

### 7.1.3 UPDATE ON STATE GOVERNMENT PLANNING ANNOUNCEMENTS

<b>Responsible Manager:</b>	Sean McNamee, Manager Strategic Planning
<b>Responsible Director:</b>	Peter Panagakos, Director City Development

#### RECOMMENDATION

##### That Council

1. Notes the recent announcements from the State Government of broad changes to housing policy and planning provisions as part of their implementation of Victoria's Housing Strategy, and that these changes include the introduction of:
  - a) Plan for Victoria
  - b) Municipal housing targets
  - c) Townhouse and Low-Rise Code (deemed to comply standards)
  - d) Significant changes to the design standards for multi-unit development (Clause 55 - ResCode)
  - e) Making the revised design standards for multi-unit development (Clause 55- Res-Code) deemed to comply.
  - f) Significant changes to the planning assessment, community participation and review process for multi-unit development.
  - g) A new Clause, Clause 53.25 Great Design Fast Track
  - h) A new Clause, Clause 57, for residential building of four storeys.
2. Notes that these changes to design standards (deemed to comply) for multi-unit development (Clause 55 – ResCode) include:
  - a) Changes to the objectives and design standards of Clause 55.
  - b) Making all design standards of Clause 55 “deemed to comply standards”.
  - c) Removing Council planning assessment requirements where the design standard is met.
  - d) Removing third-party appeal where the design standards are met.
  - e) Removing local variations to standards for landscaping, permeability, side and rear setbacks, and walls on boundaries.
  - f) Removing local variations to front setbacks and private open space standards where they are greater than the new deemed to comply standards.
3. Notes that because of these changes, Monash variations to front setbacks, rear setbacks and private open space standards greater than the new standards in the General Residential Zone and the Neighbourhood Residential have been removed from the Monash Planning Scheme.
4. Notes that the State government has completed the planning for the Chadstone Activity Centre, with planning scheme changes introduced to the Monash Planning Scheme via

**Amendment GC252 on 25 February 2025, and that the State government will shortly commence planning for the Hughesdale and Oakleigh Activity Centres.**

- 5. Notes that further reports will be presented to Council as the Activity Centre projects for Chadstone, Hughesdale and Oakleigh progress.**
- 6. Notes that it is anticipated that changes to design standards for single dwellings, Clause 54 will also be changed removing any local variations to standards at some point.**
- 7. Resolves that the Mayor write directly to the Friends Groups (Damper Creek, Scotchmans Creek and Valley Reserve) advising of points 1, 2, 3 and 6 of this recommendation.**

## **INTRODUCTION**

The purpose of this report is to provide an overview and update to Council on the series of recent housing announcements and planning changes made by the Victorian State Government.

The recent announcements are provided in Attachments 1-7 to this report.

## **COUNCIL PLAN STRATEGIC OBJECTIVES**

### **Sustainable City**

Ensure an economically, socially, and environmentally sustainable municipality.

### **Enhanced Places**

Improve public spaces and local employment by revitalising our employment hubs, activity centres and neighbourhood shops.

Pursue a planning framework that meets Monash needs.

### **Good Governance**

Effectively communicate and engage with the community.

Maintain the highest standards of good governance.

## **BACKGROUND**

In September 2023, the Victorian State government released Victoria's Housing Statement, 2023 (Statement). The Statement set out a ten-year vision for Victoria's housing system and identified a range of action across five thematic areas:

- Good decisions, made faster
- Cheaper housing, closer to where you work
- Protecting renters' rights
- More social housing
- A long-term housing plan

A report was presented to the Council Meeting of 26 November 2024, that outlined the changes or programs known at that time and flagged up-coming changes. These included:



- First round of deemed to comply standards for ResCode
- A State government development facilitation pathway for large developments
- Increasing the areas eligible for the application of the Future Homes program
- Municipal Housing Targets
- Plan Victoria
- Chadstone Activity Centre Plan
- Development contribution reform
- State planning for Activity Centres at Hughesdale and Oakleigh

## DISCUSSION

The State government and the Department of Planning have since released a significant number of planning scheme changes and policy programs as flagged under the Housing Statement.

Broadly they can be categorised as policy changes, such as Plan for Victoria, or regulatory changes, such as the revised, deemed to comply ResCode provisions.

These policy and regulatory changes have the aim of increasing housing supply or streamlining the approval process.

### Policy changes

#### Plan for Victoria – February 2025

Plan for Victoria, the State Government's new strategic plan was released on 28 February 2025. Replacing Plan Melbourne and applying to the whole of Victoria, the Plan outlines the State's vision for growth over the coming decades.

Plan for Victoria *"provides guidance around how we create more homes near transport, job opportunities and essential services in vibrant, liveable and sustainable suburbs, towns and regions"*.

A key action of the Plan is the setting of housing targets for all local government areas in Victoria to reach the goal of 2.24 million homes by 2051, with 70% of homes to be built in established areas.

Plan for Victoria contains 5 pillars:

- Pillar 1: Housing for all Victorians
- Pillar 2: Accessible jobs and services
- Pillar 3: Great places, suburbs and towns
- Pillar 4: Sustainable environments
- Pillar 5: Self-determination and caring for Country

The Plan contains 22 Implementation Actions across the 5 Pillars.

The actions include:

- Housing Targets for every local government area
- New planning controls for activity centres

- Update the Better Apartments Design Standards
- Streamline community infrastructure developer contributions
- Protect and enhance canopy trees
- Introduce minimum standards and guidance for open space in established areas

A copy of the Plan for Victoria Actions is at Attachment 1.

Some of these actions have either already commenced or have been completed and are discussed separately in this report.

### Housing Targets

The draft version of Plan for Victoria contained a Housing Target for Monash of 72,000 dwellings up to 2051.

The final version of Plan for Victoria sets a revised housing target for Monash of an additional 69,500 dwellings up to 2051.

The purpose of the Housing Target is to, *“ensure that every planning scheme identifies enough realistic opportunities for new development to deliver the targeted number of homes.”*

There are currently approximately 78,300 dwellings in Monash and the target represents an increase of just under 90%. This is a similar quantum of increase as that applied to most municipalities.

The Department of Planning has stated:

*“We’ll assess each planning scheme to ensure it can deliver its target. We’ll work with councils to make the necessary changes to planning schemes, particularly to zones and overlays and how they are applied, so the targets are met.”*

Although the housing targets have now been set, beyond including the target in each planning scheme, there is little detail on how the targets will be implemented or monitored.

It is likely that Councils will need to be able to demonstrate that they have adequate capacity for future housing growth and that future amendments including rezonings will not negatively impact on the ability to meet the housing targets.

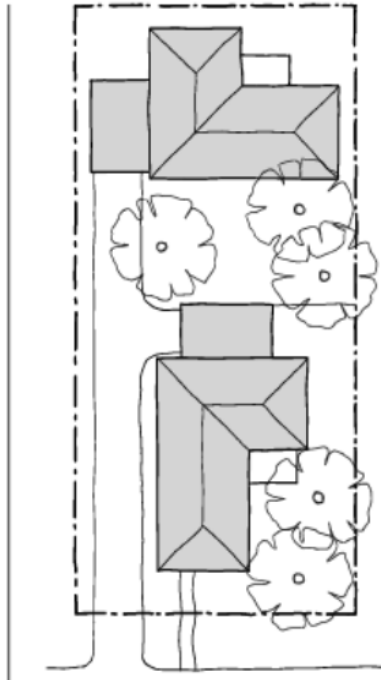
A copy of the press release on Housing Targets is provided at Attachment 2.

### Townhouse and Low-Rise Code

On 6 March 2025, the State government announced the new Townhouse and Low-Rise Code (the Code).

The Code came into effect in all Planning Schemes on 31 March 2025. The Code relates directly to the changes made to Clause 55 – ResCode and is designed to provide detailed guidance on designing developments to meet the new Clause 55 standards and objectives.

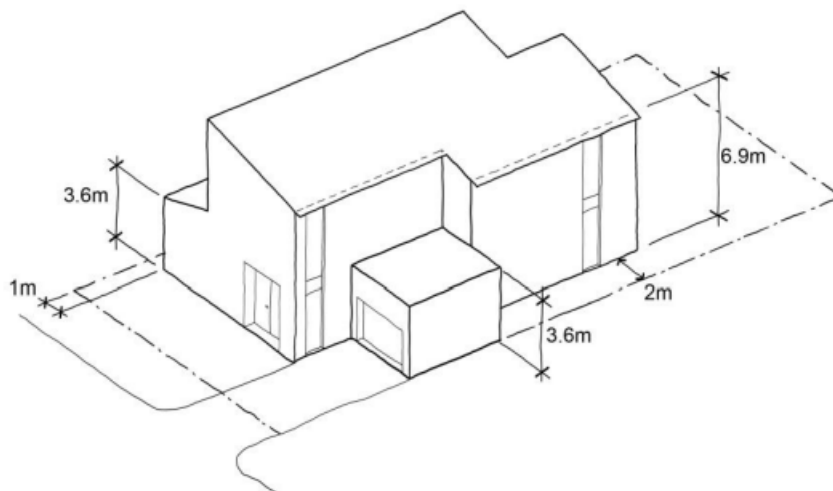
Although the Code is for multi-unit and low-rise apartment development, many of the design and siting example diagrams included in the Code show a single dwelling or modest conventional dual occupancy. See the examples below for site coverage, building height/setbacks and canopy tree provision.



$$= 1\text{ m} + [0.3 \times 3.3\text{ m}]$$

$$= 1\text{ m} + 0.99\text{ m}$$

$$= 1.99\text{ m (rounded up to 2 m) setback}$$



The diagram shows a rectangular field enclosed by a dashed line. Inside the field, there are several features:
 

- A large rectangle in the upper left, with a smaller rectangle below it.
- A vertical line on the left side, with a horizontal line extending from it.
- Two small circles with 'X' marks, one in the lower left and one in the middle right.
- Two small circles with arrows pointing towards each other, one in the upper right and one in the lower right.
- Labels (A) and (B) are placed around the field, indicating specific points or areas.
- Distances are marked as  $\geq 4m$  and  $> 4m$ .

- One retained Type B tree with a trunk located more than 4 metres from the development
- One retained Type A tree with a trunk located 4 metres from the development
- Two new Type A trees

An existing tree located less than 4 metres from the development will be removed.

- One retained Type B tree with a trunk located more than 4 metres from the development
- One new Type B tree with a trunk located more than 4 metres from the development
- One retained Type A tree with a trunk located 4 metres from the development
- Two new Type A trees

Two existing trees located less than 4 metres from the development will be removed.

The practical effect of this is that, although notification is given and objections are received, compliance with the standards of the Code means that a permit must be issued. Prior to this change to “deemed to comply”, permit applications that received objections, proceeded through a Notice of Decision process, with VCAT appeal rights for objectors, prior to the issue of a permit.

This change is a significant departure from the planning permit consideration process that has been applied since the introduction of the Planning and Environment Act in 1998, effectively removing resident participation in the planning process.

Removing these rights means that a Code compliant development can proceed without challenge, leaving residents with no options for proposals that may significantly impact their neighbourhood.

A copy of the Townhouse and Low-Rise Code is provided at Attachment 3.

#### Clause 55- ResCode and residential zone standards

As part of the planning reform, the State has been progressively modifying Clause 55 – ResCode standards. The last round of these changes was introduced on April 2, 2025, via Amendment VC276.

This Amendment substantially revised the previous Clause 55-ResCode provisions, including reducing some standards, such as private open space, removing some provisions, making the standards “deemed to comply”, modifying the schedules to the residential zones and removing the ability to vary development standards to respond to local neighbourhood character, such as increasing private open space or rear setbacks.

The effect of this change is that the local variations that set standards higher than the new Clause 55, for private open space, tree planting, rear setbacks and front setbacks in the garden suburban areas and the creek line areas have been removed from all planning schemes in Victoria.

The changes to Clause 55 only permit variations to standards which are more permissive than the new Code, such as the 4-metre front setback within the Residential Growth Zone 3 and General Residential Zone 6 (intended to facilitate apartment-style development).

The removal of Monash’s local zone variations is a significant change in how neighbourhoods are planned for and developed. At Monash, variations to Planning Scheme schedules have been used to shape growth in a way that reflects the character and expectations of residents.

Some variations (such as the 7.6 metre front setback and private open space requirements) have been in place for decades and have been developed through extensive consultation. More recent changes such as the rear setbacks were introduced to create more room around developments as well as facilitate additional landscaping and open space.

The C125 Amendment to the Monash Planning Scheme (part 1 approved in March 2018, with Part 2 later in November 2019) set out residential zones and development standards which were aimed at protecting Monash's 'garden city' character and was the first stage of the implementation of the Monash Housing Strategy.

The development standards of C125 were reflected in the zone schedules to different neighbourhoods in Monash. These higher development standards have now been removed.

A summary of key changes has been provided below, including where a Monash specific variation has been removed or a standard has been reduced.

<b>Standard</b>	<b>New Code requirement</b>	<b>Previous ResCode requirement</b>	<b>Monash variations removed</b>
Neighbourhood Character	Neighbourhood character consideration removed. Development to respond to street setback	Development should be consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework	Local neighbourhood statements within the Scheme will no longer be considered (however will remain in the Scheme)
Front Setback	<b>6</b> meters or the lesser setback of the two adjoining dwellings	<b>9</b> meters or the average of the two adjoining dwellings	<b>7.6</b> metre front setback
Side and Rear Setback	Choice between the existing B17 standard or a new standard allowing a northern boundary setback of <b>3</b> meters for buildings up to 11 meters in height, and 4.5 meters for taller structures. For southern boundaries, the setbacks are 6 meters for buildings up to 11 meters and 9 meters for taller ones	Standard B17 specifies 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.	Rear setback of <b>5</b> metres in the General Residential Zone and in the Neighbourhood Residential Zones 3 and 4 (along the Dandenong Valley Escarpment and in the Damper, Scotchmans and Gardiners creeks environs areas)  Rear setback of <b>7</b> metres in the Neighbourhood Residential Zone 2 (abutting Damper, Scotchmans and Gardiners creeks)
Site Coverage	<b>60%</b> in Neighbourhood Residential Zone  <b>65%</b> in General Residential Zone  <b>70%</b> in Residential Growth Zone	<b>60%</b> unless specified in the zone schedule	<b>50%</b> in the General Residential Zones and in the Neighbourhood Residential Zone, along the Dandenong Valley Escarpment <b>40%</b> in areas abutting the Damper, Scotchmans and Gardiners creeks
Tree Canopy	Tree canopy coverage of 10% for sites up to 1,000 square meters and 20% for larger sites, existing trees can count toward this requirement	The landscape design should specify landscape themes, vegetation, paving and lighting.  Development should meet any additional landscape requirements specified in a schedule to the zone.	Planting of additional trees in the Neighbourhood Residential Zones. Minimum tree numbers were set out.
Private Open Space	<b>25</b> square metres at ground level Balcony 8m2	<b>40</b> square metres Balcony 10m2	<b>75</b> square metres Balcony 10 m2
Overlooking	Screening no longer required to a bedroom	Bedrooms required screening if overlooking occurred	N/A

Overshadowing of adjoining private open space	Not overshadowed 50% or 25m2	Not overshadowed 70% or 40m2	N/A
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Interestingly, Councils variation to front fence heights where a permit or building dispensation is required for a front fence in excess of 1.2 metres remains.

It is anticipated that similar changes (for consistency) will be made to Clause 54 where similar local variations exist and affect the development of single dwellings.

Other changes introduced relate to internal dwelling design and include design standards for:

- Minimum living room and bedroom dimensions
- Internal storage
- Adaptable bathroom design

### Operational issues

As discussed earlier in this report the introduction of “deemed to comply”, through the new Code, means that Council must issue a permit if an application complies each standard of the Code.

These Code changes also have an operational impact under the current planning delegation thresholds, which are tied decision making to cost of the development. Retaining the current delegation provisions is likely to create unnecessary delays in the issuing of planning permits for Code compliant development and be inconsistent with the State government's intention of a streamlined process for deemed to comply applications.

As such, it is proposed to amend the delegation thresholds so that any development application which meets all the standards of Clause 55 of the Planning Scheme (and is deemed to comply under the Townhouse and Low-Rise Code, Statewide amendment introduced in March 2025), and where there are no other permit triggers, becomes a delegated decision regardless of the cost of the development.

### **New Clause – Great Design Fast Track – Clause 53.25.**

This new Clause was introduced on 6 April 2025.

The Clause provides a fast track assessment pathway via the Minister for Planning for:

*“apartment and townhouse proposals that are two to eight storeys in height with eight or more homes that demonstrate specified principles for great design.”*

To be included in the fast track process, designs are required to meet the following design principles:

1. **Neighbourly homes:** Enhancing local identity by embracing change and generating lasting social value.
2. **Welcoming homes:** Creating welcoming and safe homes that promote a sense of family and community.
3. **Landscaped homes:** Enhancing local biodiversity, natural systems and connections to nature.



4. **Sustainable homes** Enduring and high-performing, embedding climate resilience and minimising environmental impacts.
5. **Healthy homes:** Enhancing health and wellbeing through integrating the natural and built environment.
6. **Adaptable homes:** Housing that meets the diverse and changing needs of households and families.
7. **Good value homes:** Supporting more affordable housing through innovative housing development and delivery models that respond to changing housing markets.

Applications under this pathway are lodged with and determined by the Minister for Planning, acting as the responsible authority.

Neighbours and the relevant Council will be notified of an application. However, third party appeal rights do not apply to applications made under this Clause.

The provisions of the Clause also give the Minister the ability to vary other requirements of the planning scheme such as building height, car parking, garden area and setbacks as part of the assessment of the application against the design principles.

A copy of the Great Design Fast Track clause is provided at Attachment 4.

### **Other planning activities**

In addition to the significant changes set out earlier in this report there have been several new zones and overlays introduced into the Victoria planning provisions (but not applied to municipal planning schemes yet.)

These zones are designed for use under specific State projects such as the Activity Centres program and the Suburban Rail Loop Precinct Planning.

#### Activity Centre Program – Chadstone and future activity centres

Chadstone Activity Centre (which includes parts of Hughesdale and Oakleigh) was among the first 10 activity centers to be released by the State Government, with the Plan for Chadstone released on 23 February 2025.

Planning scheme amendment GC252 that implements the Chadstone Activity Centre Plan was gazetted on Friday 11 April 2025.

The Amendment rezoned land adjacent to the Chadstone Activity Centre to:

- The Residential Growth zone; and
- The Housing Choice and Transport zone

The Amendment also introduced the new Built Form Overlay (BFO) to the areas within the new Residential Growth zone along Dandenong Road. .

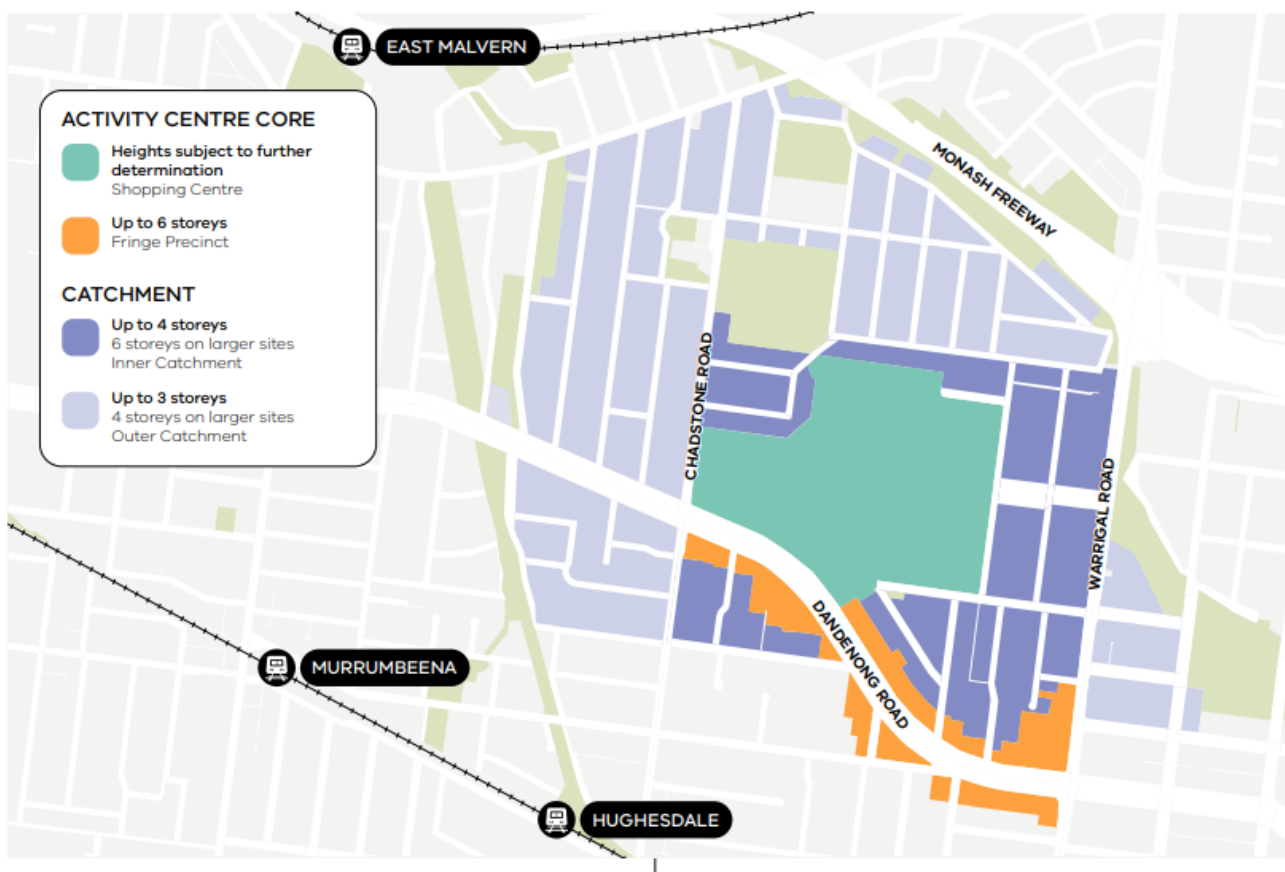
The changes apply to land generally along Dandenong Road and include:



- A maximum height of 21 metres (6-7 storeys), generally consistent with the Monash Boulevards Urban Design Framework (BUDF).
- A minimum building height of 13 metres to discourage under-development.
- A front setback of 7.6 metres.
- Minimum of 4.5-6.0 metre rear setback to properties not in the fringe precinct.
- Walls on side boundaries of other properties within the fringe precinct of between 11 and 27 metres in height, depending on lot width (discretionary and deemed to comply).

