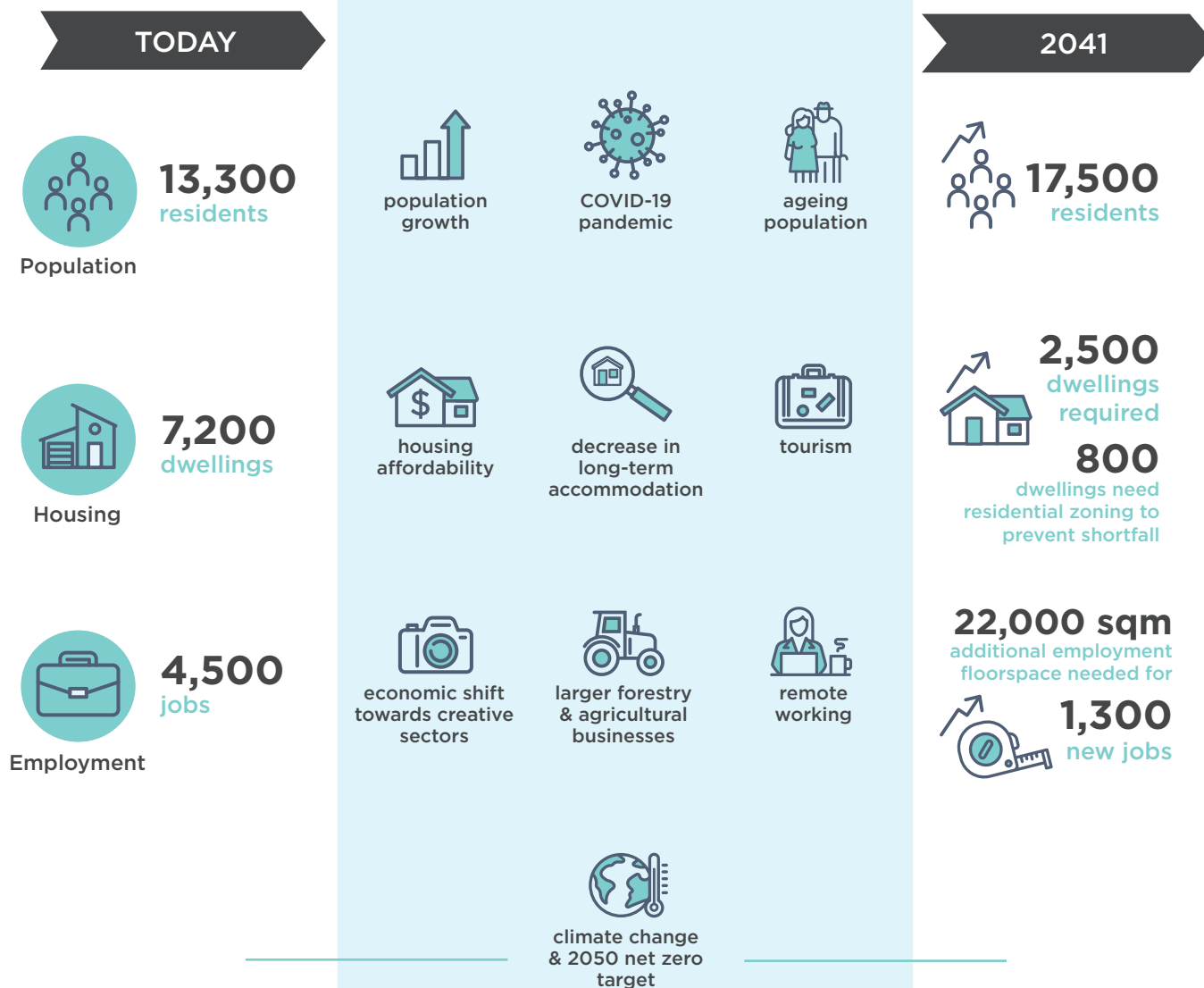
The growth challenge

Our communities are influenced by a range of factors outside the control of Council – from global population and economic trends to national and state policy. While there continues to be some uncertainty about long-term trends related to the impacts of the global COVID-19 pandemic, the population of Alpine Shire will continue to grow over the next 20 years.

More housing will be needed to accommodate this growth. Our analysis shows land currently zoned for residential across the Shire can accommodate approximately **1,700** additional dwellings – leaving a shortfall of around **800** dwellings to meet population needs to 2041.

