Inclusionary Housing Pilot Update

The Inclusionary Housing Pilot (IHP) is part of the Government’s housing strategy, *Homes for Victorians*, and will deliver up to 100 new social housing homes across six surplus government land sites. It’s a new and innovative way to think about housing.

The sites will be developed by the private sector under a competitive Expression of Interest (EOI) process, in partnership with a community housing provider. The sites are being developed in close consultation with government and the relevant local council and will showcase leading mixed tenure and place making design. EOI proposals will be evaluated to make sure they deliver the best outcomes for social housing, integrated design and value for money.

The Site

The land at 30 Jarrah Street and 41 Pearce Street, Wodonga site was previously occupied by the former Wodonga South Primary School. The site has an area of approximately 1.9ha and has a frontage to Pearce Street and Jarrah Street. The site is vacant, fenced and has some mature vegetation, particularly on the lot fronting Pearce Street.

New Planning Controls

<table>
<thead>
<tr>
<th>Zone</th>
<th>General Residential Zone – Schedule 1 (GRZ1)</th>
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<tbody>
<tr>
<td>Overlay</td>
<td>Development Plan Overlay – Schedule 21 (DPO21)</td>
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<tr>
<td>Particular provisions</td>
<td>Minister for Planning is now responsible authority</td>
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<tr>
<td>Context</td>
<td>The site is vacant and located in a residential area.</td>
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</tbody>
</table>

Response to Community Feedback

Extensive notice of the proposed rezoning of the Wodonga Site was provided to the community at the end of 2017. The Government Land Standing Advisory Committee (Advisory Committee) received 14 submissions and a public hearing was held on 30 January 2018. The submitters raised issues in relation to higher housing densities, traffic flow and parking, open space, safety and amenity impacts.

The planning response:

- Ensures built form, subdivision layout and lot orientation respond to the surrounding development,
- Limits building heights near existing single or double storey dwellings,
- Provides opportunities for good pedestrian, vehicular and cycling connectivity, and
- Requires an integrated transport plan, landscape plan and a Cultural Heritage Management Plan.

planning.vic.gov.au/inclusionary-housing
The Next Steps

Find Out More

Further information on the **Inclusionary Housing Pilot** or **Expression of Interest** process is available at [planning.vic.gov.au/inclusionary-housing](http://planning.vic.gov.au/inclusionary-housing)

Further information on **Amendment C127** of the Wodonga Planning Scheme is available at [planning-schemes.delwp.vic.gov.au](http://planning-schemes.delwp.vic.gov.au)

Contact Information

If you have any questions about the **Inclusionary Housing Pilot**, contact (03) 9637 8885 or email Inclusionary.Housing@delwp.vic.gov.au

If you have any questions about the new planning controls, contact the **Government Land Planning Service** on (03) 8683 0949 or email glp.service@delwp.vic.gov.au

**Accessibility**

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