A copy of the Chadstone Activity Centre Fact Sheet is provided at Attachment 5.

The height plan for the Chadstone Activity Centre is shown in Figure 1. below.



### Additional Activity Centres

The State Government, in February 2025, announced the expansion of the activity centres program, to include another 25 train and tram zones.

In Monash, this means that in addition to the Chadstone Activity Centre, additional activity centres include Hughesdale and Oakleigh Station (announced in October 2024), and Holmesglen Station (announced in February 2025).

The Department of Planning is expected to commence community consultation on Hughesdale and Oakleigh Activity Centres in April 2025.

The State government has indicated that the process for all 50 activity centres will be completed by early 2026.

#### Housing Choice Transport Zone and Built Form Overlay - Amendment VC257

This zone was introduced via Amendment VC257 on 25 February 2025 and to the Chadstone Activity Centre area through Amendment GC252 on 11 April 2025.

The Housing Choice Transport Zone and the Built Form Overlay are designed to *“support housing growth in and around activity centres and other well-serviced locations in line with Victoria’s Housing Statement: The Decade Ahead 2024-2034.”*

In addition to introducing these new provisions, several existing zones, overlays and particular provisions have been amended so that the HCTZ is treated similarly to all other residential zones.

The schedule to Clause 53.01 - Public Open Space has also been amended to allow for a different public open space contribution rate to be specified in a schedule to the BFO.

It is proposed that these new planning controls will apply in and around the designated activity centres, which in Monash’s case would be the areas around the Hughesdale, Oakleigh and eventually Holmesglen train stations.

The Housing Choice and Transport Zone provides the ability to set a range of building heights linked to lot size of 4-6 storeys.

The Built Form Overlay provides for range of tailored provisions including:

- Variations in a schedule to the BFO (like a Design and Development Overlay).
- Default removal of third-party notice and review, which can be reintroduced within a schedule.
- A development framework to be included within the schedule, setting out the urban structure for the area, specifying building typologies, future character and open space.
- Mandatory building heights.
- A “public benefit uplift framework”, a development “bonus” mechanism, where a development can obtain additional floor space provided it also makes additional public benefit to the precinct.

A copy of the Housing Choice Transport Zone and the Built Form Overlay are provided at Attachments 6 & 7.

#### **FINANCIAL IMPLICATIONS**

There are no financial implications to this report.

#### **POLICY IMPLICATIONS**

There are no policy implications to this report.

## CONSULTATION

Community consultation was not required.

## SOCIAL IMPLICATIONS

There are no social implications to this report.

## HUMAN RIGHTS CONSIDERATIONS

There are no human rights implications to this report.

## GENDER IMPACT ASSESSMENT

A GIA was not completed because this agenda item is not a 'policy', 'program' or 'service'.

## CONCLUSION

This report provides an overview of the raft of changes that have been made to planning policy and provisions by the State government in the housing and planning area.

As noted in this report, the introduction of the Townhouse and Low-rise Development Code and the accompanying extensive changes to development standards of Clause 55 represent a significant change to both the design standards for residential development in the suburban areas of Monash, the way planning permit application can be assessed against neighbourhood character, and the ability of the community to participate planning process.

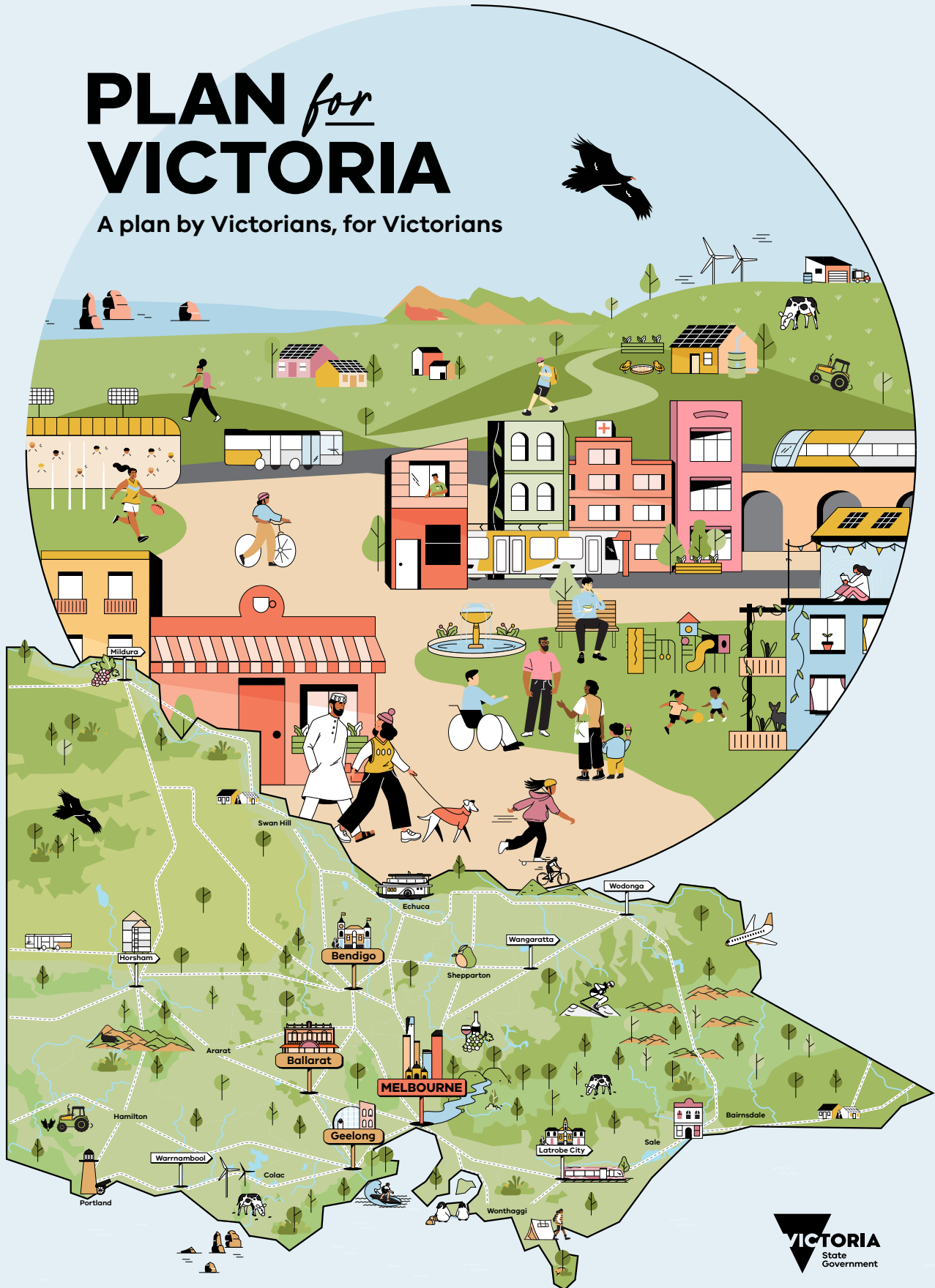
Further reports will be presented to Council as the Activity Centre program progresses.

## ATTACHMENT LIST

1. Plan for Victoria 2025 [7.1.3.1 - 47 pages]
2. Media Release - Housing Targets [7.1.3.2 - 2 pages]
3. Townhouse and Low- Rise Code [7.1.3.3 - 9 pages]
4. 53.25 Great Design Fast Track [7.1.3.4 - 2 pages]
5. Chadstone DTP Factsheet [7.1.3.5 - 4 pages]
6. Housing Choice and Transport Zone [7.1.3.6 - 11 pages]
7. Built Form Overlay [7.1.3.7 - 16 pages]

# PLAN *for* VICTORIA

A plan by Victorians, for Victorians





## ACKNOWLEDGMENT OF COUNTRY

The Victorian Government acknowledges Traditional Owners in Victoria as the custodians of Country. We acknowledge their extraordinary strength and resilience in the face of historical and ongoing social, economic and legal injustices, maintaining their connection to Country.

We pay our respects to Elders past and present, whose knowledge and wisdom have ensured the continuation of spiritual and cultural practices. We also acknowledge the diversity of First Peoples' communities in Victoria.

We acknowledge that the long-lasting, far-reaching and intergenerational consequences of colonisation and dispossession continue to exist today and continue to cause harm. Colonisation has left entrenched systemic and structural racism and suffering, including through the laws and policies of the Colony of Victoria, which specifically excluded First Peoples and their laws, lores, customs, languages and cultures. The Victorian Government has a responsibility to transform its systems and service delivery so First Peoples have decision-making power over matters that directly affect them.

We recognise *Plan for Victoria's* actions will directly impact Country, and we acknowledge Traditional Owners' inherent rights to speak and make decisions for Country. Historically, Victoria's land use planning and development laws and regulations have not been written with input by or with regard to the interests of First Peoples. Planning processes have not considered, recognised or respected their rights and perspectives.

Through this plan, we seek to build partnerships with Traditional Owners and First Peoples across Victoria to change systems to enable self-determination and deliver better outcomes for First Peoples. As we work to achieve *Plan for Victoria's* vision, we recognise the contributions of Traditional Owners and First Peoples to Victorian life and how it enriches us all.

We also acknowledge First Peoples' self-determination is a human right enshrined in the *United Nations Declaration on the Rights of Indigenous Peoples*. We recognise the hard work of many generations of First Peoples who have fought for these rights to be recognised.

Authorised by the Victorian Government, Melbourne

Department of Transport and Planning

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### Language statement

Language is important and can change over time, and words can have different meanings for different people. We recognise the diversity of First Peoples, their communities and cultures throughout Victoria. We have used the term 'First Peoples' to refer to all Aboriginal and Torres Strait Islander people who live in Victoria.

### Disclaimer

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## PREMIER'S FOREWORD

We have a vision for Victoria – more homes, more jobs, great communities.

This is our long-term plan to achieve just that.

It's shaped by your views and it's backed by a big to-do list of actions in the short term, which we're ticking off one by one.

The housing crisis has made the dream of homeownership impossible for so many young people, workers and families.

We have one chance to fix it.

Let's give it everything we've got – and let's make our communities even better places while we're at it.




Hon Jacinta Allan MP  
**Premier of Victoria**

## MINISTER'S FOREWORD

*Plan for Victoria* is a plan written by Victorians. Throughout 2024, we asked you, the people of Victoria, to tell us what you value about our state and to set a vision for it. This plan is our commitment to deliver that vision.

We are committed to carefully planning and investing in open space, shared community places, transport, streets and the many diverse places Victorians call home.

You told us that housing is a priority and that we must plan for and build homes in the right places, to provide more choice and more affordable housing options. You want homes built to last and designed to modern standards: environmentally sustainable, resilient to climate change and embracing modern methods of construction.

This plan's vision and pillars for action will reshape how we plan for regional Victoria and Melbourne.

Together, we'll shape a future Victoria that is socially inclusive, environmentally resilient, economically prosperous and connected to a global ecosystem of opportunity for all Victorians.




Hon Sonya Kilkenny MP  
**Attorney-General  
Minister for Planning**







PLAN FOR VICTORIA / 6 Clyde Street Mews, Thornbury VIC – Six Degrees Architects

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PLAN FOR VICTORIA / 7





# A LONG-TERM PLAN FOR ALL OF VICTORIA

**Victoria’s success and prosperity rely on ensuring we have a long-term plan for all of Victoria that addresses the needs of our diverse and growing population while safeguarding what we love about where we live, work, play and raise our families.**

*This is a plan for now and for the generations to come.*

### Why we plan

- We plan** for more homes and jobs to create inclusive, connected communities with diverse housing options where Victorians want to live.
- We plan** to preserve and protect land for farming, agriculture and open space: parks, reserves and other green public areas.
- We plan** to protect the natural values and resources we need for the future: things like energy, water, extractive resources and coastal and marine environments.
- We plan** so that as communities grow, residents will have the services and the infrastructure they need to live well.
- We plan** to give certainty and transparency to councils, businesses and communities.
- We plan** to provide a clear, stable and competitive environment to attract business investment and jobs.
- We plan** to protect and preserve the things Victorians love and value.
- We plan** to maximise opportunities for Victorians, improve health and wellbeing, and support cultural expression and social cohesion.
- We plan** to make the places Victorians live, work and visit functional, sustainable, inclusive, welcoming, empowering and enriching.
- We plan** to position Victoria as a global leader in liveability, equity and sustainability, ensuring a prosperous future for all Victorians.

### It’s time for a refreshed plan

It’s been more than 30 years since we had a plan for all of Victoria, and we need a plan that addresses our current and future issues and opportunities. We need a plan for all of Victoria: for Melbourne, our bigger and smaller regional cities and centres, and the many towns and small communities across regional and rural Victoria.

And we believe that the best plan for Victoria is a plan written by Victorians.

Throughout 2024, we asked Victorians to tell us what they love and value about where they live, and we asked Victorians to tell us their vision for what Victoria should look like through to 2050.

And they told us: our engagement activities reached more than 110,000 Victorians, and we received more than 15,000 items of feedback.

This is your *Plan for Victoria*.

Thank you to every single Victorian who contributed to this plan.

### Shaping our future

Victoria is a very popular place to live and invest in Australia. This is not due to chance but to the opportunities created and choices made by the Victorian Government, councils, businesses and communities.

We continue to make major investments in public transport, facilities and services, including schools and kinders, TAFE, emergency services, health care, active transport and open space. Victoria has world-class cultural and sporting offerings, beautiful waterways, pristine environments and bountiful natural resources.

To meet Victorians’ current and future housing needs, about 224 million more homes will be needed across Melbourne and our regional cities and towns over the next 30 years. And it matters where those new homes will be.

Activity centres close to stations and trams are great locations for more homes to give you more choices of the location, affordability and type of your home. They are also places to work, interact with others, shop and access daily needs. Building more homes in these places makes sense.

With updated planning controls, activity centres and priority precincts are key places to deliver more homes in the right locations and improve housing affordability and choice.

Major projects like the Suburban Rail Loop are essential for housing affordability and choice. This transformative project is not just a landmark transport infrastructure project that will greatly expand our transport network, increase connectivity, boost productivity, conserve energy and limit greenhouse gas emissions. Suburban Rail Loop is also Australia’s largest housing project to date. It will support the delivery of 70,000 additional homes and more housing choices in the Suburban Rail Loop East neighbourhoods, where Victorians want to live.

Victoria’s growth will produce greater demand for quarry materials, which are necessary for our construction needs. These must be sourced close to where they are needed to minimise transport costs and emissions and make what’s built more affordable and sustainable.

We must identify and protect land for jobs to ensure a prosperous future for Victoria. By 2050, land for about 1.7 million extra jobs will be needed. To provide the jobs needed, businesses must have the certainty to invest in the right places: close to skilled and talented people, freight networks and supply chains. This means we must protect a pipeline of well-located land in the years ahead.

We’ll ensure all Victorians benefit from changes in the global economy. We’ll support regional and rural Victoria to lead the way in Victoria’s energy transition - benefiting from sustainable jobs - and prioritising access to affordable, reliable energy supply that underpins local businesses and communities. We will protect and enhance Victoria’s agribusiness, food and fibre, advanced manufacturing and critical mineral resources sectors. Melbourne will continue to be a diverse economic powerhouse for the state, building on its nation-leading strengths in professional services, health care, biomedical research, manufacturing and food and fibre manufacturing and services.

Continuing to build on Victoria’s global reputation for liveability will be key for all sectors to grow.



## DEVELOPING THE PLAN

**Throughout 2024, we embarked on the most extensive community-led consultation ever undertaken for a strategic plan in Victoria.**

*This engagement set a clear direction for our steps of understand, imagine, act and learn.*

### Understanding what you want for Victoria

We visited every part of the state to meet with Victorians: in the places they live, work, go to school, play sport, shop, volunteer, relax and just go about their daily lives.

We also undertook hundreds of hours of modelling to identify well-connected, well-serviced locations to support large numbers of new homes, including considering access to jobs, environmental constraints and development feasibility.

### Setting a vision

We believe the best people to set the vision for Victoria are Victorians themselves. So, we put together a People's Panel and asked them to write a vision statement for the future of Victoria.

The panel's final report, reflecting its consensus, said it expected current and future governments to use the vision to build Victoria towards 2050, in line with community needs.

### Actions

This is a plan to guide the Victorian Government's actions to deliver the future Victorians have said they want. But it's not simply a plan for what the government will do. We'll need to all work together: the Victorian Government, councils, businesses and communities.

Together, we can shape a future Victoria that is socially and economically strong, environmentally resilient and sustainable, with great places to live.

This is a plan, a plan of actions, that will deliver for all Victorians.

### Implementation and monitoring

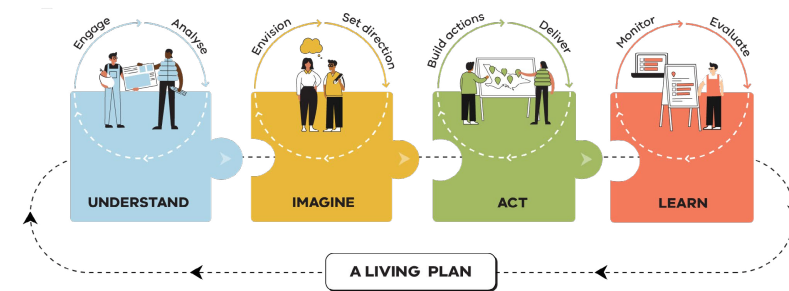
This is a living plan that will continue to address emerging issues and respond to meet the needs of future generations of Victorians. It includes actions we can take now while creating opportunities to jump in and add actions as needed.

To stay focused on achieving our vision for Victoria, we'll find out what's working and what's not, adjust our actions, deliver new actions, and report back to you.



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### Understand, imagine, act, learn



### How Plan for Victoria was developed



PLAN FOR VICTORIA / 13

## ENGAGEMENT FOR THE PLAN

### The most extensive community-led consultation ever for a Victorian strategic plan

**120+**

community events held

**45**

events held in regional and rural Victoria



**2,500+**

online surveys submitted

**15,000+**

items of feedback gathered

**247**

written submissions received



**1,300+**

young people engaged

**29+**

multicultural groups engaged

**260+**

industry stakeholder representatives engaged

**55**

survey respondents identifying as Aboriginal and/or Torres Strait Islander

All metropolitan councils engaged in one-on-one sessions and regional and rural councils in group sessions



Find out more about the engagement program and what Victorians told us [here](#).

### How we listened

Between November 2023 and June 2024, we had more than 850 hours of conversation with industry stakeholders, communities and councils. Four themes guided our community conversations:

- affordable housing and choice
- equity and jobs
- thriving and liveable suburbs and towns
- sustainable environments and climate action.

We identified eight broad strategies from the information we gathered, called 'big ideas'. They were:

- more homes in locations with great public transport access
- more housing options for all Victorians, including social and affordable homes
- more jobs and opportunities closer to where you live
- more options for how we move from place to place
- more certainty and guidance on how places will change over time
- more trees and urban greening in our parks and community spaces
- more protections from flooding, bushfires and climate hazards
- greater protection of our agricultural land.