The number of jobs in Alpine Shire will also grow, particularly in town centres and industrial areas. According to our analysis, there is expected to be a shortfall of approximately **22,000sqm** of floor space in industrial and commercial zones to accommodate job growth to 2041.

Your Town, Your Future will identify appropriate locations and types of development for addressing.

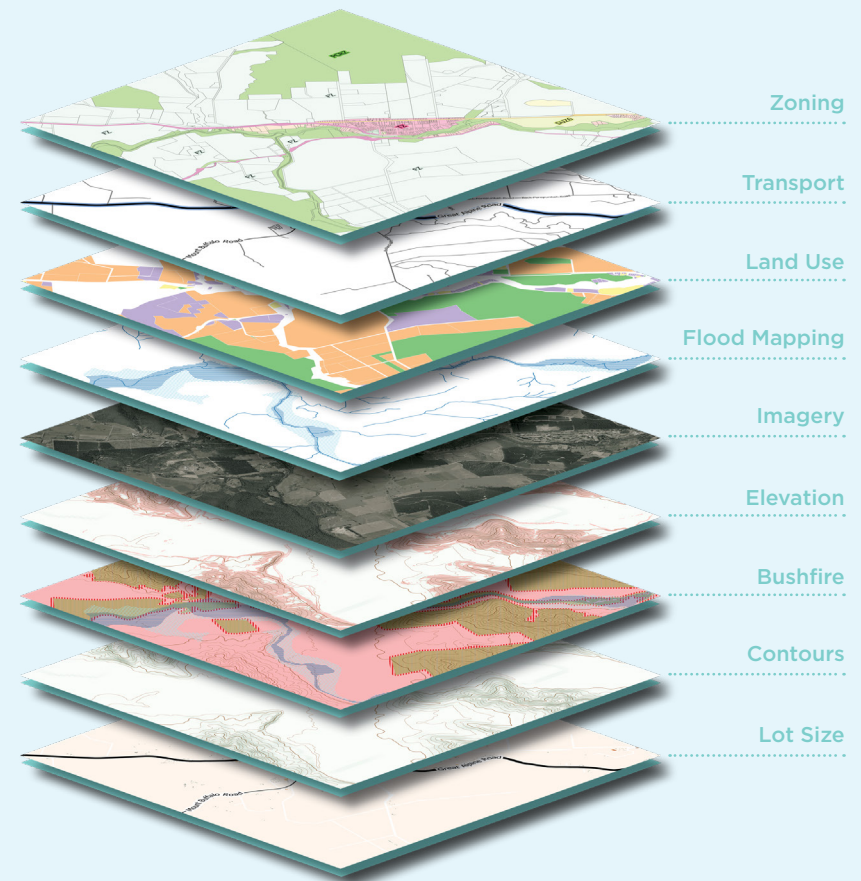


Opportunities and constraints for accommodating growth

While growth in the Shire is inevitable, there are options for how this growth might be best accommodated across the Shire. The options presented in the draft report have been informed by:

1. Forecasts for the amount of housing and employment land needed across the Shire to **meet population and jobs growth**, and comparison with the amount of land available now for development.
2. A filtering process to exclude areas that are impacted by natural and other physical constraints (such as areas impacted by **flooding, bushfire**, or with **heritage, character, environmental values** to protect the community and the health of the environment.
3. **State and local policy** which provides direction on preferred land use planning outcomes, and requirement for 15 year land supply. These policies seek to improve the liveability of our towns and limit outwards expansion where possible.

The process ensures that the options appropriately respond to the growth challenge. The full range of options investigated are detailed in the background report, **but only those considered feasible and desirable (based on the process above) have been included in this summary paper.**



Options for the Shire



Infill development occurs when new housing is constructed on vacant or underutilised lots within an existing urban area, maximizing density under the existing zoning. It can take the form of townhomes or apartments, subdivided residential blocks, or housing above shops.

