

## 13.4 Implementation of Actions

**Table 8** below lists all the actions included in this Strategy, provides guidance on the mechanism to implement them and the priority for their implementation.

Short term – 1-2 years  
Medium term – 3-5 years  
Longer term – 5+ years

**Table 8: Strategy Implementation**

Actions	Mechanism	Lead	Timing
<b>Objective:</b> To continue to monitor housing demand and supply ensuring residential land supply for 15 years.			
Continue to monitor housing supply across the three towns on a 12-18 monthly basis providing an update to Council every year.	Through the REMPLAN model	Strategic Planning Team	Ongoing
<b>Objective:</b> To increase housing diversity within Castlemaine, Campbells Creek and Chewton.			
Support the development of infill sites within the towns to include a greater diversity of housing types focused on 1 and 2 bedroom stock, including dual occupancy, duplex, quadplex and town house forms.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Support the development of medium density apartment forms in Castlemaine in close proximity to the town centre and the Castlemaine Railway Station.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Maximise opportunities for a diverse mix of housing types in Managed Change Areas.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Increase housing diversity in greenfield areas in Campbells Creek and growth areas of Castlemaine through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including the identification of locations appropriate for medium density housing around open space.	Provide direction through the planning scheme	Strategic Planning Team	Medium term

Work with interested parties to deliver high quality and creative housing solutions that will provide greater housing choice in Mount Alexander Shire's towns.	Partnerships and facilitation	Housing Solutions officer Statutory Planning Team	Ongoing
Direct medium density housing to infill sites within Castlemaine and Campbells Creek in areas away from environmental hazards.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Support infill, multi-dwelling housing opportunities in Managed Change Areas.	Provide direction through the planning scheme	Strategic Planning Team	Short term
<b>Objective:</b> To identify preferred locations to increase housing densities.			
Review the outcomes of the Industrial Land Use Strategy for potential residential development sites that are not suited for industry due to limited accessibility, environmental constraints or fragmentation.	Further strategic planning	Strategic Planning Team	Medium term
Explore opportunities to facilitate shop top housing in the town centre and Commercial 1 Zoned land in Castlemaine within existing built form and in upper floors of new development.	Partnerships and facilitation	Housing Solutions officer Economic Development Team	Medium term
<b>Objective:</b> To increase the role of urban consolidation as part of Mount Alexander Shire's overall housing supply.			
Encourage urban consolidation within Castlemaine, Campbells Creek and Chewton.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Strengthen local policy to provide greater direction on the location of increased housing and housing diversity in the Mount Alexander Planning Scheme.	Provide direction through the planning scheme	Strategic Planning Team	Short term

<b>Objective:</b> To promote exemplary examples of housing diversity delivered in the towns.			
Investigate further options for Council land to deliver local pilot projects.	Advocacy	Housing Solutions officer	Medium term
Consider the use of an annual housing award to showcase exemplary development.	Education	Housing Solutions officer Strategic Planning unit	Medium term
Develop a suite of local case studies to assist with community and developer education.	Education	Housing Solutions officer Strategic Planning unit Statutory Planning unit	Medium term
<b>Objective:</b> To advocate for and promote exemplary examples of accessible housing in the towns.			
Advocate for improvements to be made to the Victorian Planning Provisions (VPP) and National Construction Code (NCC) around universal design principles and standards for all development, particularly housing.	Advocacy	Council	Ongoing
Develop a local planning policy that addresses universal design principles in housing development using the Liveable Housing Design Guidelines.	Provide direction through the planning scheme	Housing Solutions officer Strategic Planning Team	Medium term
Provide education and resources outlining the importance of universal design and how it can be incorporated into new housing developments for developers and the community.	Education	Housing Solutions officer Development Services Unit	Medium term