We took these big ideas back to communities across the state through July and August 2024 for feedback and submissions. The more than 15,000 feedback items and 247 formal submissions guided the development of *Plan for Victoria*.

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### What you told us

#### Affordable housing and choice

You told us you want affordable, diverse housing near public transport, schools, parks and essential services. You supported more social and affordable housing, especially in areas with greater need and various types of housing to meet different ways of living.

You told us new homes must be high-quality: well-designed and well-built for comfort, quality of life, health, wellbeing and sustainability.

University and TAFE students want more affordable, better-quality and secure housing options. School students want different types of housing to suit different people and families.

Many of you said affordability is the most important factor when choosing a place to live. For First Peoples, being close to family and friends is the second most important factor, highlighting the importance of inter-generational connection.

Regional Victorians wanted more homes to be built to ease local housing pressures, attract more people to the regions and improve the economy outside of Melbourne.

While it's clear that Victoria needs more homes, you told us it's vital that local areas maintain their local characters, including the heritage and environmental features you value.

#### Equity and jobs

You told us you want accessible jobs and services and better public transport, roads and active transport paths to improve how you get about.

You want public transport to be more frequent and better connected, especially in places with limited access to it. People in rural areas rely more on private vehicles as there is little or no public transport. They want more investment in roads to make it easier to get about.

Older people in Victoria want less road congestion to make it easier to get about. Those under 70 want more and better public transport.

You want to ensure there is enough industrial and commercial land available in your local area, to help have more jobs closer to where you live. You strongly supported mixed-use developments, combining commercial, residential and recreational land uses.

You said that community connection is essential for everyone, especially young people. Local services, affordable community facilities, events and activities encourage social connections.

#### Thriving and liveable suburbs and towns

You told us you want greener suburbs with more tree canopy, open space and walking and bike paths. These all contribute to healthier, more sustainable communities.

You want more support for local businesses, but they must be well-located so you can access them easily.

School students across Victoria told us it's important to have safe, friendly neighbourhoods with lots of open space, sporting facilities and activities for children and young people.

You told us public spaces must be inclusive, safe and environmentally friendly. You suggested having design standards for new public spaces, including universal design (to make all buildings accessible), environmentally sustainable design and gender-inclusive design.

You said that more accessible public transport and more active transport options (like connected bike paths and better links to stations) will make your area more sustainable and inclusive.

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### Sustainable environments and climate action

You told us you want the environment protected and sustainable principles applied to planning and building, including making new homes more sustainable with solar panels, heat pumps, cooling systems and clean, renewable energy. One suggestion was for residential planning to consider environmental impact during design and development.

Overall, you supported renewable energy, but regional and rural communities were concerned about the impact of renewables on the environment and agricultural productivity in their areas.

You want greater protection of Country, agricultural land, lakes, beaches and natural resources. With housing density increasing, you said it's important to consider environmental hazards (such as flood and bushfire risks) when building new homes.

Having more effective recycling programs was one of the main ways you said you can contribute to a more sustainable environment.

### Engaging with Traditional Owners and First Peoples

We began engaging with Traditional Owners to develop this plan in late 2023. Our engagement approach is built on the principles of self-determination and free, prior and informed consent, which reflects Traditional Owners' human rights as stated in the United Nations Declaration on the Rights of Indigenous Peoples.

Traditional Owners have their own governance structures and decision-making processes, so how we engage with them needs to allow time for those processes to occur. Meaningful engagement takes time. It also demonstrates respect for established governance structures within Registered Aboriginal Parties and shows respect for the knowledge Traditional Owners have to offer. In other words, respect for self-determination.

The Registered Aboriginal Parties with which we met provided valuable advice about how we can ensure the success of ongoing engagement, including being clear about opportunities for future change and about how their input and feedback will influence outcomes.

Beginning in early 2024, we engaged with peak bodies and organisations within the wider First Peoples community. This included engagement, which is ongoing, with five First Peoples community organisations and First Peoples' Assembly of Victoria representatives.

We developed a page on the Engage Victoria website with an online survey only open to First Peoples and the wider First Peoples community.

Of the online community survey respondents, 55 identified as Aboriginal and/or Torres Strait Islander.

As part of our engagement with young people, a 'youth ambassador' held a creative workshop on their home Country, Multnomah (Portland). All 10 workshop participants identified as First Peoples.

The needs First Peoples spoke of included:

- better access to housing
- more local empowerment, giving Traditional Owners more power over the future
- more creative spaces to explore ideas and interests, which will also help reduce the unsocial behaviour of some young people
- better roads to help get to and from work or study
- the protection of rural land for farming and food production.

We have heard the call for First Peoples-led environmental practices and reconciliation and more programs to care for Country.



**Before:** Limited home choices in an unwelcoming environment.



**After:** More home choices provided in green public areas with access to jobs, shops, public transport, facilities and services.

## THE PLAN'S VISION FOR VICTORIA, BY VICTORIANS

**To guide this plan, we asked a People's Panel to write a vision statement reflecting the aspirations of today's and future generations of Victorians, drawing on the findings of the community-led consultation.**

*The panel comprised 49 Victorians selected from 20,000 people with different life experiences from Melbourne and cities, towns and communities across regional and rural Victoria.*

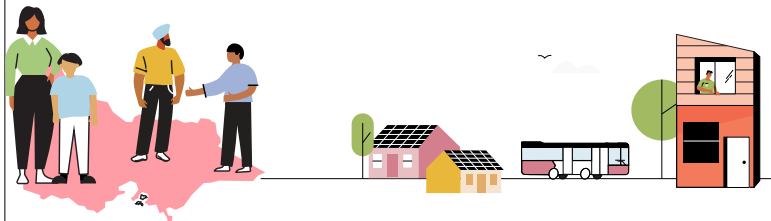
Over two weekends and guided by expert facilitators, this diverse group of Victorians reviewed over 15,000 items of feedback from the community-led consultation. They also questioned government and private sector representatives and discussed matters in detail.

### The People's Panel vision for Victoria

*By 2050, Victoria will be a vibrant, accessible and connected community, valued for its diverse cultures, sustainable environmental practices and respect for the First Peoples of Victoria.*

*Building a state that provides choices and opportunities for current and future generations of Victorians in quality housing, transport, employment, environment and connectivity will require input from the community, government, local businesses and industry alike.*

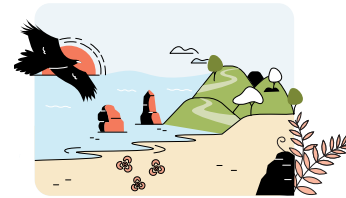
*We will create a society that caters to the unique needs of all Victorians, nurturing individual health through physical and cultural recreation.*



## THE PLAN'S FIVE PILLARS FOR ACTION

**Plan for Victoria is structured around five pillars.**

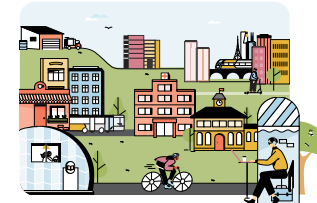
They are:



**Self-determination and caring for Country:**  
underpinning and informing the other pillars.



**Housing for all Victorians:**  
delivering sufficient affordable homes for all Victorians



**Accessible jobs and services:**  
making sure you have good access to facilities and good jobs



**Great places, suburbs and towns:**  
creating thriving places that are attractive, safe and welcoming for everyone



**Sustainable environments:**  
preserving the natural values of Victoria and addressing climate change





## PILLAR 1:

## HOUSING FOR ALL VICTORIANS

### Providing all Victorians with a choice of a well-designed home at an affordable price and close to daily needs.

*Ensuring housing is affordable, diverse and accessible is central to creating inclusive, prosperous, liveable communities.*

#### The People's Panel's vision

*Our housing will be consistently functional, inclusive, accessible, fair and sustainable. Victorians will live in diverse forms of housing that meet the needs of the public and contribute to our multi-faceted and vibrant community, providing accessible services, lively centres and open space.*

*We will increase medium-density housing and limit urban sprawl to preserve our natural landscapes and biodiversity.*

*The Victorian government will proactively align their policies with other levels of government to facilitate ample and affordable private and social housing.*



As part of our living plan, we will track delivery of inclusive communities:

- opportunities for all
- diverse communities
- strong communities
- good governance.



PLAN FOR VICTORIA / 20

#### Enabling...

**More homes:** We'll aim to build 2.24 million homes across Melbourne and our regional cities and towns over the next 30 years. Local government housing targets will show us where these new homes will go.

**Greater diversity:** We'll have a greater diversity of homes, so you have more choices and more opportunities to live where you want to live: close to your family, jobs, shops, public transport and community facilities and services at all stages of your life. These homes will be suitable for a variety of households, including families, singles and seniors.

**Affordable and fair housing:** You'll be able to find a home that's right for you, including modern social and affordable housing.

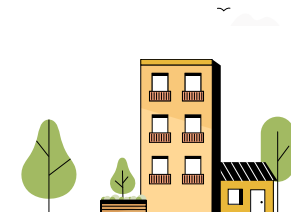
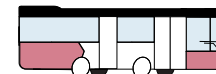
**More housing and choice across regional Victoria:** There will be more homes in regional cities in locations well-served with jobs, shops, public transport and community facilities and services. We'll look for opportunities to build more homes to support big projects in regional Victoria, like energy projects. We'll also protect the unique values and distinctive attributes of towns and landscapes across regional and rural Victoria against overuse, overdevelopment and climate change impacts.

**Innovative building solutions:** We'll reduce the costs and construction times of new homes while promoting environmentally sustainable developments by supporting and prioritising better-designed apartments and sustainable and modern methods of construction.

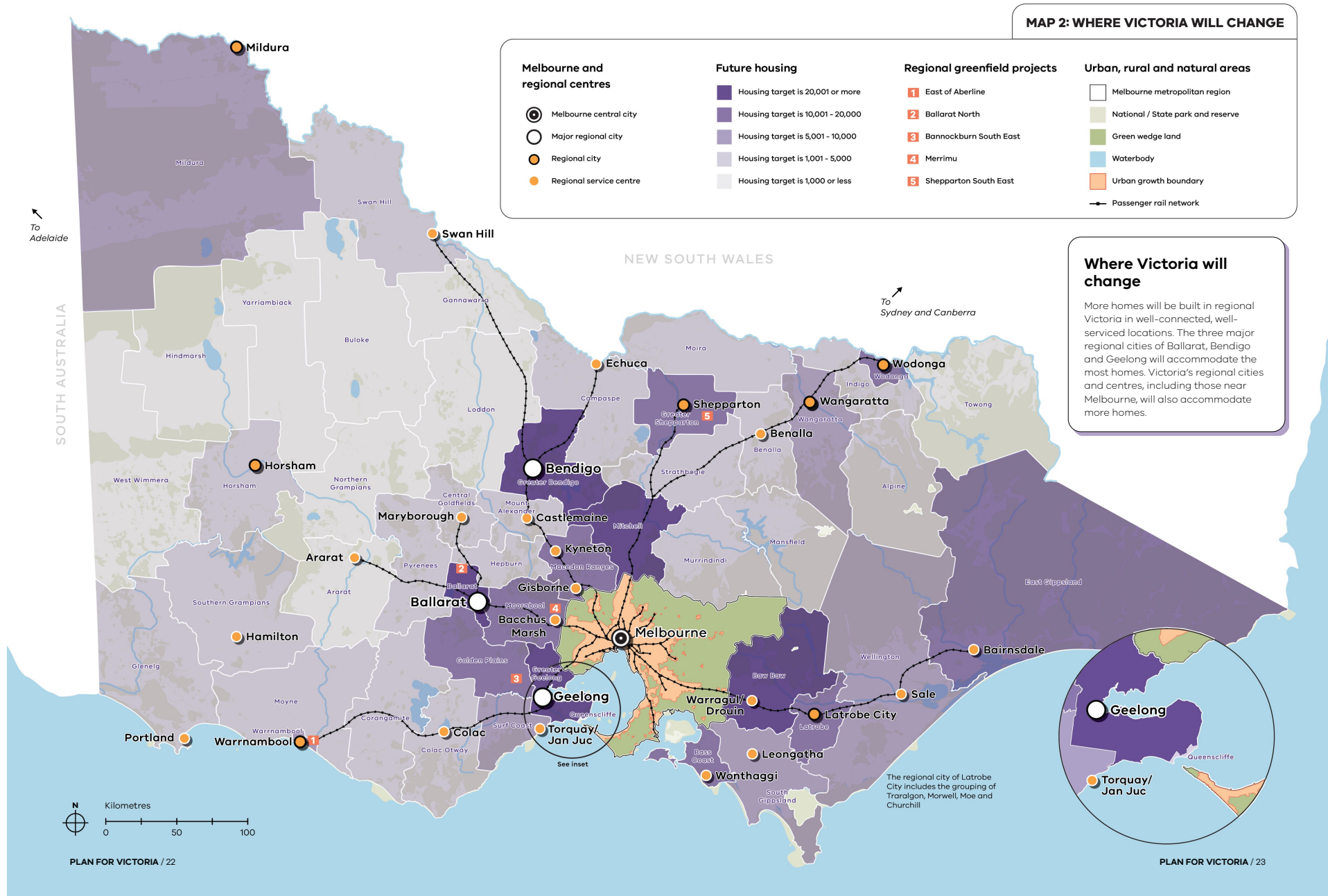
#### Victoria's Housing Statement

We're delivering on the September 2023 Victoria's Housing Statement to boost housing supply across the state, including social and affordable homes, by reforming our planning system. This is part of a suite of actions that include encouraging great design standards, strengthening renters' rights, safeguarding essential quarry resources and slashing stamp duty on off-the-plan apartments, units and townhouses to cut upfront costs, speed-up building and make buying off-the-plan more affordable. We want Victoria to stay number one in Australia for approving and building homes.

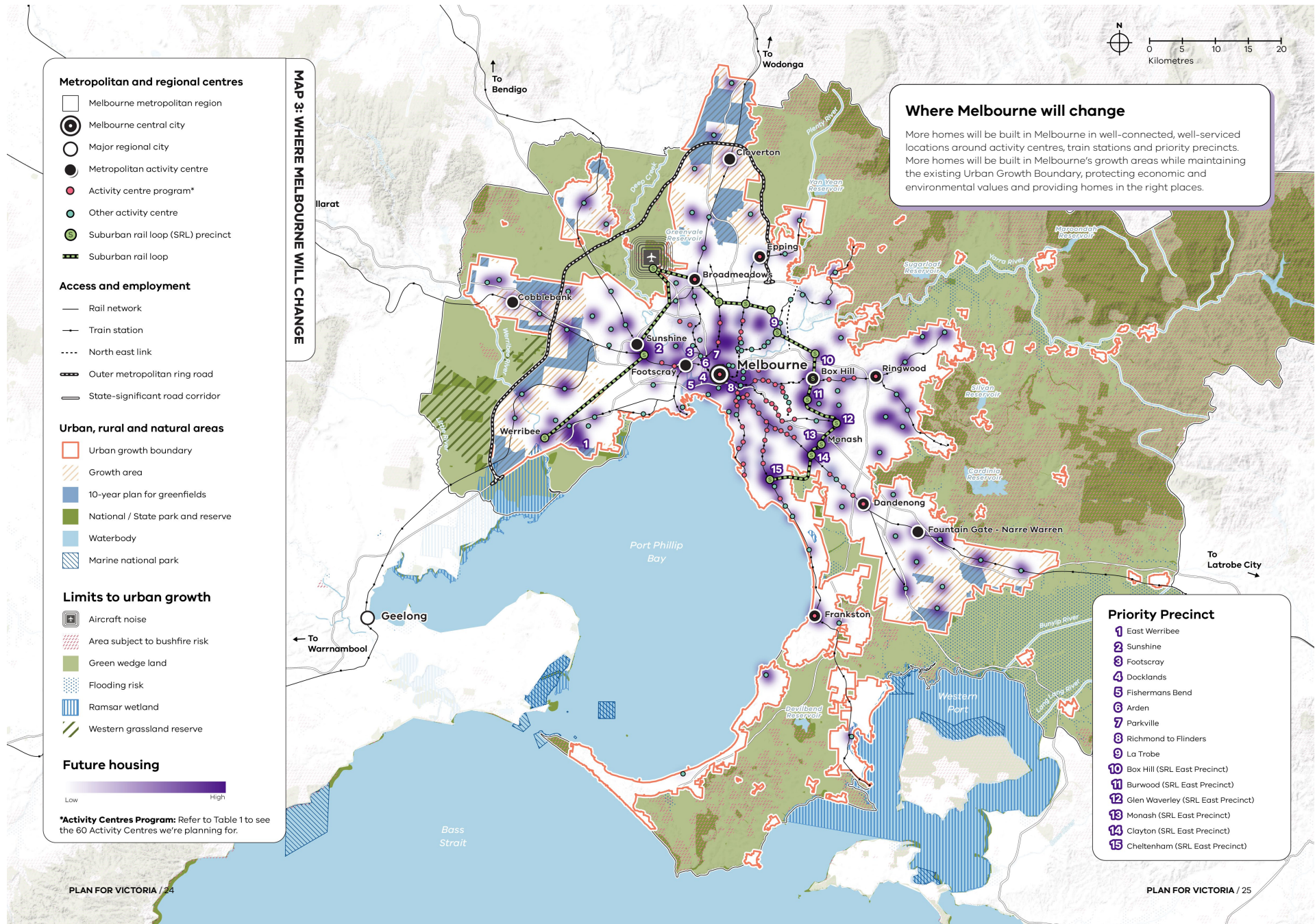
Find out more about Victoria's Housing Statement [here](#).



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## ACTIVITY CENTRE PROGRAM

We're planning for more homes in and around Activity Centres: well-connected places, particularly around train stations and tram stops in Melbourne's inner and middle suburbs, with good access to diverse jobs, shops and public transport, facilities and services.

We will lead the delivery of new planning controls for 60 Activity Centres across greater Melbourne. The 60 centres are identified on **Map 3** and listed in **Table 1**. The new planning controls will include centre-specific provisions for taller buildings at the centre's core and low-rise apartments and townhouses within walking distance of the core.

We have prioritised locations that can accommodate additional housing taking into consideration market readiness, transport capacity, access to jobs and services, and environmental constraints.

The program includes a cluster of inner-city suburbs where, in collaboration with local government, we will identify specific opportunities for strategic redevelopment sites.

There is an important role for local government to play in planning for the future of our places and neighbourhoods. This program will introduce new planning controls to streamline the process for planning applications, making it faster and easier to build more quality homes in activity centres which can be applied in other locations outside the Activity Centre Program.

Find out more about the Activity Centres Program [here](#).

**Table 1: The 60 Activity centres we're planning for**

#	Activity centre	Local government
1	Broadmeadows	Hume
2	Camberwell Junction	Boroondara
3	Chadstone	Stonnington / Monash / Glen Eira
4	Epping	Whittlesea
5	Frankston	Frankston
6	Moorabbin	Bayside / Kingston / Glen Eira
7	Niddrie (Keilor Road – tram)*	Moonee Valley
8	North Essendon (tram)*	Moonee Valley
9	Preston	Darebin
10	Ringwood	Maroondah
11	Hawthorn Station	Boroondara
12	Glenferrie Station	Boroondara
13	Auburn Station	Boroondara
14	Kew Junction (tram)	Boroondara
15	Riversdale/Willison Stations*	Boroondara
16	Carnegie Station	Glen Eira
17	Murrumbeena Station	Glen Eira
18	Hughesdale Station	Glen Eira / Monash
19	Oakleigh Station	Monash
20	Toorak Station	Stonnington
21	Toorak Village (tram)*	Stonnington
22	Hawksburn Station	Stonnington
23	Armadale Station	Stonnington

#	Activity centre	Local government
24	Malvern Station	Stonnington
25	Tooronga Station	Stonnington
26	Gardiner/Glen Iris Station	Stonnington
27	Darling Station	Stonnington
28	Middle Footscray Station*	Maribyrnong
29	West Footscray Station	Maribyrnong
30	Tottenham Station	Maribyrnong
31	North Brighton Station	Bayside
32	Middle Brighton Station	Bayside
33	Hampton Station	Bayside
34	Sandringham Station	Bayside
35	Blackburn Station	Whitehorse
36	Nunawading Station	Whitehorse
37	Mitcham Station	Whitehorse
38	High Street (Thornbury)	Darebin
39	St Georges Road (Thornbury)	Darebin
40	Heidelberg Station	Banyule
41	Springvale Station	Greater Dandenong
42	Noble Park Station	Greater Dandenong
43	Yarraman Station	Greater Dandenong
44	Dandenong Station	Greater Dandenong
45	Ashburton Station*	Boroondara
46	East Malvern Station	Stonnington
47	Holmesglen Station	Stonnington / Monash
48	South Yarra Station	Stonnington
49	Prahran Station	Stonnington
50	Windsor Station	Stonnington
51	Elsternwick Station	Glen Eira
52	Glen Huntly Station	Glen Eira
53	Ormond Station	Glen Eira
54	Bentleigh Station*	Glen Eira
55	Caulfield Station	Glen Eira / Stonnington
56	Mentone Station	Kingston
57	Brunswick Station	Merri-bek
58	Coburg Station	Merri-bek
59	Inner Melbourne*	Melbourne
60	Inner Melbourne*	Yarra

\* Neighbourhood centre

\* In collaboration with local government, we will identify specific opportunities for strategic redevelopment sites

# HOUSING TARGETS FOR A LIVEABLE VICTORIA

## Why we're setting housing targets

Housing targets are crucial for housing affordability and choice. They ensure we can build enough homes to meet your needs. Targets help:

- improve housing affordability for you by delivering different types of homes at a range of prices, particularly in areas where you want to live
- with strategic planning for infrastructure and services that stimulate local economies and provide greater planning certainty for business investment and more local jobs.