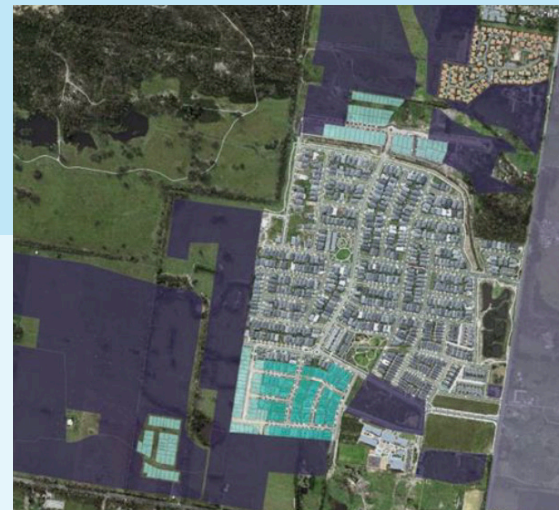


Art House Townhomes

20 Wills St is a good example of infill development in Bright.



Greenfield development occurs when larger parcels of rural land are converted to residential use, typically with the outcome of more standardised, larger detached homes for families.



Example - State Government Urban Development Program

Legend
Urban Development Program 2018
Lots with a title
Proposed
Zoned
Unzoned

Zoning is one piece of the housing challenge

Council has a requirement to maintain a 15-year housing supply under State Government policy.

However, once land is zoned for residential use, there are still several barriers to bring more housing to market to alleviate housing pressures.

Some of the barriers to development include:

- Awareness by landowners of existing parcels with development potential
- Particular skillset and experience as well as capital expenditure needed for landowners to develop their land
- Infrastructure and services, particularly water and sewer availability
- Land Banking – landowners or developers may choose to hold onto their land and wait to develop, for either personal preference or financial reasons
- Short-term rental accommodation remains a key issue in many regional towns in Victoria. Council is advocating for recognition of short-term rental in the State planning framework so enforcement and management at a local level can occur.

Key questions for community input to Your Town, Your Future:

- How can Council best support development of housing in areas already zoned for residential use?
- What sort of housing should Council prioritise through advocacy, changes to planning controls, and investment? (eg. environmentally sustainable housing - Key worker housing - Affordable or social housing)
- What infrastructure and services are needed before more development can occur?



Bright

Bright will continue to function as the civic, administrative, and tourism centre for the Shire, as well as providing services to Harrietville, Smoko, Freeburgh, Germantown, Porepunkah and Wandiligong.

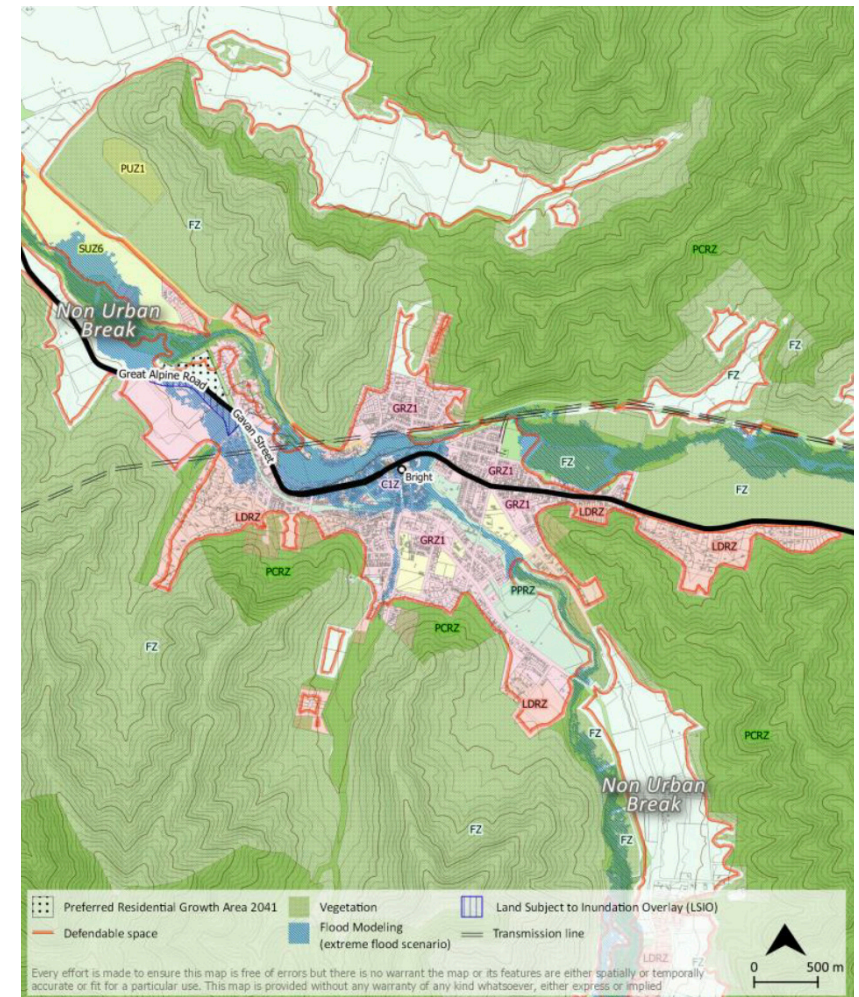
Bright has a significant amount of zoned land (including the “Bright Western Gateway” development) however this land is not sufficient to meet all the future need and there are limited opportunities to rezone further land without compromising some of the key things that make Bright such an attractive place to live and visit.

