FUTURE URBAN AND RESIDENTIAL USE

22.11 MEDIUM DENSITY HOUSING

This policy applies to Medium Density Housing development within the areas marked on the maps which form part of this policy.

Policy Basis

The City of Wodonga has a strong commitment to the encouragement of medium density housing. The MSS has outlined our desire to see MDH located on transport routes and close to services and shops. Therefore there are several residential areas in Wodonga have been identified as unsuitable for the multi dwelling developments. These areas are all on the fringe of Wodonga and do not have convenient access to commercial and community services. They are also located on the foothills with most sites being subject to considerable slope, which limits accessibility and suitability for multi unit developments. These areas are shown on the attached plan, and represent approximately 5% of residential land in Wodonga. Council’s position to encourage MDH to locate in central locations is based on good planning, the needs of the MDH market, the DDA policy and on private controls.

Objectives

- To ensure that multi dwelling developments occur on land which is convenient to commercial and community facilities and transport.
- To ensure that multi dwelling developments within the areas affected by this policy are supported by residents of the relevant estate.

Implementation

It is policy that:

- MDH be encouraged as a valid housing choice in areas with good access to services facilities and public transport.
- Notice of application will be provided to all landowners and occupiers, that are party to the same plan of subdivision, for the land involved in the application for medium density housing development.
- Applications for medium density housing be discouraged in areas with poor access to services, facilities and transport shaded grey on the attached plan, unless the proposal is fully supported by surrounding residents.
- Council will generally refuse applications in areas with poor access to services, facilities and transport where an objection is received in regard to an application for medium density housing.
- The existing local shop groups in McFarland Road, DeKerilleau Drive, Morrison Street, Barton Street, Jarrah Street, Mayfair Drive, Waratah Way and Gayview Drive are recognised as convenience mixed use activity areas intended to serve the needs of the local community.