## About the targets

This plan sets out housing targets for every local government area across Victoria, specifying their share of the extra 2.24 million homes we need.

The targets will ensure that every planning scheme identifies enough realistic opportunities for new development to deliver the targeted number of homes.

We'll assess each planning scheme to ensure it can deliver its target. We'll work with councils to make the necessary changes to planning schemes, particularly to zones and overlays and how they are applied, so the targets are met.

## Setting the housing targets

The fairest, most sensible way to work out where new homes should be located is to:

- prioritise locations well-provided with jobs, shops, public transport and community facilities and services
- channel some growth away from Melbourne to provide the benefits of growth to communities in regional cities and towns
- protect natural values and Traditional Owners' culture and values
- understand and manage environmental risks (such as flooding, rising sea levels and bushfires)
- maintain our agricultural areas.

**Map 4** and **Map 5** show each local government area's housing target for 2051, bringing to life our commitment for at least 70 per cent of homes to be built in established areas (noting the adjusted approach for Greater Geelong and Ballarat), reflecting the criteria above. The targets might be met by building more townhouses and small and medium-sized apartment buildings or some larger apartment buildings in areas with great public transport. The targets will also enable the short-term imperative to deliver affordable housing in our growth areas.

We've included sub-targets for greenfield land for metropolitan Melbourne's growth area councils. These sub-targets recognise the different planning processes required to realise development on greenfield land compared to non-greenfield land. The regional councils of Greater Geelong, Greater Bendigo and Ballarat also have sub-targets for greenfield land that moves them closer to building 70 per cent of homes in their existing urban areas. The greenfield land sub-targets for the Greater Geelong and Ballarat regional councils represent a 40 per cent share of total new dwellings to 2051 due to local circumstances.

## Implementing the housing targets

At the state level, we'll amend all planning schemes so planning authorities – councils and other bodies writing planning rules – and responsible authorities – councils and other bodies deciding on planning applications – must implement the local government area housing targets and all other relevant actions in all future decisions.

The Victorian Government and other planners will also ensure consistency with this plan when they consider options and develop business cases for new infrastructure and services.

We acknowledge that councils work hard to plan for their municipalities and update their planning schemes within reasonable timeframes. But we'll hold councils accountable with explicit directions to change planning schemes if they are not providing enough housing capacity, and, if required, we'll step in to update schemes and work with councils to ensure they're on track to achieve their target.

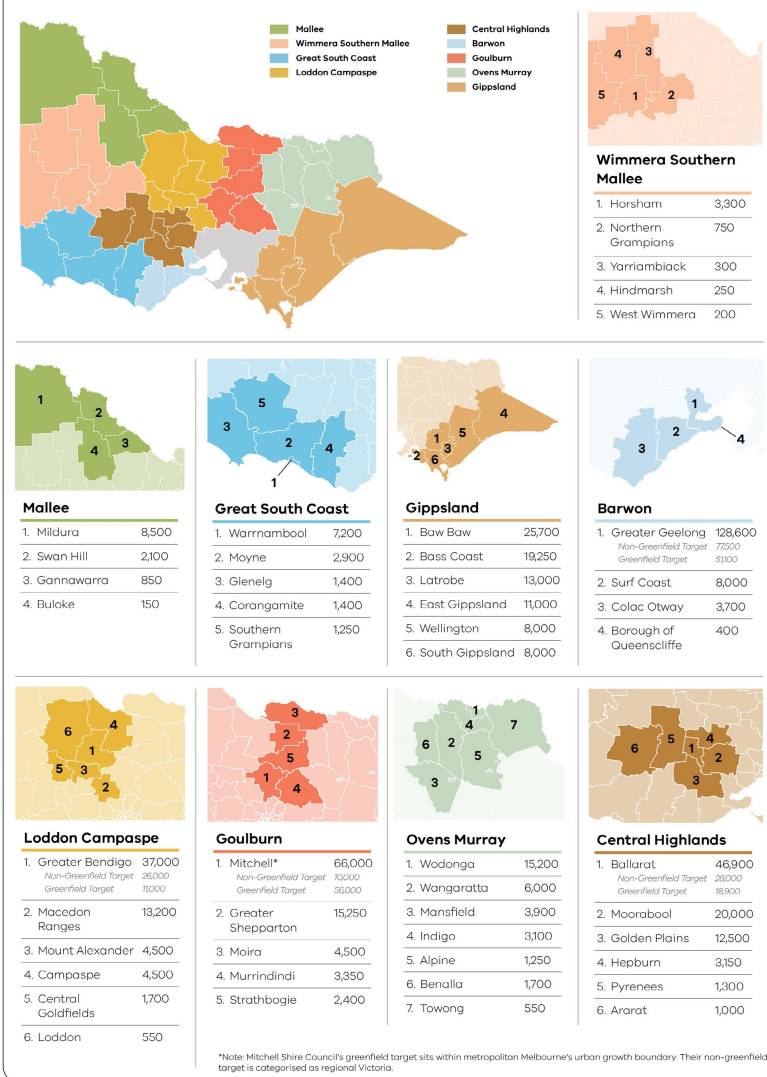


**Before:** Underutilised land limits opportunities for more homes, green spaces and vibrant communities.

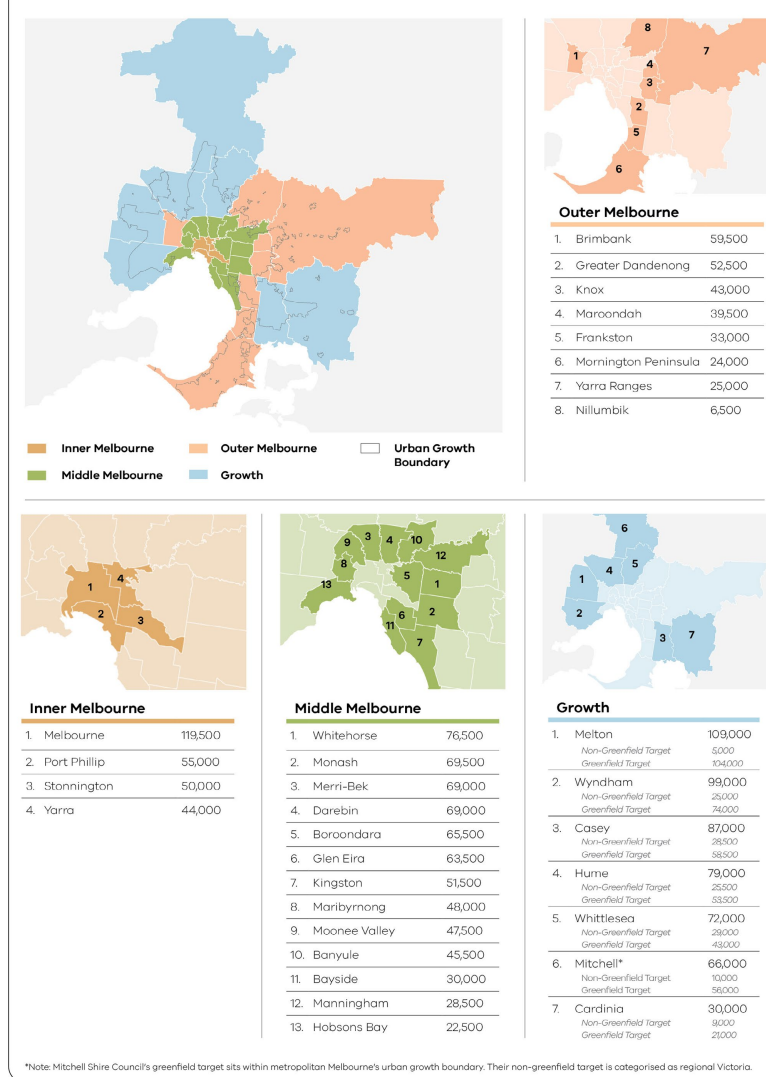


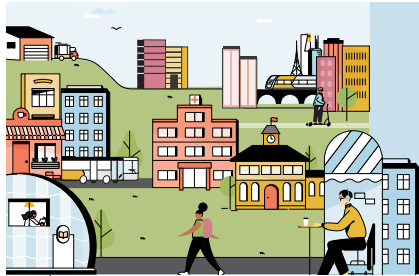
**After:** More homes within commercial sites creates opportunities for a greater diversity of homes and support for local businesses.

MAP 4: REGIONAL LOCAL GOVERNMENT AREA HOUSING TARGETS



MAP 5: MELBOURNE LOCAL GOVERNMENT AREA HOUSING TARGETS





## PILLAR 2:

## ACCESSIBLE JOBS AND SERVICES

### Enabling you to connect to jobs, education, healthcare, shops and the services you need to live a productive and prosperous life.

*A good and strong economy depends on equitable and fair access to employment opportunities, education and other services.*

#### The People's Panel's vision

*We envisage that in 2050 we will be a well-connected society where everyone has equitable access to essential services, as well as fair and inclusive living/working standards.*

*There will be fair access to housing, jobs, education, infrastructure and services; commerce and the environment will be supported across the state. Victorians want a healthy work-life balance that produces wellbeing in safe working environments.*

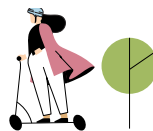
*We envisage a Victoria where people have more choice about where to live and work within a connected community. Efficient transport infrastructure will link Melbourne and regional cities, and places of cultural and recreational importance.*

*There will be an emphasis on rural cities and towns and the decentralisation of employment opportunities and essential services while facilitating the digital and physical infrastructure needed to support contemporary jobs in our regions.*

*Victoria will encourage workspaces that are healthy and enjoyable and provide flexible working options (e.g. remote work and study). In addition, Victoria will provide sustainable and equitable work in Melbourne, developing the already existing population hubs of the state.*

As part of our living plan, we will track delivery of a prosperous economy:

- ease of getting about
- facilities close by
- timely development
- competitive industries
- a vibrant economy.



#### Enabling...

**Transport infrastructure:** We'll reduce commute times and congestion while improving your wellbeing and quality of life by expanding and modernising public transport networks, including trains, trams and buses and supporting active transport with walking and cycling paths.

**The Metro Tunnel and Suburban Rail Loop:** These transformative investments in public transport will open up new job and housing opportunities for Victorians whilst enhancing Melbourne's productivity and liveability.

**More jobs close to homes:** We'll deliver more jobs near homes by planning for, protecting and readying commercial and industrial land for development in locations well-served with jobs, shops, public transport and community facilities and services.

**Services and community facilities:** We'll make sure that communities have the public transport, facilities and services they need to lead healthy, productive lives, including schools and kinders, TAFEs, emergency services, health care, active transport and open space.

**Transition to renewable energy:** We'll enable the supporting infrastructure that businesses need to thrive, including access to affordable and reliable energy, to maximise local and state-wide benefits of the renewable energy transition.

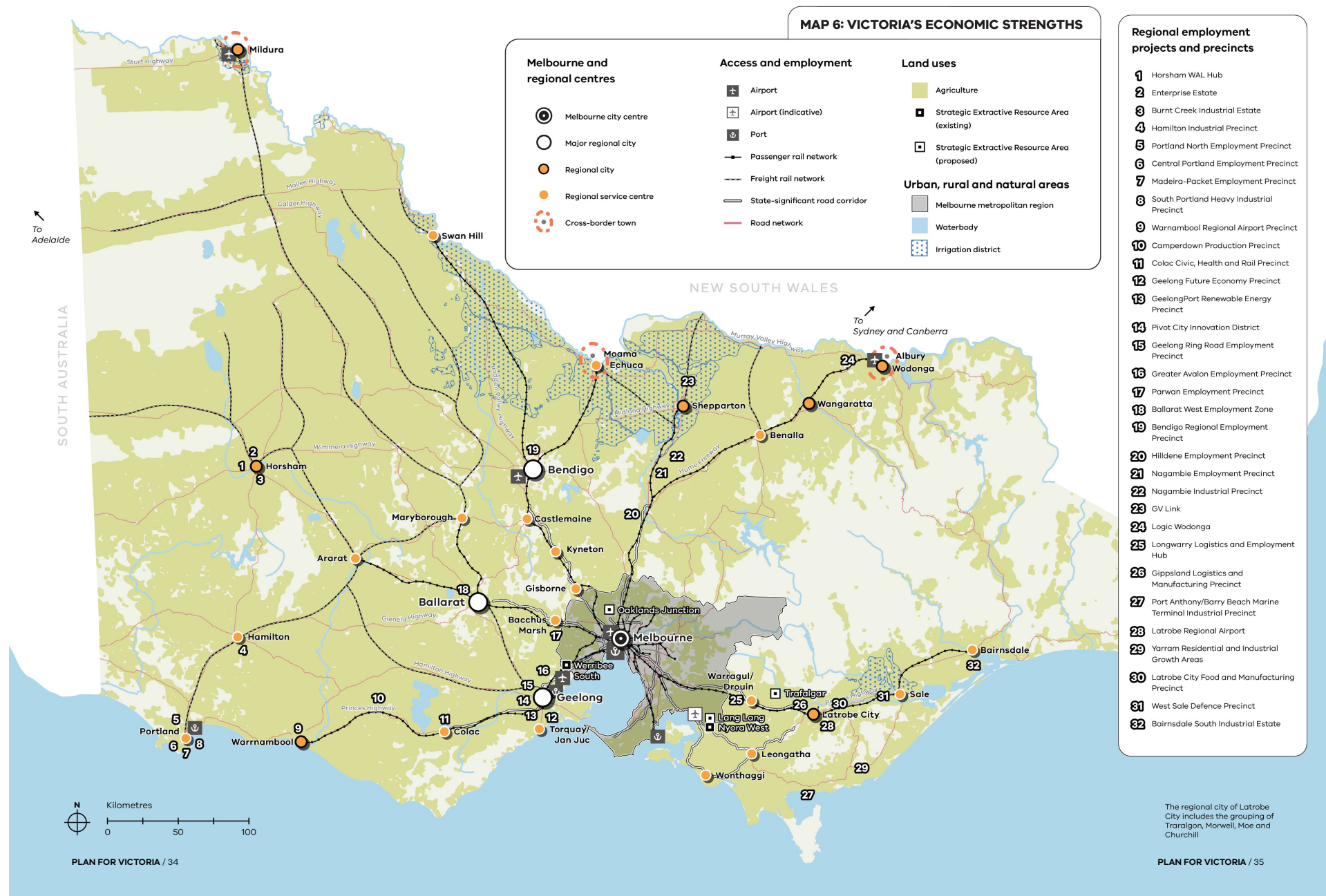
**Critical mineral resources:** We'll safeguard the supply of Victoria's critical mineral resources which is essential for building our state, providing materials for clean energy technology and recycling opportunities for local and export markets.

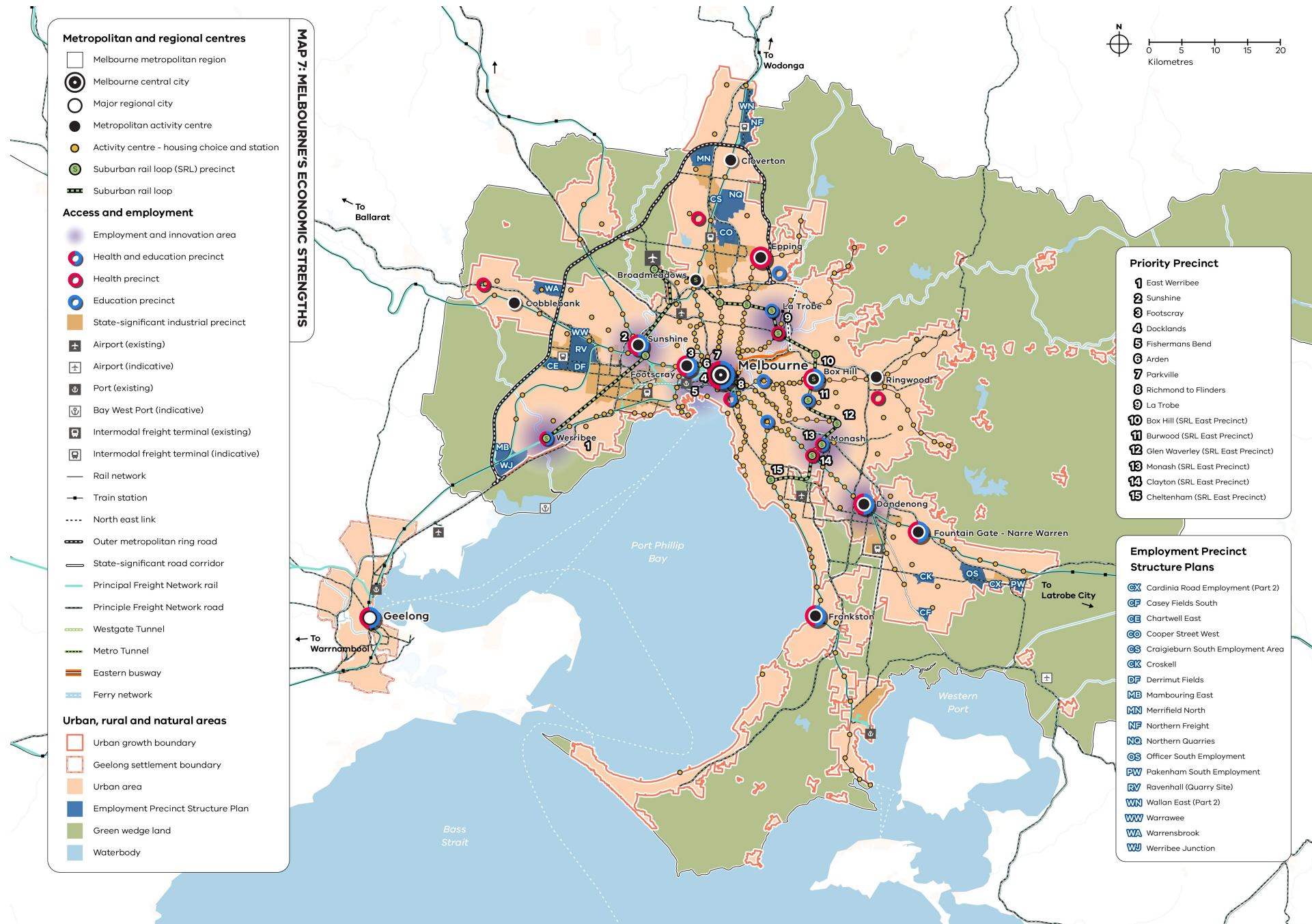
#### Economic Growth Statement

We've established Economic Growth Victoria, a new agency to identify opportunities to boost economic growth across the state. It has developed the *Economic Growth Statement* that includes ways to increase the supply of commercial and industrial land, reduce regulations while also protecting people and the environment, more strongly support businesses to invest in Victoria and grow Victoria's priority sectors: advanced manufacturing and defence, health technologies and medical research, circular economy, digital technologies and agribusiness.

Find out more about Economic Growth Victoria [here](#).









## PILLAR 3:

## GREAT PLACES, SUBURBS AND TOWNS

### Ensuring Victoria's suburbs, towns and neighbourhoods are vibrant, resilient and inclusive to support strong communities.