There is potential to encourage development of smaller and more diverse housing in the established areas of Bright (such as townhouses and units, low scale apartment buildings, as well as housing above shops) to provide more housing choice, reduce the need for rezoning productive farmland, and make better use of existing infrastructure.

The process of densification is already happening under existing market conditions, and it is important that the implications of this trend on the character and infrastructure capacity of Bright are understood and managed.

Key questions for community input to Your Town, Your Future:

- How can Bright successfully accommodate growth within the existing township area?
- What are the things that new housing in Bright needs to provide (e.g. accessibility, affordability, different housing types)?
- What do you value most about the character of Bright, and how can it best be protected as the town becomes more dense?
- What infrastructure would be needed to support ongoing infill development and densification in Bright?



Housing Growth 2011-2021	Total Dwelling Demand 2041	Projected Re-zoning Required (dwelling)
230 [inc. Porepunkah]	1254 [inc. Porepunkah]	516 [inc. Porepunkah]

Porepukah

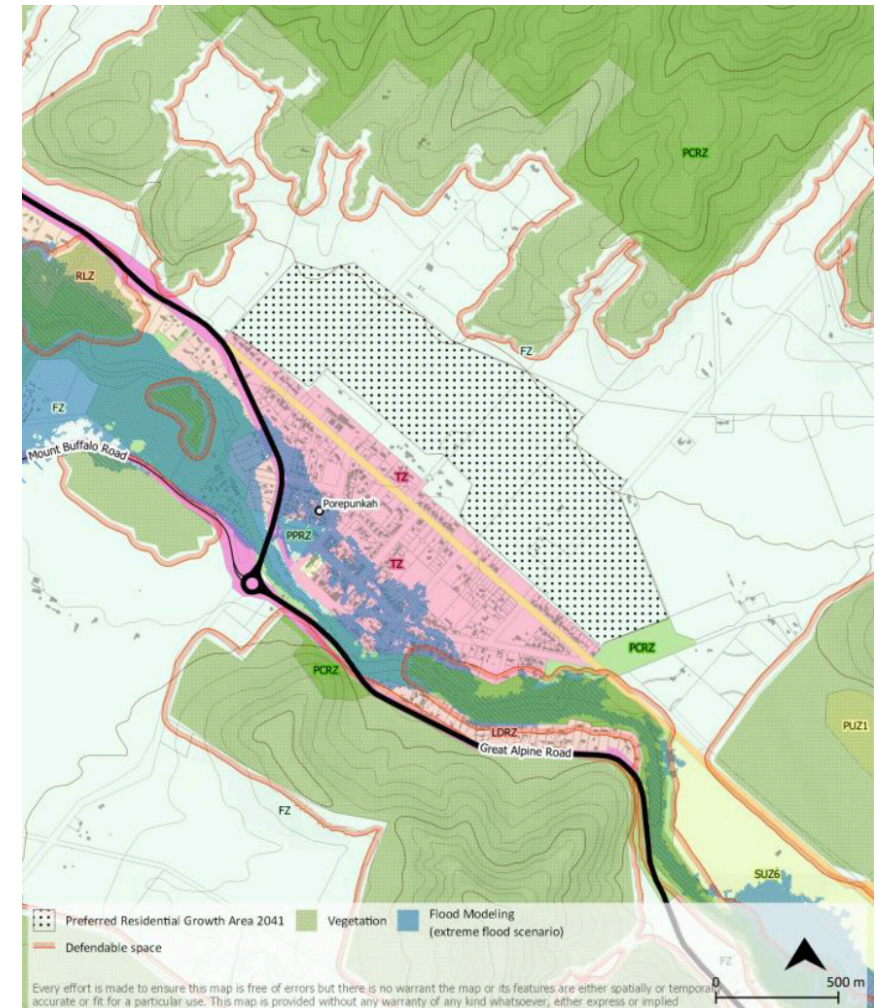
Porepukah is a small, leafy residential village located to the north-west of Bright, with a significant amount of newer housing and subdivisions.