<b>Objective:</b> To confirm Council's commitment to the delivery of social and affordable housing in the Shire.			
Develop a social and affordable housing policy and/or strategy to support stronger affordable housing outcomes through facilitation and collaboration with a range of key stakeholders. This should provide the basis for Council's requirements for the voluntary provision of affordable housing in developments through Section 173 agreements.	Further strategic planning	Housing Solutions officer Development Services unit	Short-medium term
Continue to employ an affordable housing solutions broker.	Resources	Council	Ongoing
Facilitate development of sites identified as suitable for affordable housing outcomes or partner with surrounding Councils to do so.	Partnerships and facilitation	Housing Solutions officer	Ongoing
Improve planners' knowledge, skills and capacity in using voluntary agreements for the provision of affordable housing when considering planning scheme amendments and negotiating planning permits.	Training	Housing Solutions officer Statutory Planning Team Strategic Planning Team	Medium term
Encourage affordable and social housing to be located in areas with good access to town services and amenities.	Provide direction through the planning scheme	Strategic Planning Team	Short term
Facilitate a range of partnerships and opportunities to deliver social and affordable housing.	Advocacy and facilitation	Housing Solutions officer	Medium term
Consider opportunities to partner with My Home Network to deliver its 10 year Social and Affordable Housing Strategy.	Partnerships	Housing Solutions officer Strategic Planning Team	Short-medium term
<b>Objective:</b> To advocate to the Federal and State Government for additional social and affordable housing in the towns.			
Work with Federal and State Governments to encourage policy and funding settings that facilitate the development of social and affordable housing in the Shire.	Advocacy	Housing Solutions officer	Short term

Investigate the development of surplus public land to deliver social and affordable housing.	Further strategic planning work	Housing Solutions officer	Ongoing
Work with the State and Federal governments, community housing and the private sector to facilitate the delivery of more affordable and social housing options.	Advocacy	Housing Solutions officer	Ongoing
<b>Objective:</b> To increase the environmental efficiency and resilience of current and future housing and reduce the cost of living for residents.			
Continue to be a member of the CASBE group of Councils.	Advocacy	Strategic Planning Team	Ongoing
Lobby Government to change buildings regulations including the National Construction Code to require higher ESD standards in development.	Advocacy	Council	Ongoing
Undertake Stage 2 of the Elevated ESD Targets project by preparing a planning scheme amendment, pending the findings of the financial analysis.	Further strategic planning work	Strategic Planning Team	Medium term
Encourage new forms of housing and housing models that meet community needs and deliver broader social benefits such as multi-generational housing, communal housing and environmental sustainability.	Further strategic planning work	Strategic Planning Team Housing Solutions officer	Ongoing
Facilitating environmentally sustainable development that balances the delivery of neighbourhood character guidelines against achieving environmental and social benefits	Advocacy	Statutory planning team	Ongoing
<b>Objective:</b> To ensure that new residential areas are well planned and deliver sustainable communities.			
Ensure a range of lots sizes within new subdivisions to provide for dwellings of a variety of sizes.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage higher densities in proximity to community infrastructure, open space, recreation, and transport infrastructure.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage new subdivisions to adopt best practice in relation to walkable neighbourhoods, water sensitive urban design, energy efficiency and sustainability.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage urban design that promotes safety, healthy lifestyle, physical activity, social interaction, and accessibility to open space and recreation opportunities.	Assessment of subdivision applications	Statutory planning team	Ongoing

Encourage the integrated planning of new development to incorporate access to public art, community facilities, open space, and recreation opportunities.	Assessment of subdivision applications	Statutory planning team	Ongoing
Encourage the use of perimeter roads and open space as interface treatments between urban and non-urban land.	Assessment of subdivision applications	Statutory planning team	Ongoing
Ensure subdivision for residential development contributes to the interconnectedness of the existing street network, and links with existing pedestrian and cycle path networks.	Assessment of subdivision applications	Statutory planning team	Ongoing
Ensure that the staging of residential development occurs in a logical and efficient fashion, with concurrent augmentation of infrastructure.	Assessment of subdivision applications	Statutory planning team	Ongoing
<b>Objective:</b> To promote exemplary examples of sustainable housing in the towns.			
Encourage the development of local pilot projects.	Advocacy	Council	Medium term
Consider the use of an annual sustainable housing award to showcase exemplary development.	Advocacy	Council	Longer term
<b>Objective:</b> To facilitate new forms of housing in well-designed developments and subdivisions on large sites.			
Work with landowners to facilitate residential development and preferred character design guidelines to deliver new forms of housing.	Assessment of subdivision applications	Statutory Planning Team	Ongoing
Develop local policy to provide improved guidance on when a new preferred character may be appropriate based on the criteria provided.	Provide direction through the planning scheme	Strategic Planning Team	Short term
<b>Objective:</b> To facilitate new housing forms and tenures on strategic redevelopment sites.			
Work with landowners to pursue actions identified associated with strategic opportunity sites.	Advocacy and further strategic planning work	Strategic Planning Team Housing Solutions Broker Statutory Planning Team	Ongoing