*The quality of the places we live affects all aspects of our lives, from our health and wellbeing to our impact on nature.*

#### The People's Panel's vision

*The community and governments will maintain safe public spaces for all, with an emphasis on useable and affordable recreational and green spaces. This will support cultural expression and community connection.*

*Healthy communities will have high-quality services and utilities and access to green spaces.*

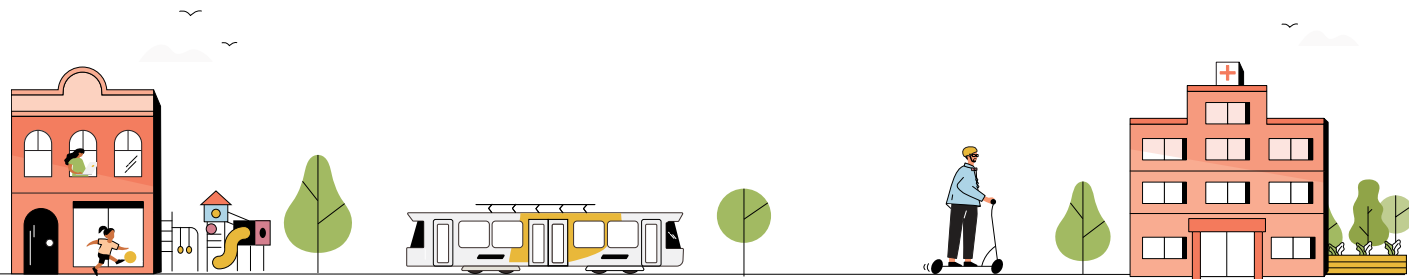
*We will invest in a variety of sustainable modes of transport for all Victorians.*

*We envisage equitable access to green spaces to improve the health and wellbeing of communities.*



As part of our living plan, we will track delivery of liveable places:

- great streets, parks and squares
- well-designed buildings
- healthy lives
- a rich culture
- a strong heritage
- timely, eco-friendly infrastructure.



#### Enabling...

**Community-centred design:** You'll have good access to local public facilities and services (such as parks, libraries, community centres and cultural facilities) where you can meet your daily needs close to home. We'll prioritise designs that encourage social interaction and active lifestyles and put you at the centre.

**Safety and wellbeing:** We'll enhance public safety by designing streets and public places that encourage you to stroll, gather, be social and spend time with family, friends and neighbours.

**Inclusive places:** We'll make sure our places are safe, inclusive and accessible for people of all ages, races, cultures, genders and abilities.

**Green spaces are great spaces:** Our parks, streets, homes and public places will be greener and cooler with more canopy trees and street trees.

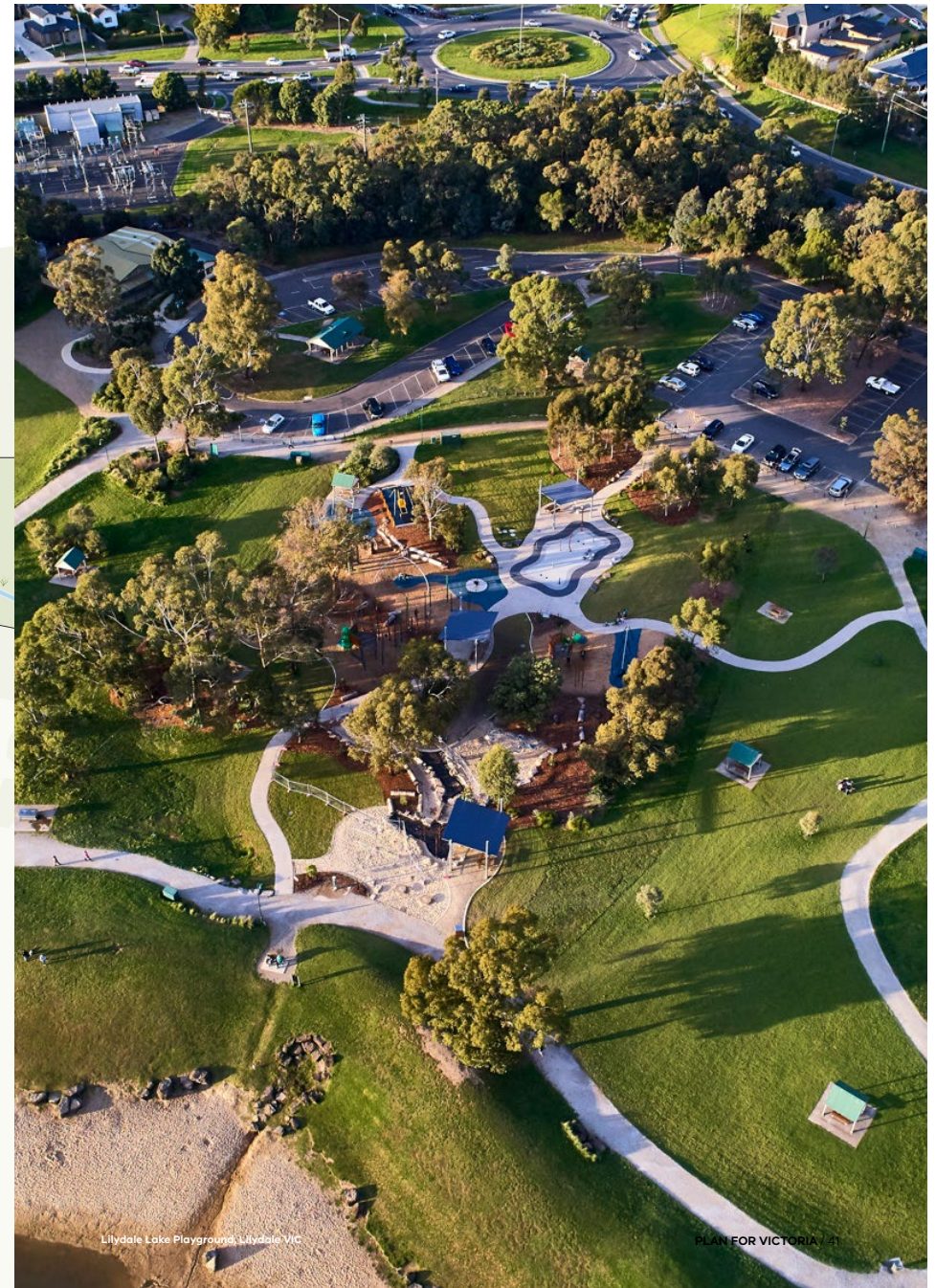
**Great open space:** To make sure you can enjoy great parks, reserves and other green public areas, we'll make sure they are suitable for all Victorians and close to homes.

**Local business support:** We'll encourage small and medium-sized businesses in local neighbourhoods by creating certainty for business investment.

**Heritage protection:** We'll preserve Victoria's rich and diverse cultural heritage by protecting significant sites and precincts.

**Active transport:** We'll prioritise active transport, including cycling and pedestrian pathways, so you have more environmentally friendly and healthy commuting options and safer, better connections to public transport.









## PILLAR 4:

## SUSTAINABLE ENVIRONMENTS

**Protecting our environment, agricultural land and natural resources for a sustainable and healthy future.**

*Our cities and towns are resilient to climate change impacts. We have natural resources to benefit future generations. Our homes and workplaces are more liveable and resilient because buildings and developments are designed and built in environmentally sustainable ways. We're transitioning to renewables and electrifying the built environment.*

**The People's Panel's vision**

*Victoria is a beautiful state rich in natural landscape, resources and diverse communities.*

*We envisage communities that are deeply connected, and foster mutual respect, accountability and shared responsibility for our environment.*

*We actively seek out First Peoples' perspectives and address climate issues with urgency and innovation, ensuring environmental education and a sustainability-focused culture across all generations.*

*Decision-making will be driven by community needs, sustainability and population density, whilst respecting the land and its history.*



As part of our living plan, we will track delivery of a sustainable environment:

- valued landscapes
- productive rural areas
- healthy natural systems
- resilience to environmental risks
- a well-cared-for environment.

**Enabling...**

**Climate-resilient urban planning:** You'll live more sustainably and with a reduced carbon footprint as more homes are built closer to public transport, there are more pedestrian and cycling options, more trees are planted, urban sprawl is limited and natural habitats are protected. Homes and buildings are designed and built to be more energy-efficient and environmentally sustainable, making them more comfortable to live and work in and cheaper to run.

**Renewable energy transition:** Regional Victorian communities will attract and benefit from investment in renewable energy – wind, solar and battery storage – projects.

**Conservation of natural values:** We'll conserve the natural values of our regional and rural areas by setting clear directions for the careful use of our renewable energy and natural resources.

**Sustainable agriculture:** We'll prioritise food security and the agricultural sector by protecting our agricultural land.

**Waste reduction and recycling:** We'll minimise our waste and pollution by supporting businesses to invest in Victoria's circular economy.



MAP 9: KEY REGIONAL VALUES





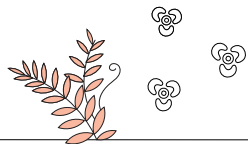
**All our actions have implications for self-determination and caring for Country.**

*Victorians have been on the path to Treaty for more than eight years, including Parliament passing two Acts and all levels of government developing policies and making commitments.*

*Wherever you are in Victoria, you are on the Country of Traditional Owners. And Country is directly affected by how we plan our cities and regions.*

*Plan for Victoria recognises the rights and obligations Traditional Owners have to speak and make decisions for their Country. It also recognises First Peoples' right to self-determination: to make decisions about matters that affect them and their communities.*

*To reflect these rights, the self-determination and caring for Country pillar remains open to ongoing engagement with Traditional Owners and First Peoples.*



We commit to partner with Traditional Owners across Victoria to deliver and review *Plan for Victoria*. This includes:

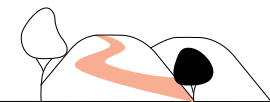
- recognising, prioritising and using in the plan the unique knowledge and wisdom of Traditional Owners, including the rights to care for and speak for Country
- establishing a renewed relationship so Traditional Owners can share in the plan's benefits
- empowering Traditional Owners to identify evolving aspirations for and determine relationships with the Victorian planning system
- embedding governance principles, policies and processes to ensure the collective support and decision-making of Traditional Owners
- ensuring the plan restores and strengthens the rights of Traditional Owners and doesn't diminish rights already secured under the Victorian *Aboriginal Heritage Act 2006* and the *Traditional Owner Settlement Act 2010* or the Commonwealth *Native Title Act 1997*.

Victoria's Treaty process is about making sure First Peoples have a say in policies and decisions that affect them. Self-determination is key to better outcomes for First Peoples and is an acknowledgement that they have the knowledge and expertise about what is best for themselves, their families and their communities.

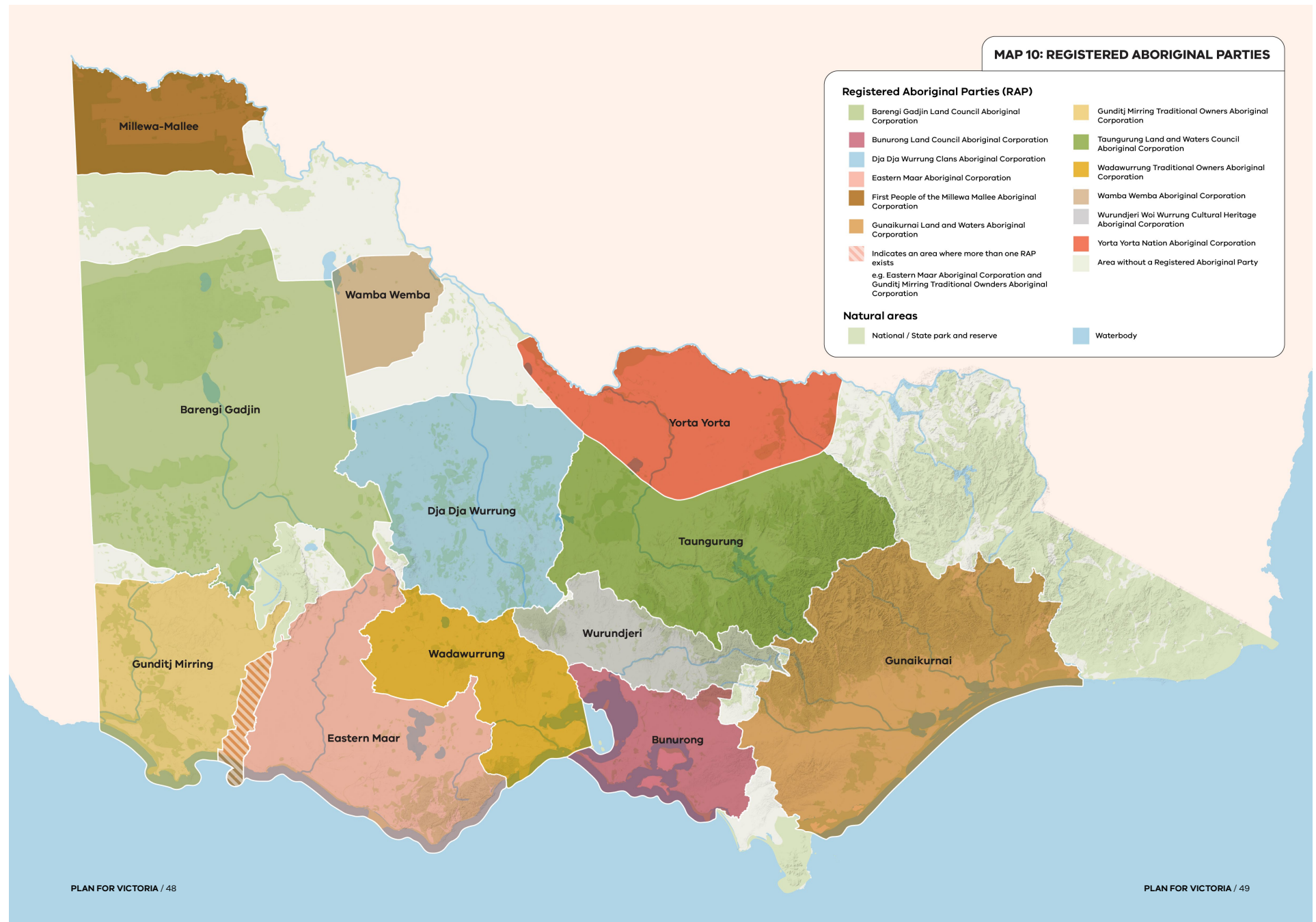
To ensure we live up to our commitments to self-determination, the implementation of *Plan for Victoria* will be guided by the Victorian Government's 11 guiding principles of self-determination. They are:

- human rights
- cultural integrity
- commitment
- Aboriginal expertise
- partnership
- decision-making
- empowerment
- cultural safety
- investment
- equity
- accountability.

**Map 10** shows Registered Aboriginal Parties – Traditional Owner groups – recognised under the *Aboriginal Heritage Act 2006*. Traditional Owner groups are the original custodians of Victoria who share a deep cultural, spiritual and social connection with Country. They have unique rights and responsibilities in caring for Country. Each Traditional Owner group has their own unique culture, history, language, customs and laws.







### Yoorrook Justice Commission

The Yoorrook Justice Commission is the first formal truth-telling process into historical and ongoing injustices affecting First Peoples across Victoria. In 2024 the Yoorrook Justice Commission investigated the systemic injustices faced by First Peoples in land, sky and waters, education, health, and housing. The Commission will conclude its inquiry and deliver its final interim report and final report by 30 June 2025. The Commission's final report will include an official public record of First Peoples' experiences of systemic injustice since the start of colonisation, helping all Victorians understand the impact of colonisation and the diversity, strength and resilience of First Peoples.

Find out more about the Yoorrook Justice Commission [here](#).

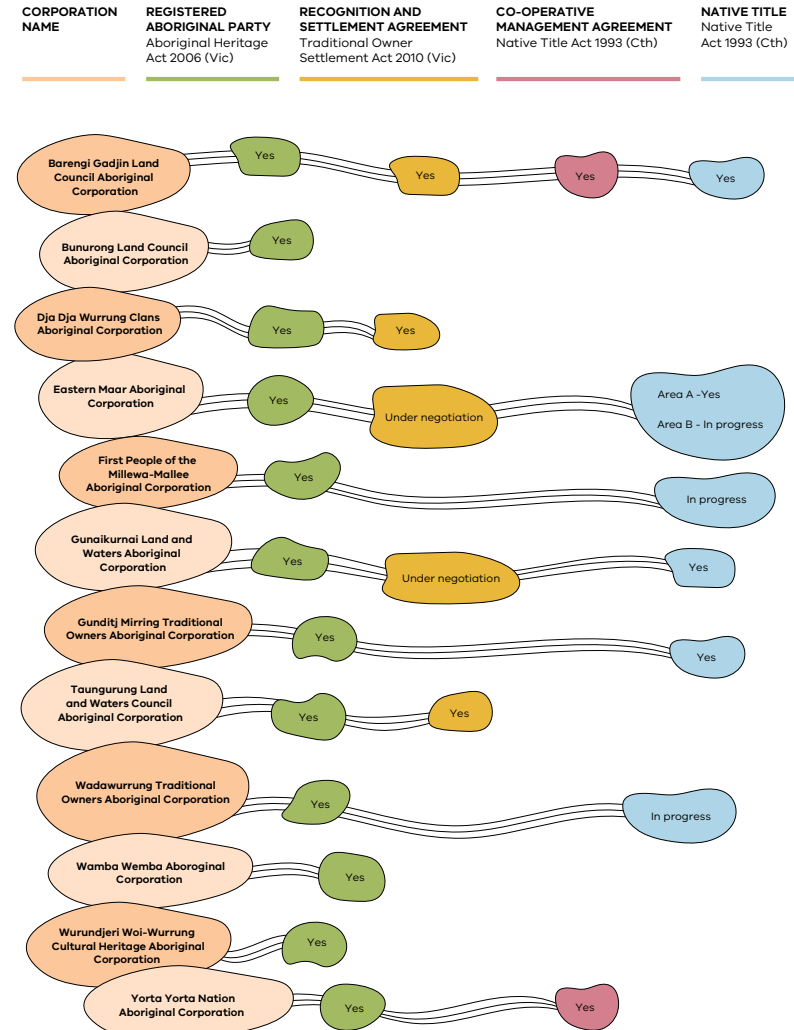
There are three ways we formally recognise Traditional Owners of particular Country:

- by the Victorian Aboriginal Heritage Council appointing a Traditional Owner corporation as a Registered Aboriginal Party under the *Aboriginal Heritage Act 2006*
- by a Recognition and Settlement Agreement under the *Traditional Owner Settlement Act 2010*
- by a consent determination by the Federal court under the *Native Title Act 1993* and accompanying Indigenous Land Use Agreements.

Some Traditional Owners also have a cooperative management agreement – a partnership between Traditional Owners and the Victorian Government providing a means for Traditional Owners to participate in the management of parks and reserves on their Country.

Registered Aboriginal Parties are decision-makers for approvals for Cultural Heritage Management Plans that can be required for high impact activities – including some subdivisions and housing and infrastructure construction approvals.



Registered Aboriginal Parties and Victorian Aboriginal Heritage Council have authority under the *Aboriginal Heritage Act 2006* to advise the Minister for Planning on proposed amendments to planning schemes that may affect places of Aboriginal heritage significance.



The information provided in this document is accurate as of January 2025 and is subject to change.

**Map 11 to Map 15 show pictorially and at the highest level what we plan for Victoria, Melbourne, Geelong, Ballarat and Bendigo.**

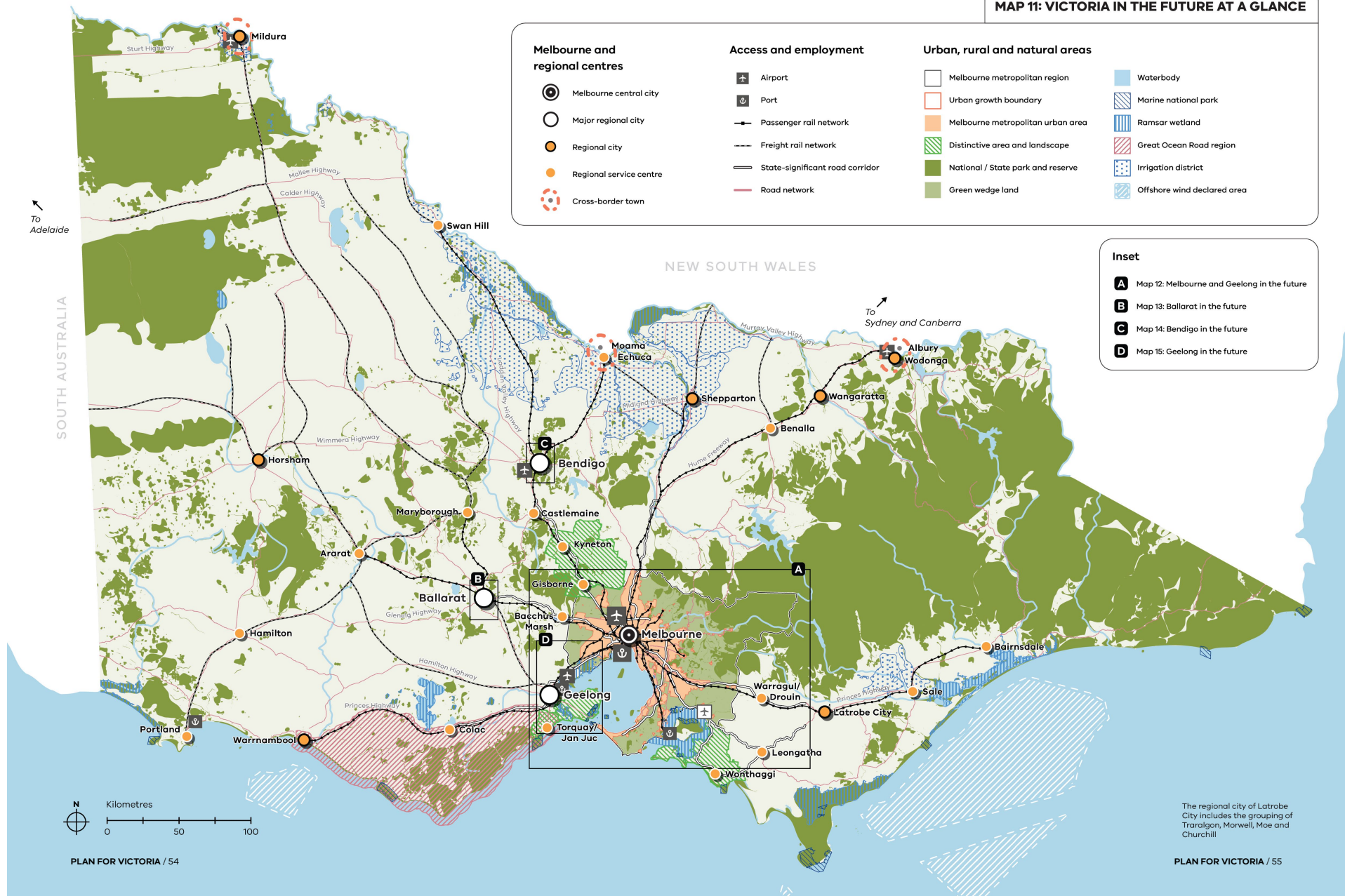
A map of the United Kingdom with a red dot indicating the location of the study area in the south-east.