There is potential to meet a large proportion of the future housing demand in the upper Ovens Valley through the expansion of Porepukah. Specifically, the land north-east of Station Street has potential to be rezoned, as well as continuing to develop existing subdivisions within the town.

Growth in Porepukah would require considerable investment in supporting infrastructure (such as drainage and footpaths) and development of a greater range of commercial and community services in the town centre.

Key questions for community input to Your Town, Your Future:

- Is the identified area to the north-east appropriate for accommodating residential growth? Why or why not?
- What are the things that new housing in Porepukah needs to provide (e.g. accessibility, affordability, different housing types)?
- What do you value most about the character of Porepukah, and how can it best be protected if the town expands?
- What infrastructure and services would be needed to support the growth of Porepukah?



Housing Growth 2011-2021	Total Dwelling Demand 2041	Projected Re-zoning Required (dwelling)
230 [inc. Bright]	1254 [inc. Bright]	516 [inc. Bright]

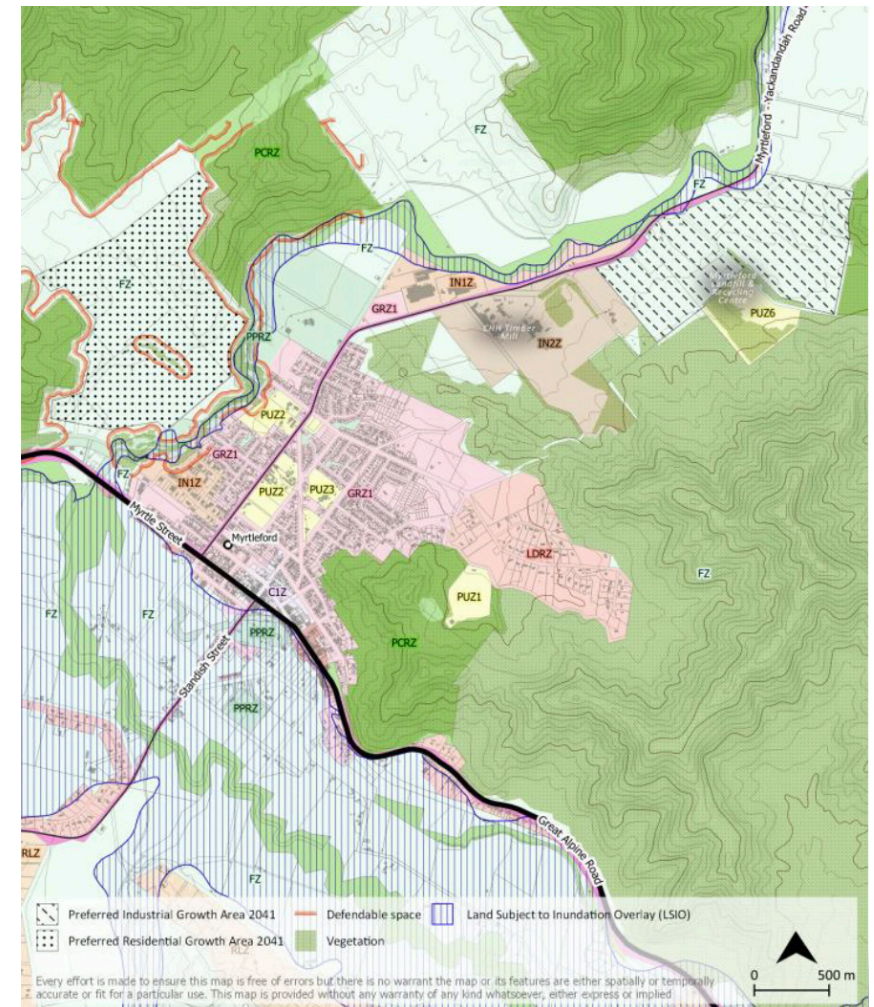
Myrtleford

Myrtleford is the largest town in Alpine Shire, predominantly residential and characterized by scenic views. It will continue to be a prominent location for business and industry in the Shire and service hub for nearby communities in the Upper Ovens Valley. The forecast growth for Myrtleford is relatively modest compared with the Upper Ovens Valley, but it is still likely to need additional land zoned to allow development in the longer term.

There are two potential greenfield areas for growth in Myrtleford which could accommodate housing or employment growth. However, both areas would require extensive feasibility investigations, and may require significant up-front infrastructure costs.

Key questions for community input to Your Town, Your Future:

- Is the identified area to the north-east appropriate for accommodating industrial growth? Why or why not?
- Is the identified area to the west appropriate for accommodating residential growth? Why or why not?
- What do you value most about the character of Myrtleford, and how can it best be protected if the town expands?
- What are the things that new housing in Myrtleford needs to provide (e.g. accessibility, affordability, different housing types)?
- What infrastructure would be needed to support the growth of Myrtleford?



Housing Growth 2011-2021	Total Dwelling Demand 2041	Projected Re-zoning Required (dwelling)
107	487	32

Mount Beauty & Kiewa Valley

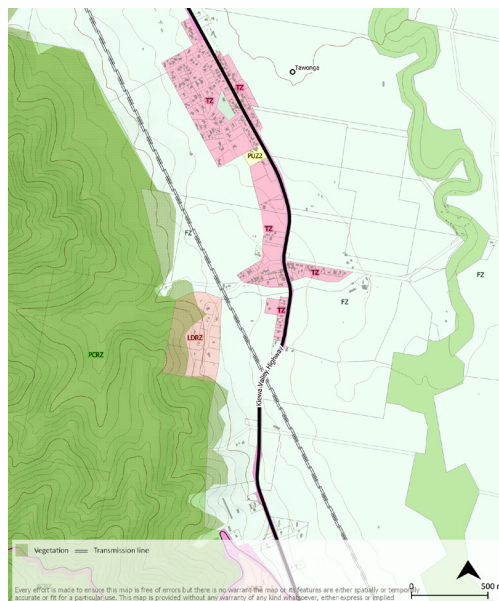
The Upper Kiewa Valley includes Mount Beauty, Tawonga and Tawonga South.

There are several areas of greenfield land around Mount Beauty and Tawonga South which could accommodate housing and employment growth.

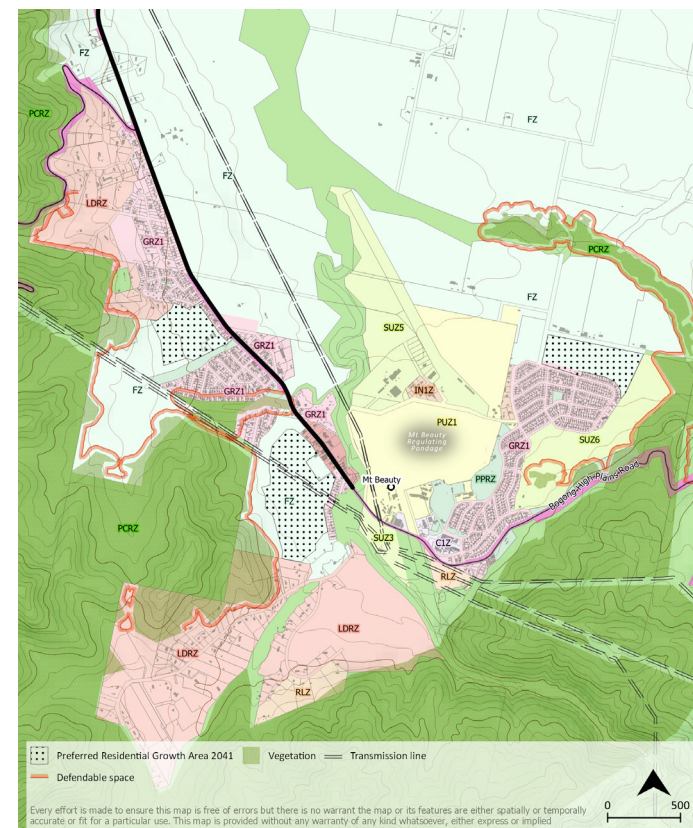
Further work will be needed to understand the key constraints (e.g. drainage) that may affect the amount of land that could be rezoned in each of these locations.

Key questions for community input to Your Town, Your Future:

- Are the identified areas around Mount Beauty/Tawonga South appropriate for accommodating residential growth? Why or why not?
- What do you value most about the character of the Upper Kiewa Valley, and how can it best be protected if the towns expand?
- What are the things that new housing in the upper Kiewa Valley needs to provide (e.g. accessibility, affordability, different housing types)?
- What new or improved infrastructure and services would be needed to support the growth in the Upper Kiewa Valley?