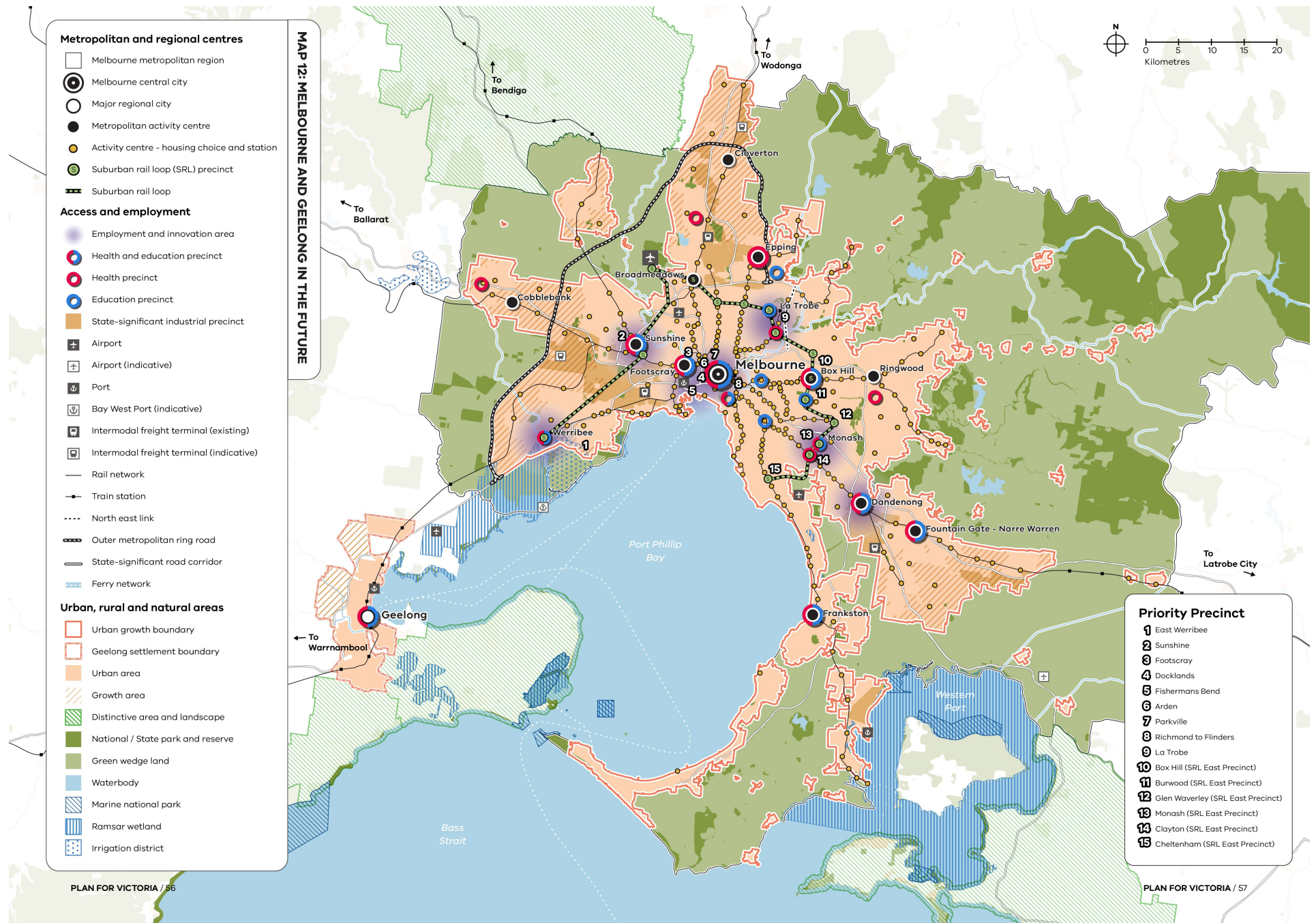
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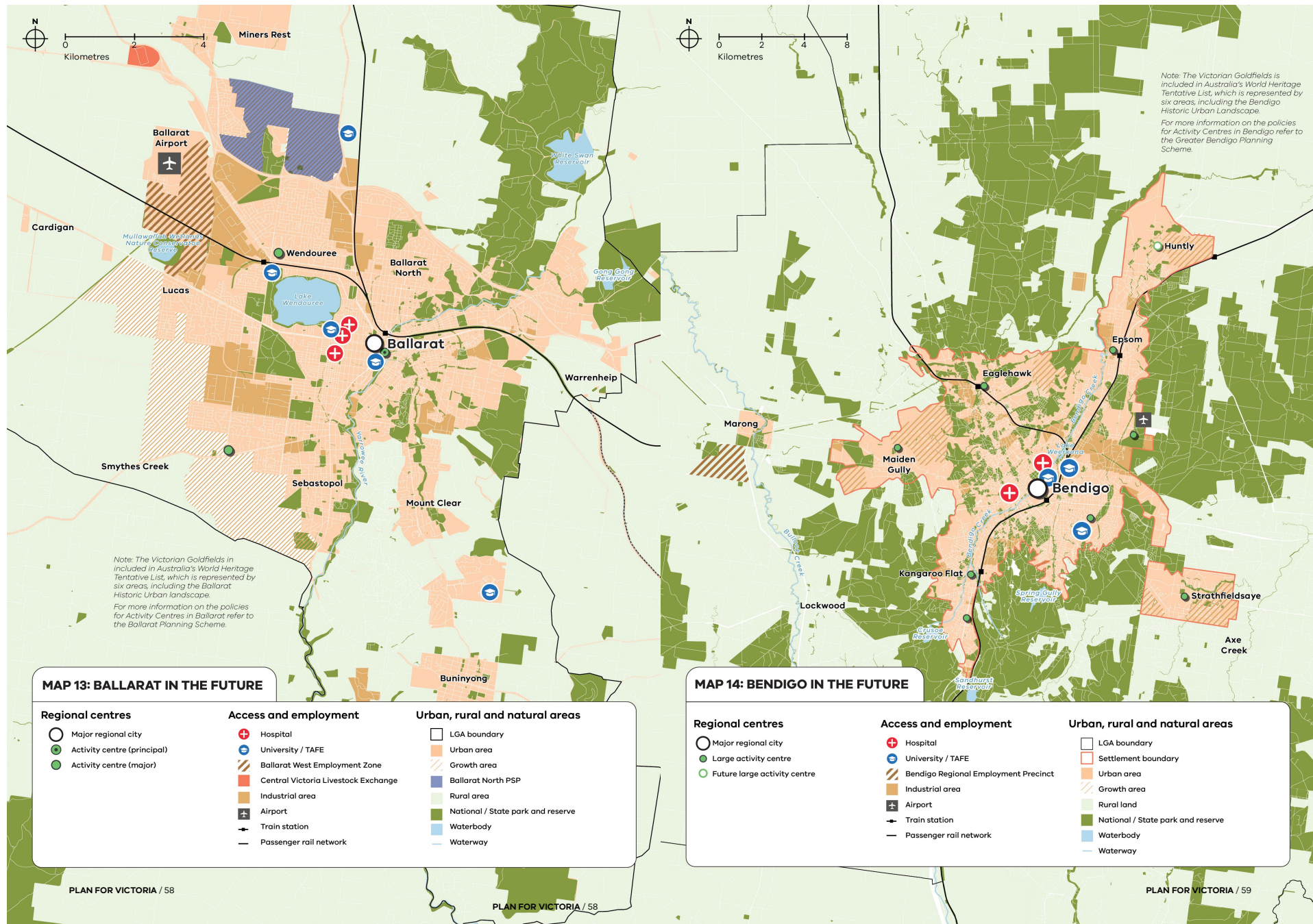


MAP 11: VICTORIA IN THE FUTURE AT A GLANCE





























## ABOUT THE LEGEND SYMBOLS

Symbol	Explanation
<b>Melbourne</b>	
	<b>Melbourne central city</b> The state's central location for commercial, retail and entertainment, with major residential, sporting and cultural infrastructure and activities. It will expand into adjacent urban renewal areas.
	<b>Metropolitan activity centre</b> A higher-order centre providing a diverse range of jobs, activities and housing for catchments well-served by public transport. It is a major location for service delivery, including of government, health, justice and education services. It also provides many retail and commercial opportunities. The metropolitan activity centres are Box Hill (Suburban Rail Loop East Precinct), Broadmeadows, Cloverton (future), Cobblebank (future), Dandenong, Epping, Footscray, Fountain Gate-Narre Warren, Frankston, Ringwood and Sunshine.
	<b>Suburban Rail Loop (SRL) precinct</b> New metropolitan centres along the planned 90-kilometre orbital rail line across Melbourne's middle suburbs with a direct link to Melbourne Airport, key destinations across our city – major job centres, health services and education institutions.
	<b>Priority precinct</b> This plan identifies 15 priority precincts, including the first six Suburban Rail Loop precincts, where we're planning transformational change to deliver new jobs and homes. They are:  <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p>1 East Werribee</p> <p>2 Sunshine</p> <p>3 Footscray</p> <p>4 Docklands</p> <p>5 Fishermans Bend</p> <p>6 Arden</p> <p>7 Parkville</p> <p>8 Richmond to Flinders</p> </div> <div style="width: 50%;"> <p>9 La Trobe 10 Box Hill (SRL East precinct)</p> <p>10 Box Hill (SRL East precinct)</p> <p>11 Burwood (SRL East precinct)</p> <p>12 Glen Waverley (SRL East precinct)</p> <p>13 Monash (SRL East precinct)</p> <p>14 Clayton (SRL East precinct)</p> <p>15 Cheltenham–Southland (SRL East precinct)</p> </div> </div>
	<b>Activity Centre – Housing Choice and Station</b> A new designation in this plan for an activity centre with sufficient public transport, facilities and services to be the location for large numbers of new homes. We're leading the planning in 60 of these centres.  Other designated activity centres, which are not shown on the maps, will continue, as they do currently, to support thriving, productive and sustainable communities, environments and industries. If an activity centre is not currently or in the future designated as an Activity Centre – Housing Choice and Stations, it's not considered to be sufficiently well-connected or well-served to support large numbers of new homes.

Symbol	Explanation
<b>Regions</b>	
	<b>Major regional city</b> A new designation in this plan for a regional city with more than 100,000 people. A major regional city has sufficient public transport, facilities and services to be the location for large numbers of new homes. Victoria has three major regional cities – Ballarat, Bendigo and Geelong – and they will accommodate most new homes built outside Melbourne.
	<b>Regional city</b> A city other than a major regional city outside Melbourne that serves as a hub for its region. Regional cities will continue to be locations for homes, employment, economic activity and investment in their regions, delivering public transport, facilities and services to residents of the city and surrounding areas. Victoria's regional cities other than major regional cities are Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.
	<b>Regional service centre</b> A pivotal town in Victoria's regional development, fostering economic activity and providing a key network of service hubs. Victoria's regional service centres are Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.
	<b>Cross-border city / town</b> A city or town on the Victorian border with another state, which has interconnected public transport, services and facilities as well as cultural and economic ties with the city or town on the other side of the border. These include Mildura (a city that spans the border), Wodonga (a city interconnected with Albury) and Echuca (a town interconnected with Moama).
<b>Access and employment</b>	
	<b>Employment and innovation area</b> Areas of employment and business activity centred around medical, research and tertiary institutions across Melbourne. These areas will foster economic growth, innovation, and the development of emerging industries, particularly in research, education, and knowledge-driven sectors. Diverse employment will be delivered by supporting the development of business clusters, enterprise precincts, and high-amenity environments that encourage collaboration and creativity.
	<b>Education precinct</b> A precinct with one or more of a university, childcare facility, kindergarten or school that is well-served by public and active transport infrastructure.
	<b>Health precinct</b> A precinct with a range of co-located health services and that is well-served by public transport, facilities and services.
	<b>Health and education precinct</b> A precinct well-served by public transport in which the co-location of health and education services will be promoted to maximise the use of existing infrastructure and to support the establishment and growth of related public and private enterprises.

Symbol	Explanation
	<b>State-significant industrial precinct</b> Strategically located land for major industrial development linked to the Principal Freight Network and transport gateways that will be protected from encroachment by sensitive or incompatible land uses to allow continual growth in investment in manufacturing, storage, freight and other logistics, logistics and investment.
	<b>Intermodal freight terminal</b> A strategically located facility supporting the efficient movement of goods between regional and interstate markets, linking production and manufacturing areas with national and international gateways.
	<b>Principal Freight Network</b> Part of the larger transport network over which the movement of heavy freight will be concentrated.
	<b>State-significant road corridor</b> A road most important for Victoria's growth and transportation needs.
	<b>North East Link</b> A major road linking the M80 Ring Road to the Eastern Freeway, completing the missing link in Melbourne's middle-ring freeway network.
	<b>Outer Metropolitan Ring / E6 reservation</b> A 100-kilometre-long high-speed transport reservation for people and freight in Melbourne's north and west.
<b>Greenfield development</b>	
	<b>Urban growth boundary</b> The boundary set by Parliament to mark the long-term limit of Melbourne's urban development. There is no proposal to change the boundary. Any change to the boundary requires a planning scheme amendment ratified by a majority vote in both houses of the Victorian Parliament.
	<b>Protected settlement boundary</b> A settlement boundary in a declared area that is protected under a Statement of Planning Policy.
	<b>Greenfield area</b> An area on the fringe of Melbourne designated for substantial urban expansion, including more homes and employment areas.

Symbol	Explanation
<b>Rural areas</b>	
	<b>Green wedge land</b> An area in Melbourne designated for protection of the natural environment, agricultural land and significant resources from inappropriate development. This aims to preserve their environmental, economic and social values, including agricultural productivity, biodiversity and scenic landscapes.
	<b>Distinctive area and landscape</b> An area in Victoria designated for protection of its unique values and distinctive features, which might include environmental, landscape, geological, water, cultural heritage, natural resource, agricultural or strategic infrastructure attributes.
	<b>Great Ocean Road region</b> An iconic region along Victoria's coast, renowned for its sheer limestone cliffs, pockets of rainforest, shipwreck history, world class-surfing breaks and tourism appeal. The Strategic Framework Plan being prepared by the Victorian Government will provide direction to facilitate appropriate development and protect the characteristics that are the attraction.
	<b>Irrigation district</b> A legal entity declared under the <i>Water Act 1989</i> , which gives a rural water corporation rights and responsibilities to supply water by channels and pipelines mainly for irrigation purposes.
	<b>Offshore wind declared area</b> Offshore wind declared areas are specific zones located in Commonwealth waters and designated by the Australian Government as suitable for offshore wind development. These are formally declared under legislation after a public consultation process and environmental assessments.
	<b>Strategic Extractive Resource Area</b> An area with existing and potential quarries close to where raw materials are needed for construction and infrastructure projects. These areas need to be safeguarded to supply material to build Victoria's future, taking into account the surrounding natural, cultural, and existing land uses, and support transport networks.
	<b>National / State park</b> Public land managed under the <i>National Parks Act 1975</i> to protect the natural environment and other valued attributes, including water supply.  <b>Reserve</b> Public land set aside for conservation, recreation or public utilities.

## IMPLEMENTING THE PLAN

***Plan for Victoria is a whole-of-government, whole-of-community plan.***

*Achieving Victorians' long-term vision for 2050 will rely on state and local governments, businesses and communities working together.*

### **What the People's Panel said about implementing *Plan for Victoria***

We envisage a plan that will proactively roll out development in an innovative and forward-thinking way.

Our community will be engaged throughout, ensuring the planning and building process is transparent and open to consultation. The plan will be delivered with clear accountability to ensure policy promotes thoughtful and complete realisation of our housing vision.



### **A whole-of-government plan**

*Plan for Victoria* will guide the actions of all Victorian Government departments and councils. By setting the strategic planning direction for Victoria, it supports councils to plan at a local level.

As *Plan for Victoria* is implemented, more homes will be built in established areas close to jobs, public transport, facilities and services. These locations are well-served by existing infrastructure, reducing the need to build some types of new infrastructure. However, we will continue to deliver infrastructure to meet emerging needs. For example, more Victorians will mean more school children that need more classrooms, which might mean building new schools or upgrading existing facilities depending on the location.

### **A whole-of-community plan**

While governments deliver major infrastructure, social housing and key public services, most homes, jobs and services are delivered by businesses responding to community needs. Community organisations (such as sporting clubs, religious organisations, schools and 'friends of' parks and waterways groups) also deliver the places and community facilities and services you value.

*Plan for Victoria* is not just a plan for what we'll do in government. It's equally a plan for governments, businesses and communities to work together to achieve a shared vision.

## MEASURING THE PLAN'S SUCCESS

***Plan for Victoria is an action plan, setting out key actions from day one to set Victoria on the right path to achieving the plan's vision for Victoria.***

*This plan will also include short-term actions that will be measured, reviewed and updated, with new actions to be developed over time that will drive delivery of the pillars and long-term outcomes.*

It's not enough to just track that actions have been completed. We must also check that actions are improving the places where you live, work and play: that actions and combinations of actions are achieving their intended outcomes. This includes checking that we are addressing the wide range of topics your submissions covered, and measuring long-term outcomes for the plan's pillars.

Assessing progress against long term outcomes over time, will assist us to understand what further initiatives and actions are required to ensure Victoria is optimally placed for the future and to meet the people's Vision.

This plan complements other whole-of-government plans and current initiatives can also be tracked against these outcomes.

Self-determination and caring for Country is an important consideration across all outcomes.





## APPENDIX 1: ACTIONS AND OUTCOMES

*Plan for Victoria* is a living plan that sets short-term actions and monitors short- and long-term outcomes to track our progress towards our vision. Along with a number of Government plans and frameworks it will contribute to long-term outcomes that will benefit Victorians, setting us on the right path to achieving the plan's vision for Victoria.

The following pages set out the first tranche of actions for delivery by State Government.

The plan will be reviewed and updated, with new actions developed over time to drive delivery of the pillars and long-term outcomes.