Kiewa Valley



Mount Beauty

Housing Growth 2011-2021	Total Dwelling Demand 2041	Projected Re-zoning Required (dwelling)
98	272	-80

Other Settlements

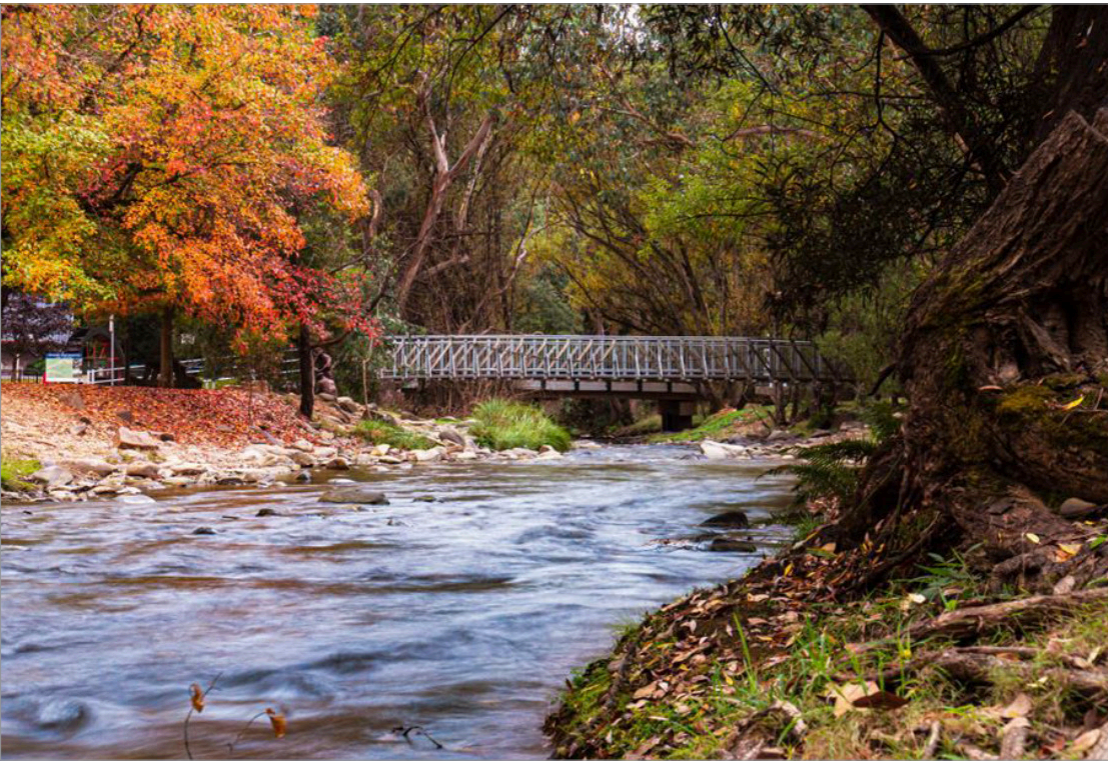
There is also a forecast for growth in areas outside the four key settlement areas. Wandiligong, Freeburgh, Harrietville , Dinner Plain, Eurobinand others have been areas of organic growth over previous years.

These areas remain constrained, as they have higher bushfire risk, fewer sewer and water services and a neighbourhood character that is reflective of their rural or special use zoning.

We acknowledge these areas will not form larger settlements due to these constraints, however they are key locations that will likely continue to accommodate modest growth.

Council acknowledges there are land use issues that need to be addressed in these areas, however, these smaller townships will only cater for a small amount of growth. They are not preferred areas for growth due to constraints and limitation for growth in services.

The complex planning issues in these regions will be addressed in a separate piece of work via review of the Rural Land Strategy with a more localized focus to each of these areas.



Total Dwelling Demand 2041	Projected Re-zoning Required (dwelling)
510	374

Have your say

Look out for our upcoming **Your Town, Your Future** project activities to learn more and have your say on the Land Development Strategy:

- Complete our [>> online survey](#)
- Attend one of our [>> community pop-up events](#)
- Visit the [>> project website](#) to review the full Future Directions Paper and additional project information

Sessions with a community reference panel will also be facilitated by Council and SGS, the consultants leading the project.

Council will consider your feedback and incorporate it when preparing the LDS –further opportunity for engagement will occur on the Draft LDS at Stage 7.