### PLAN FOR VICTORIA PILLAR

Housing for all Victorians   Great places, suburbs and towns   Sustainable environments  
Self-determination and caring for Country   Accessible jobs and services

### ACTIONS AND PRIORITY

Focus of Action  
Supported by Action

Actions <i>What we will do</i>		Short-term milestone <i>How we will do it</i>	Pillars					Outcome <i>What this will mean on the ground</i>	Responsibility <i>Delivered by</i>	Short-term outcome measures (Data source) <i>How we will measure it's working</i>
1	Implement housing targets for every local government area	Amend PPF Clause 11 (Settlement) New Planning Practice Note Planning schemes updated						The zones and overlays in planning schemes will be adjusted to ensure there are enough realisable development opportunities for 224 million homes in well-serviced locations, freeing up the development industry to deliver the homes we need.	DTP, Councils	Number of homes constructed (ABS) Percentage of homes with good access to opportunities and services (ABS, ATOS) Additional dwelling capacity (DTP)
2	Implement new planning controls to streamline planning in activity centres	Amendment to Victorian Planning Provisions and all relevant Planning Schemes – First 10 centres – Remaining 50 centres						The introduction of new planning controls in and around the 60 identified Activity Centres will unlock supply for 360,000 new homes in well-located areas close to services and jobs, along train and tram lines across Melbourne.	DTP	Additional dwelling capacity (DTP).
3	Carefully manage the outward sprawl of regional cities and towns	Amend PPF Clause 11 (Settlement), New Planning Practice Note Boundaries as VicPlan layer						Planning decision makers will know which areas outside existing towns are 'off limits,' protecting regional landscapes, understanding and managing environment risks and giving certainty for infrastructure planning.	DTP, Councils	Number of boundaries established in planning schemes (DTP)
4	Increase the number of social and affordable homes	Consider setting policy targets for percentage of new homes that are social or affordable Review the legislative framework that supports the delivery of social and affordable homes						The affordability of homes in new development and the amount of dedicated social housing will become explicit matters considered in the planning system when changing planning schemes or considering development application.	DTP, DFFH	Percentage social housing by region (ABS) Percentage affordable housing by region (ABS)
5	Match car and bike parking requirements and bike facilities with demand	Amend PPF Clause 18 (Transport) and Clause 52.06 (Car parking)						Housing will be less expensive because it doesn't include the need to provide costly basement car parking in areas where we want to see apartment style development and traffic congestion in these areas will be reduced because there will be fewer cars coming and going.	DTP	Percentage vacant car spaces (DTP survey) Car spaces per home (ABS)
6	Update the Better Apartments Design Standards and the Apartment Design Guidelines for Victoria	Implement the Victorian Government's response to the Inquiry into Apartments Design Standards						The quality of apartments will be improved and the viability of the apartment sector will be supported.	DTP	Quality of new apartment design (DTP survey, CSIRO, NATHERS)
7	Improve transport network planning policy	Amend PPF Clause 18 (Transport)						Planning decision makers and developers will have clarity about where improved bus networks, and other public transport improvements are proposed so these can be protected in planning schemes and progressively delivered in structure planning processes.	DTP	Percentage of long-term public transport network serviced (DTP survey)
8	Ensure new industrial and commercial land is ready for development	Deliver a 10-year plan for unlocking industrial land						There will be sufficient land supply for new industry.	DTP, DJISIR Councils	Supply of industrial land (DTP)
9	Streamline community infrastructure developer contributions	Review the model for infrastructure contributions Recommend amending the <i>Planning and Environment Act 1987</i>						Infrastructure for growing communities in established areas can be delivered in a fair and timely manner.	DTP, DTF	Money collected for community infrastructure (Councils)
10	Make the planning system fairer for Traditional Owners and First Peoples	Victoria planning provisions amended						Where the government has returned land to Traditional Owners for a specific purpose, but that purpose is prohibited by planning schemes, will be avoided.	DTP	Planning scheme amendments no longer required for Traditional Owner uses (DTP review)
11	Coordinate public infrastructure and service delivery to support more homes	New Planning Practice Note Coordinating infrastructure delivery in greenfield areas						Infrastructure for growing communities in growth areas will be delivered in a timely manner.	DTP	Level of access to opportunities and services in growth areas (ATOS)
12	Protect and enhance our canopy trees	Amend PPF Clause 12 (Environmental and Landscape Values) Introduce new Particular Provisions for tree removal						Infrastructure designers and managers and planning decision makers will need to consider how to include more canopy trees in urban areas so that these areas increase canopy cover to 30 per cent to deliver significant health and well-being benefits.	DTP, Support: DEECA, Councils	Percentage of tree canopy coverage (Commissioned survey)
13	Introduce minimum standards and guidance for open space in established urban areas	Amend Victoria Planning Provisions						There will be better more appropriate local open space provision for growing communities in established areas.	DTP, Support: DEECA	Open space accessibility (ATOS)
14	Make the best use of land at train stations	Update the Movement and Place Framework						The areas around stations will have a better quality public realm and more people will use buses or walk or cycle to get to the station.	DTP	Mode used for station access trip (VISTA)
15	Update design guidance to deliver better public places	Update the Urban Design Guidelines for Victoria Update Movement and Place Framework						The quality of what we build will improve and places will be more welcoming of everyone in the community.	DTP	Place level of service under Movement and Place Framework (DTP and Council surveys)
16	Embed Traditional Owners' knowledge in the built environment and introduce more Traditional Owner place names in partnership with Traditional Owners	Update the Urban Design Guidelines for Victoria.						There will be greater recognition and celebration of Country in our built environment.	DTP	Percentage of guidelines having Traditional Owner input Number of places renamed (DTP, Councils)
17	Encourage walking and cycling	Targeted strategy released Amend PPF Clause 18 (Transport)						More local trips will be made by walking, cycling and scooting delivering healthier populations, vibrant urban areas and avoiding congestions as existing areas density.	DTP, Councils	Percentage trips by active transport (VISTA)
18	Improve the environmental sustainability of development	Amend PPF Clause 15 (Built Environment and Heritage) and Particular Provisions						Apartments will be more comfortable with reduced environment footprints.	DTP	Average star rating of new dwellings (planning/ building permit data)
19	Better communicate and manage flood, bushfire and climate hazard risks	Data and guidance published						Fewer homes will be built in high risk areas without being designed to be resilient to the risk, and people will better understand the risks they face.	DTP, DEECA	Percentage of catchments with up-to-date flood studies that have been reflected into the planning scheme (DTP survey)
20	Reflect Country in planning schemes where supported by and following ongoing engagement with Traditional Owners	Reference to Country Plans in PPF						Planning decision makers will be able to understand whether a proposal respects and responds to the cultural values of Country.	DTP	Percentage of Country Plans in planning schemes (DTP)
21	Protect our Birrarung (Yarra River)	Amend Victoria Planning Provisions						Birrarung will be respected and protected as a living entity.	DTP, DEECA	River health by reach of Birrarung
22	Protect and carefully use regional resources	Amend Victoria Planning Provisions						Planning decision makes and the community will have clarity on use of rural areas and the location of new transmission lines.	DTP, DEECA	Value of food production (ABS, AgVic) Value of resource production (ABS, AgVic)

ABS: Australian Bureau of Statistics

AgVic: Agriculture Victoria

ATOS: A new planning tool that combines a detailed analysis of transport services and the location of jobs and services to give a quantitative measure of Access To Opportunities and Services

CSIRO: Commonwealth Scientific and Industrial Research Organisation

DEECA: Department of Energy, Environment and Climate Action

DFFH: Department of Families, Fairness and Housing

DJISIR: Department of Jobs, Skills, Industry and Regions

DTF: Department of Treasury and Finance

DTP: Department of Transport and Planning

NATHERS: Nationwide House Energy Rating Scheme

VISTA: Victorian Integrated Survey of Travel and Activity

Actions in this plan referring to Traditional Owners is a reference to formally recognised Traditional Owner Corporations with Registered Aboriginal Party status under *Aboriginal Heritage Act 2006 (Vic)*, a Recognition and Settlement Agreement under the *Traditional Owner Settlement Act 2010 (Vic)*, or a consent determination by the Federal court under the *Native Title Act 1993 (Cth)*.



## APPENDIX 2: WHAT'S ALREADY HAPPENING THAT SUPPORTS THE PLAN

### Housing for all Victorians

#### Victoria's Housing Statement

We're delivering on the September 2023 Victoria's Housing Statement to boost housing supply across the state.

Find out more about Victoria's Housing Statement [here](#).

#### Big Housing Build

We're giving more Victorians better access to social and affordable housing with a \$6.3 billion investment to the Big Housing Build and Regional Housing Fund. Ten percent of all dwellings will support Aboriginal housing needs.

Find out more about the Big Housing Build [here](#).

#### Cutting planning red tape

We've introduced new deemed-to-comply standards for developments in residential areas and Activity Centres and streamlined the planning system so you can add a second home to your block, build two new homes on it or subdivide it into two lots.

Find out more about cutting planning red tape initiatives [here](#).

#### Future Homes and Better Apartments

We're providing four innovative Future Homes designs and a testing ground for future improvements to the Better Apartments Design Standards.

Find out more Future Homes [here](#) and the Better Apartments Design Standards [here](#).

### Accessible jobs and services

#### Economic Growth Statement

We've established Economic Growth Victoria, a new agency to identify opportunities to boost economic growth across the state.

Find out more about Economic Growth Victoria [here](#).

#### Victorian Industry Policy

We're establishing a clear plan for Victorian industry to undertake business for the next three years to drive economic growth in the state.

Find more about the Victorian Industry Policy [here](#).

### Melbourne Commercial and Industrial Land Use Plan

We've developed the Melbourne Industrial and Commercial Land Use Plan to identify the capital's current and future needs for industrial and commercial land.

Find out more about the Melbourne Commercial and Industrial Land Use Plan [here](#).

### Regional Economic Development Strategies

We've developed Regional Economic Development Strategies for each of Victoria's nine Regional Partnership regions.

Find out more about the Regional Economic Development Strategies [here](#).

### Regional Tourism Investment Fund

The Regional Tourism Investment Fund 2024 supports new and innovative tourism infrastructure projects in regional and rural Victoria that will increase year-round visitation, improve the quality of experiences and increase visitors' length of stay.

Find out more about the Regional tourism investment fund [here](#).

### The Victorian Freight Plan

We're updating the 2018 Victorian Freight Plan: Delivering the goods, to be released in 2025 to support businesses to get things delivered to you quickly and economically.

Find out more about the Victorian Freight Plan update [here](#).

### The Victorian Commercial Ports Strategy: Navigating our Port Futures

We're delivering the 2022 Victorian Commercial Ports Strategy for the port system to handle the state's rapidly growing freight task.

Find out more about the Victorian Commercial Ports Strategy [here](#).

### Level Crossing Removal Project

We're removing 110 dangerous and congested level crossings across Melbourne by 2030.

Find out more about the Level Crossing Removal Project [here](#).

### Victoria's Bus Network Reform

We're planning a higher-frequency, more connected bus network to give you more freedom and choices for where you want to go.

Find out more about Victoria's Bus Network Reform [here](#).

### Transport Accessibility Strategic Framework

The Transport Accessibility Strategic Framework outlines a coordinated approach to improving accessibility by prioritising universal design, community engagement and continuous improvement to the transport system.

Find out more about the Transport Accessibility Strategic Framework [here](#).

### Transport sector emissions reduction pledge

We're planning to cut transport emissions by encouraging you to use a zero-emissions vehicle and investing to accelerate the rollout of public and fleet electric vehicle charging infrastructure across Victoria.

Find out more about the Transport sector emissions reduction pledge [here](#).

### Great places, suburbs and towns

#### Suburban parks, nature next door

We're creating over 6,500 hectares of new and upgraded parks and trails across Greater Melbourne.

Find out more about the Suburban Parks Program [here](#) and the Melbourne Strategic Assessment program [here](#).

#### Building for education

We're designing, building and modernising education facilities on a scale not seen since Victoria first had free education in the 1870s.

Find out more about the Victorian School Building Authority [here](#).

#### Building for health

We're investing billions of dollars in public hospitals, emergency care facilities, community health services, ambulance branches and residential aged care and mental health facilities.

Find out more about the Victorian Health Building Authority [here](#).

### Sustainable Environments

#### Victoria's energy transition and Victorian Transmission Plan

We're planning the electricity grid we need to deliver reliable, lower-cost, low-emissions electricity to you through the Cheaper, Cleaner, Renewable: A Plan for Victoria's Electricity Future and the Victorian Transmission Plan.

Find out more about the Victorian Transmission Plan [here](#) and Cheaper, Cleaner, Renewable: our Plan for Victoria's Electricity Future [here](#).

### Electrifying the built environment

The Gas Substitution Roadmap is helping us navigate the path to net zero emissions. It will support you to embrace alternatives to fossil gas.

Find out more about Victoria's Gas Substitution Roadmap [here](#).

### Victorian Recycling Infrastructure Plan

The Victorian Recycling Infrastructure Plan looks at how we can provide waste and recycling services for our growing population while protecting the environment and your wellbeing and encouraging innovation and investment.

Find out more about the Victorian Recycling Infrastructure Plan [here](#).

### Green Wedge Action Plan

We're delivering on 20 actions to protect Victoria's green wedges and agricultural land, including strengthening planning controls and improving guidance for better decision-making.

Find out more about the Green Wedge Action Plan [here](#).

### Strategic Extractive Resource Areas

We're safeguarding the supply of quarry resources (such as rock, sand and gravel) which is essential for building our state by expanding the Strategic Extractive Resource Areas network to include areas near Lang Lang, Oaklands Junction and Trafalgar. We are consulting with Traditional Owners as part of this work.

Find out more about Strategic Extractive Resource Areas [here](#).

### Extractive industries planning

Planning controls are being strengthened to better identify quarry boundaries and buffers to better protect neighbours from quarrying impacts. Extractive Industry Interest Areas are also being updated and mapped in the planning system to ensure locations are visible to the community.

Find out more about Extractive industries planning [here](#).

### Central and Gippsland Region Sustainable Water Strategy

The Central Gippsland Region Sustainable Water Strategy (CGRSWS) covers around 80% of Victoria's population (from Barwon to East Gippsland) and will ensure safe, secure water supplies for the region.

Find out more about the Central Gippsland Region Sustainable Water Strategy [here](#).

## APPENDIX 3: THE PLAN'S ACTIONS

### Action 1 Implement housing targets for every local government area

You have more choices about the type and affordability of your housing in locations well-served with jobs, shops, public transport and community facilities and services.

#### What we'll do

In partnership with councils, we'll implement the local government area housing targets in this plan. This will include translating the targets for each area into planning schemes so it's clear where more homes will be built and where there will be less change over time.

This plan includes housing targets for every local government area in Victoria, specifying their share of the target of 2.24 million homes. Councils are perfectly placed to implement the housing targets, as they know their local context in so much detail. But where more support is needed, we'll step in to ensure efficient achievement of the targets.

Each council will review its planning scheme to ensure it is creating enough housing capacity in the right locations to help deliver the housing targets. Planning schemes that do not deliver enough capacity will require timely review and update.

We'll provide councils with updated policy guidance and supporting tools to help identify locations well-served with jobs, shops, public transport and community facilities and services so their planning schemes reflect the plan's pillars and housing targets.

#### Why this action is important

We must make sure all Victorians have the choice of an affordable home that suits them.

The fairest, most sensible way to work out where new homes should be located is to prioritise locations well-served with jobs, shops, public transport and community facilities and services (along with other considerations listed earlier in this plan).

Until a few decades ago, very few people lived in Melbourne central city. It wasn't a lively, vibrant city after business hours. Planning initiatives in the 1990s changed this by encouraging apartments and improving streetscapes, creating the lively central city we have today with its tens of thousands of apartments and many ways of enjoying life.

We can create equivalent change for the better around Melbourne's train stations and in regional city centres, particularly in activity centres and precincts, including Suburban Rail Loop East. While the extent of change will vary depending on the location, these are great locations to build more homes to give you more choices of the location, affordability and type of your home.

Locations with the biggest range of homes, including social and affordable homes, allow for the most diverse and inclusive communities.

#### Quantifying access to opportunities and services: ATOS

*Plan for Victoria* is about how we get more homes in locations well-served with jobs, shops, public transport and community facilities and services. But how do we know where these locations are?

To answer this question, we use a planning tool that combines a detailed analysis of transport services and the location of jobs and services (such as supermarkets, medical services and open space) into a measure called ATOS: access to opportunities and services. We used this tool to select the prioritised locations in this plan. We'll continue to work with councils to improve ATOS, so we know how your neighbourhood is progressing towards equal access to jobs, shops, public transport and community facilities and services.





## Action 2 Implement new planning controls to streamline planning in activity centres

You'll have more housing choice in locations with great access to public transport.

### What we'll do

We'll deliver more opportunities for homes working closely with councils and communities to:

- create clearer rules about the types of new development and urban design outcomes we need
- guide investment in the things a growing community needs like improved streets, parks and community infrastructure
- provide increased certainty to the community about what kind of infrastructure and new development to expect
- develop models for clearer and simpler planning rules which can be replicated in other centres.

### Why this action is important

Activity centres are great locations for more housing. But they are so much more. Activity centres are places to work, they are places for social interaction, and they are ideal places to shop and access your essential daily needs. The program will seek to enliven activity centres and make sure they live up to their potential.

That's why they are an important part of our plan to build 800,000 homes over the next decade. Making sure they contribute to this goal is a matter of state importance.

## Action 3 Carefully manage the outward sprawl of regional cities and towns

It's clear how the boundaries of your city or town will be changed if needed to accommodate more homes.

### What we'll do

We'll apply new guidelines for setting and amending regional city and town boundaries. Boundaries will only expand outward if this is consistent with the vision for these places and if and when councils and other authorities can provide the necessary infrastructure (such as water and sewerage) for more people. This means many small places won't expand.

### Why this action is important

Most new homes in regional Victoria will be built in Ballarat, Bendigo and Geelong and the largest cities and towns of the other regional local government areas, as indicated on **Map 4**. The regional targets can be achieved without threatening the great lifestyles regional Victoria now offers.

In recent years, we've planned to protect the things people most value about Bass Coast, Surf Coast, Bellarine Peninsula and Macedon Ranges, which now have (or will soon have) protected settlement boundaries. These boundaries protect the unique values and distinctive features of these areas – their Aboriginal cultural and historic heritage, biodiversity, landscapes, natural resources including quarries, productive land, strategic infrastructure and built form – against overuse, overdevelopment and climate change impacts.

Melbourne also has a defined boundary, the Urban Growth Boundary, to limit its outward expansion. No changes are proposed to Melbourne's boundary or any protected settlement boundary.

Boundaries for regional cities and towns can limit their outward expansion, so they have compact urban forms and we protect values beyond their boundaries, including our natural resources, biodiversity, landscapes and agricultural land.



Doncaster VIC



Aintree VIC

**Action 4 Increase the number of social and affordable homes**

If you need social or affordable housing, you have more choices of the location, affordability and type of your home.

**What we'll do**

As councils embed housing targets into planning schemes, we'll consider developing locally specific targets for social and affordable housing for inclusion in planning schemes.

We'll explore simpler rules for affordable housing as part of the review of the *Planning and Environment Act 1987* so the Minister for Planning and councils can obtain a fair and equitable affordable housing contribution as part of a new development.

**Why this action is important**

As elsewhere in the world, rising home prices and rents have resulted in fewer affordable homes in Victoria. If yours is a low-to-moderate income household, your best prospect for a home could be in a place and of a type that doesn't suit you. If yours is a very low-income household, finding an affordable home can be almost impossible. Worse still, many Victorians don't have a home.

An increasing number of Victorians need social or affordable housing, and some wait many years for it. In September 2024, there were 53,554 households waiting for a home on the Victorian Housing Register. Also, 292,041 Victorian households (mostly very low- and low-income households) were experiencing rental stress.

We need to set ambitious targets to ensure there is enough social and affordable housing in the coming decades. These targets will guide future investment and make clear to communities and the housing sector what social and affordable housing is needed and where it should be built.

Some planning schemes in Victoria incentivise affordable housing by allowing more development on a site if affordable housing is provided on it. Some cities around the world set a required percentage of affordable housing in new developments: some submissions said that Victoria should also do this. The idea raises issues that need changes to legislation, which the review of the *Planning and Environment Act 1987* will explore.

**Action 5 Match car and bike parking requirements and bike facilities with demand**

You don't pay for car parking you don't need when you buy an apartment.

**What we'll do**

We'll reduce the number of car parks required for development in locations well-served by public transport. It's a commonsense way to reduce traffic congestion and the cost of housing. We're also increasing the minimum required bicycle parking and end-of-trip facilities in new developments to support riding and scooting.

**Why this action is important**

A car park can increase the cost of a townhouse or apartment by more than 10 per cent and add more than 15 per cent to the rent. New apartment buildings in locations well-served by public transport and where it's easy to walk and cycle generally don't need as many car parking spaces: up to 40 per cent of private car parks in Melbourne central city are always empty.

**Action 6 Update the Better Apartments Design Standards and the Apartment Design Guidelines for Victoria**

There are more and better-designed apartments for you to choose from.

**What we'll do**

We'll update Victoria's Better Apartments Design Standards and the *Apartment Design Guidelines for Victoria*.

We'll involve communities and industry in developing new standards so new apartments are deliverable, contribute to vibrant local areas and create genuine housing choice and affordability.

**Why this action is important**

Better design can strengthen climate-resilience, manage the impacts of greater densities and support targets for net-zero emissions while better managing air pollution, waste and recycling.

**Action 7 Improve transport network planning policy**

Getting to where you want to go is quicker and more convenient with a clear network of high-capacity public transport routes.

**What we'll do**

We'll identify key transport corridors and identify a network of these corridors in planning schemes. We can then deliver the road space and connectivity needed to provide services as the shape of our cities changes and redevelopment happens.

**Why this action is important**

Many bus passengers use routes that weave through the suburbs on slow, circuitous trips. Our aim is for most people in Melbourne and the regional cities to live within a 10-minute walk (800 metres) of public transport.

**Action 8 Ensure new industrial and commercial land is ready for development**

Businesses provide more jobs closer to where you live.

**What we'll do**

We'll remove barriers to industrially-zoned land being used for its intended purpose with a 'concierge' service to resolve issues preventing development, including connections to services and utilities, drainage and environmental constraints that make it difficult to unlock industrial-zoned land.

**Why this action is important**

Ensuring land is available for industry and commerce is essential for increasing job opportunities where people live. Historically, Victoria has had a strong competitive advantage in the supply of well-located, reasonably priced industrial land, but supply is dwindling, and prices are rising.





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Nightingale 1.0, Brunswick VIC – Breathe Architecture

### Action 9 Streamline community infrastructure developer contributions

Your community facilities are delivered quicker.

#### What we'll do

We'll:

- Investigate opportunities to create a fairer system for industry to contribute to funding for local infrastructure parks and services
- Implement a new pilot developer contributions system in Activity Centres across Melbourne where more homes will be delivered near transport, jobs and services over coming years.
- Recommend amending the *Planning and Environment Act 1987*.

#### Why this action is important

We want to ensure new and growing suburbs that build more homes get more funding for the facilities and services they need, including roads, parks, paths, neighbourhood houses, public libraries and other community spaces.

In some parts of the state, particularly greenfield areas, people wait too long for community facilities in their local area because of funding constraints.

### Action 10 Make the planning system fairer for Traditional Owners and First Peoples

Victoria's planning system will better recognise Traditional Owners' rights.

#### What we'll do

Subject to Traditional Owners' agreeing, we'll remove unnecessary restrictions in planning schemes that are barriers to self-determination.

We'll also use existing mechanisms to streamline the approval of proposals by formally recognised Traditional Owners and Aboriginal community-controlled organisations.

In the longer term, we'll continue to partner with Traditional Owners to understand, recognise and embed Traditional Owners' rights, interests and aspirations in Victoria's planning system, including through the review of the *Planning and Environment Act 1987*.

#### Why this action is important

Traditional Owners should have autonomy and lead decision-making over their Country. In the immediate term, these changes will empower Traditional Owners to use, develop and manage their Country in a self-determined manner.

In partnership with Traditional Owners, we're exploring opportunities to enhance the planning system to increase the participation and influence of formally recognised Traditional Owners in planning decisions on Country.

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**Action 11 Coordinate public infrastructure and service delivery to support more homes**

You won't wait so long for public infrastructure and services in new suburbs and greenfield areas.

What we'll do

- We'll:
- work with regional councils and water authorities to align planning and investment for water infrastructure with ongoing housing development to ensure essential water and sewerage services are available as new homes are built and businesses are established
  - spell out our approach to prioritising the provision of public infrastructure in greenfield areas
  - check that current Precinct Structure Plans are still delivering public infrastructure as planned
  - update the *Precinct Structure Planning Guidelines* to include staging plans
  - prepare staging plans for all future Precinct Structure Plans to align the delivery of public infrastructure and services with housing and employment

Why this action is important

Growing communities need public transport, facilities and services, including schools and kinders, TAFEs, emergency services, health care, active transport and open space. Development doesn't stop if these things aren't provided, leaving some communities without the necessary facilities. They also need easy access to jobs.

Communities also need power, water, sewerage, drainage and flood protection infrastructure. In established areas where more homes are planned, it might be necessary to upgrade existing infrastructure (such as power, water and sewerage). There needs to be better liaison between planners and the water sector in areas where more homes are needed. In both metropolitan and regional Victoria, the water sector is a key enabler of development: insufficient water infrastructure can stop the development of homes and jobs in their tracks. This applies to both the infrastructure connecting to local communities and the region wide infrastructure required to treat and transfer water to and from those communities.

While we can identify and prioritise locations to build more homes, we can't be certain far enough in advance about when they will be built so we can deliver public facilities and services in advance. But we plan to improve the coordination of development and public facilities and services so we can get them in place ASAP and make your community safe, liveable, prosperous, inclusive and sustainable.

**Action 12 Protect and enhance our canopy trees**

Your local area has more canopy trees.

What we'll do

We'll increase the tree canopy cover of urban areas by setting a target of 30 per cent tree canopy cover while ensuring that safety and power reliability is maintained. To do this, we'll make the planting of canopy trees a consideration in all planning permits for new residential, commercial and industrial development. Also, if you intend to remove a canopy tree over 5m tall, in many cases you'll need a planning permit, which is a practical, reasonable way to protect existing canopy trees.

In growth areas, we'll maximise opportunities to plant street trees: trees on nature strips and public rights-of-way and ensure they get the water they need to grow.

We'll increase the tree canopy cover of open space by continuing programs, including the More Trees for a Cooler, Greener West Program, a program to plant trees in areas of Melbourne with the lowest tree canopy cover.

Why this action is important

To increase tree canopy cover, we must protect existing trees and plant new ones. Many canopy trees in established areas are approaching the end of their lives, and we must start today to give new trees time to establish and deliver benefits, including absorbing heat and carbon dioxide and providing shade for people outdoors.

Trees and greenery need water, which makes our management of water and drainage in urban areas important. Old engineering approaches to drainage (such as concreting waterways) focused on 'getting water away' at the expense of the environment. A more integrated approach to water management can deliver environmental, cost and amenity benefits.





### Action 13 Introduce minimum standards and guidance for open space in established urban areas

New homes in your suburbs have great parks and squares.

#### What we'll do

We'll introduce minimum standards into planning schemes that specify the types of open space there should be close to homes in established urban areas. We'll also implement planning controls for activity centres and precincts to make it easier to set an open space requirement. And we'll support initiatives for the shared use of open space at schools.

#### Why this action is important

To deliver more open space in established areas, we need to think creatively about how we can better use road reserves, remove excessive hardstands – concrete, paving and compacted areas for parking, loading, unloading and staging – and reduce car parking space. We can also make better use of school grounds after hours.

#### Pick My Park

Starting in 2025, the Pick My Park grants program will create and upgrade green and open spaces in growing and established suburbs and give the community the opportunity to have their say on where to spend the funding. Pick My Park will target areas building more homes across Victoria, particularly those areas with less access to open space. Communities will be able to tell us about how they want to upgrade or better utilise existing parks, as well as identify where under-utilised urban spaces can be transformed.

### Action 14 Make the best use of land at train stations

Train station surrounds are more attractive, activated and better for travel and leisure.

#### What we'll do

We'll investigate how we can make areas around train stations, including car parking areas, more attractive and vibrant to encourage more people to use public transport.

#### Why this action is important

Many older train stations are boxed in by car parking areas and poorly used land, whereas the surrounds of new Level Crossing Removal Project stations are great shared spaces for cyclists, pedestrians, public transport users and others out enjoying themselves. They are safer and less congested and have great landscaping, artwork and sport and recreation facilities.

We can deliver accessibility upgrades for passengers, while respecting the heritage as we are doing for Ballarat Station, or it might also be possible to integrate shops and offices with stations (like at Box Hill Station) or re-purpose car parking areas for homes (like around Jewel Station in Brunswick).

### Action 15 Update design guidance to deliver better public places

Streets and open space are safer, welcoming and attractive.

#### What we'll do

We'll put you at the centre of design decisions about public places by developing new design guidance – *Places for People* – to bring together the best bits of our current guidelines and frameworks, fill gaps in them and set clear, inspiring directions. The guidance will relate to planning for local areas and making planning decisions.

#### Why this action is important

The best test for whether we're getting our public spaces right is if the whole community, particularly children, older people, people with accessibility needs and people from different cultures, enjoy using them and feel safe. We can strengthen the current design standards to make clear the types of places you want and continue helping planning professionals do their best for you.



Markham Avenue, Ashburton VIC – Architectus & MALA

### Action 16 Embed Traditional Owners' knowledge in the built environment and introduce more Traditional Owner place names in partnership with Traditional Owners

Traditional Owners' knowledge and voices help craft better built environments.

#### What we'll do

We'll embed statewide caring for Country principles in updated design guidance to deliver better public places and support Country-specific guidance.

We'll work with Traditional Owners to give greater recognition to their languages in place-naming.

#### Why this action is important

Words have power, and this is especially true of the names we give to places. We can show respect and better celebrate the culture of places and our communities by using Traditional Owner names for places.

It's important to extend the power of Traditional Owners' knowledge to guide the care of places. Traditional Owners' voices are central to this.

#### Wadawurrung Urban Design Guidelines

A project initiated and lead by Wadawurrung Traditional Owners Aboriginal Corporation is translating Wadawurrung Cultural Knowledge and Values into the Wadawurrung Urban Design Guidelines. Wadawurrung Dja (Country) is under considerable pressure with significant development occurring in Djilang (Geelong), Ballaarat (Ballarat), Bellawyn (Bellarine Peninsula) and areas west of the Werribee River. This project aims to enable Traditional Owners to continue their cultural obligations to care for Country that is urbanised while supporting urban design professionals to engage respectfully with Wadawurrung People, Culture and Country to create design outcomes and places are culturally relevant and enriching.

The Corporation's work includes a framework for how the government, developers and designers engage and partner with it and support it to have greater authority over cultural and economic development initiatives. The project is part of the Geelong City Deal, a collaborative plan by the Commonwealth and Victorian governments to transform Greater Geelong and the Great Ocean Road through the *Revitalising Central Geelong Action Plan*.

### Action 17 Encourage walking and cycling

It's better to walk, cycle and scoot in your suburb.

#### What we'll do

We'll develop an active transport strategy to encourage and support more Victorians to walk, cycle and scoot more often. This is particularly important, given that building more homes within the walkable catchments of activity centres, train stations and priority precincts will boost opportunities to walk, cycle and scoot.

We'll continue to improve infrastructure to walk to stations, as the Level Crossing Removal Project is doing. In growth areas, we'll deliver active transport infrastructure as communities are developing.

#### Why this action is important

Only about half of Victorian adults and one-third of children do the minimum daily recommended physical activity. More people enjoying regular physical activity means a healthier Victoria as we reduce the incidence of chronic diseases and obesity risk and improve cardiovascular health. Regular physical activity also helps with mental health. But we struggle to do it: we're busy, cars are quick and convenient and public transport can be infrequent, too far away or not connected to where you need to go. We need active transport infrastructure that people want to use and that connects where they live and the places they want to go.

#### Active transport web

An active transport web is a safe, accessible, high-quality network enabling walking, cycling and micromobility as essential parts of the broader transport system. As we create a network of active transport webs, the number of places people can reach grows, making active transport more attractive.





**Action 18 Improve the environmental sustainability of development**

You know new developments are more environmentally sustainable and climate-resilient.

**What we'll do**

We'll adopt a statewide approach to making residential, commercial and industrial development better designed and more environmentally sustainable and climate-resilient by:

- updating residential planning standards to improve energy efficiency, thermal comfort and onsite renewable energy use
- introducing new standards for better waste management and recycling for new developments and precincts to support our circular economy plan, *Recycling Victoria: A new economy*
- introducing design standards to minimise noise and air pollution impacts on residential developments and other sensitive uses near transport routes
- improving stormwater management standards for small, non-residential developments
- making the consideration of sustainable water management part of the planning process for new and redeveloping precincts.

**Why this action is important**

We must preserve our environment for future generations. That means using less of the earth's resources. Increasing sustainability makes our buildings more comfortable and reduces energy costs.

Better access to recycled water, stormwater and rainwater in developments reduces demand for drinking water, supports greener spaces and protects our waterways. This water-smart approach helps Victoria build sustainable, resilient communities that are better prepared for future climate challenges.

To deliver *Recycling Victoria: A new economy*, we need to provide waste, recycling and resource recovery infrastructure to service future populations and transition to a circular economy.

We also need new design standards to minimise noise and air pollution impacts on residential developments and other sensitive uses near transport routes to support our air quality strategy, *Clean air for all Victorians: Victoria's air quality strategy*.



The Nursery on Brunswick, Fitzroy VIC – Clare Cousins Architects

**Action 19 Better communicate and manage flood, bushfire and climate hazard risks**

You'll know areas at risk from floods and bushfires.

**What we'll do**

We'll provide you with the best available information, mapping and data about flooding, coastal hazards and bushfires through VicPlan, our statewide digital map.

To ensure development decisions account for new information about flood risk, we'll include new modelling data in planning schemes through a streamlined planning scheme amendment process.

We'll also prepare new guidelines to guide the design of flood-resilient buildings.

**Why this action is important**

The parliamentary inquiry into the 2022 Victorian floods found we need to identify flooding risks and communicate them to the community. Good flood management needs good flood modelling, but planning schemes aren't keeping up with the latest flood models.

Some locations simply aren't suitable for more homes. The increasing impacts of climate change and risks associated with rising sea levels, intense rainfall and flooding, droughts, heatwaves and bushfires mean it's not safe or appropriate to build homes in some areas. We need to clearly identify which areas so these impacts and risks can be considered in decision-making. We also need better guidance about the design of buildings in areas with a flood risk but where there can be some development.

As we update modelling for Melbourne and regional Victoria, some areas we now see as low risk of flooding will be identified as being at high risk, which means that the risk will be greater than a one per cent chance of flooding each year, the benchmark we use to decide if the flood risk is too high.

It's not just regional towns that are at risk – some of Melbourne's major urban renewal areas, including Fishermans Bend and Arden, are at risk of flooding. In these locations, buildings must be resilient to flooding.

**Action 20 Reflect Country in planning schemes where supported by and following ongoing engagement with Traditional Owners**

Traditional Owners can communicate priorities, expectations and aspirations for Country to all those in the planning system.

**What we'll do**

We'll provide the opportunity to recognise Traditional Owners' Country in planning schemes and provide Country-specific guidance.

**Why this action is important**

Traditional Owners' priorities, expectations and aspirations for Country should inform decision-making so planning outcomes are more inclusive, respectful and sustainable. Work is underway to identify opportunities to better reflect Traditional Owners' rights and interests in Victoria's planning system. These could be informed by Strategic Aboriginal Heritage Assessments. Some Registered Aboriginal Parties are undertaking Strategic Aboriginal Heritage Assessments across their Country that will provide early guidance in planning processes about priorities for the protection and management of places of cultural heritage significance.

**Action 21 Protect our Birrarung (Yarra River)**

You'll continue to be enriched by Birrarung as a living entity.

**What we'll do**

We'll implement *Burndap Birrarung Burndap Umarkoo (Yarra Strategic Plan)* into the planning scheme to continue to protect it as a living entity. We'll improve decision-making about protecting all waterways and responding to the concept of a connected, living, natural entity.

**Why this action is important**

For the greatest benefit of communities along our waterways, planning decision-makers must meet the needs of future populations and the need to protect and enhance our open space, biodiversity corridors and green linear connections. We've already recognised Birrarung as a connected, living natural entity with cultural and spiritual importance to the Wurundjeri Woi Wurrung and Bunurong people and we will recognise other waterways and support their collaborative management with Traditional Owners.

The *Burndap Birrarung Burndap Umarkoo (Yarra Strategic Plan)* reflects the Birrarung's significance to the Wurundjeri Woi Wurrung and Bunurong people and other cultural, environmental and recreational values of the river. The caring for the Birrarung envisioned by *Burndap Birrarung burndap umarkoo*, continues to be led by the Yarra Collaboration Committee under the guidance of the Birrarung Council as the independent 'voice' of the river.

The *Barre Warre Yulluk (Rivers of the Barwon) Action Plan* and the *Waterways of the West Action Plan* also give holistic guidance about protecting these valued waterways.



Birrarung (Yarra River) VIC

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**Action 22 Protect and carefully use regional resources**

Your children will continue to enjoy locally grown food and have access to natural resources they need.

**What we'll do**

We'll formalise boundaries for regional cities and towns to stop unchecked expansion into agricultural areas.

In line with the *Victorian Transmission Plan 2025*, we'll recognise the land preferred for renewable energy transmission infrastructure in planning schemes. Doing so will make it easier for everyone to know where new energy infrastructure is best located, while ensuring that we have enough energy to keep the lights on and power bills low.

We'll also make the planning changes needed to provide a more certain path for the development of critical minerals in line with the *Victorian Critical Minerals Roadmap*.

We'll explore supplying recycled water to increase agricultural production in peri-urban agricultural areas where feasible.

**Why this action is important**

Regional and rural Victoria are important parts of our economy, especially food and fibre, tourism, manufacturing and natural resources industries.

Agricultural production contributes greatly to Victoria's economic prosperity and long-term food security, and irrigation infrastructure and irrigation districts are vital for agriculture. We must prevent the loss of high-quality, productive agricultural land so the agriculture industry can continue to grow, provide jobs and feed our communities. Urban expansion often increases land-use conflicts between urbanites and agricultural producers and diminishes their productivity.

Regional and rural Victoria will also continue to be central to Victoria's renewable energy transition. Likewise, the production of critical minerals is an essential step in the transition to a net-zero economy.

We must carefully manage regional values for the benefit of future generations, but we can't manage these values if we don't identify and protect them.

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## DEFINITIONS

Words	What they mean
<b>Active transport</b>	Walking and micromobility: moving on small, lightweight, powered and unpowered vehicles, including bicycles, scooters and skateboards.
<b>Affordable housing</b>	Housing, including social housing, appropriate for the needs of very low-income, low-income or moderate-income households. In practice, this means households can pay their essential living costs after making mortgage or rent payments, meaning these payments are usually 30% or less of their income.
<b>Community facilities and services</b>	Infrastructure and the paid and volunteer labour required to maintain and provide services from it, including relating to community centres, community safety, education, emergency services, health care, libraries, open space, sports and recreation and other infrastructure that make your suburb more liveable and engages you with your community.
<b>Density</b>	The number of homes or jobs in a given area.
<b>First Peoples</b>	All Aboriginal and Torres Strait Islander people who live in Victoria or visit Victoria.
<b>First Peoples' Assembly of Victoria</b>	The First Peoples' Assembly of Victoria is the independent and democratically elected body to represent Traditional Owners of Country and First Peoples in Victoria.
<b>First Peoples community</b>	The wider Aboriginal and Torres Strait Islander community, including Traditional Owners. The community's voice can be conveyed individually or through First Peoples' organisations and peak bodies, including Aboriginal Community Controlled Organisations, Local Aboriginal Networks and Gathering Places.
<b>Greenfield areas</b>	Undeveloped land identified for residential or industrial/commercial development, generally on the fringe of metropolitan Melbourne.
<b>Open space</b>	Land that provides outdoor recreation, leisure and/or environmental benefits and/or visual amenity, including parks, gardens, recreation reserves, nature reserves, town squares, land along rail lines and around stations and green areas at schools.
<b>Planning system</b>	The Acts, regulations and municipal planning schemes that set out objectives, policies and controls for the use, development and protection of land and the planning professionals (such as planners, councils and referral authorities) implementing them.
<b>Precinct structure plan</b>	A high-level strategic plan for a defined area setting out the preferred location of land uses and infrastructure to guide development, subdivision and building permits, which is incorporated into a local government planning scheme through a planning scheme amendment.
<b>Public transport</b>	Trains, trams and buses.
<b>Registered Aboriginal Parties</b>	Traditional Owner groups recognised under the Victorian <i>Aboriginal Heritage Act 2006</i> with responsibilities for managing and protecting Aboriginal cultural heritage on Country. Registered Aboriginal Parties are recognised as the primary guardians, keepers and knowledge-holders of Aboriginal cultural heritage, including culturally significant places and objects.
<b>Social housing</b>	Housing other than under a Victorian Affordable Housing Program that is public housing (housing the government manages) or community housing (housing a not-for-profit organisation owns, controls or manages).
<b>Traditional Owners</b>	The original custodians of Victoria, who share a deep cultural, spiritual and social connection with Country. They have unique rights and responsibilities in caring for Country. Each Traditional Owner group has its unique culture, history, language, customs and laws. The actions in this plan referring to Traditional Owners is a reference to formally recognised Traditional Owner Corporations with Registered Aboriginal Party status under the <i>Aboriginal Heritage Act 2006 (Vic)</i> , a <i>Recognition and Settlement Agreement under the Traditional Owner Settlement Act 2010 (Vic)</i> , or a consent determined by the Federal court under the <i>Native Title Act 1993 (Cth)</i> .
<b>We</b>	The Victorian Government and its officers.
<b>You</b>	The reader.

## PHOTO CREDITS

Clyde Street Mews, Thornbury VIC – Six Degrees Architects. Photography: Alice Hutchison

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Balfe Park Lane, Brunswick East VIC – Kerstin Thompson Architects. Photography: Leo Showell

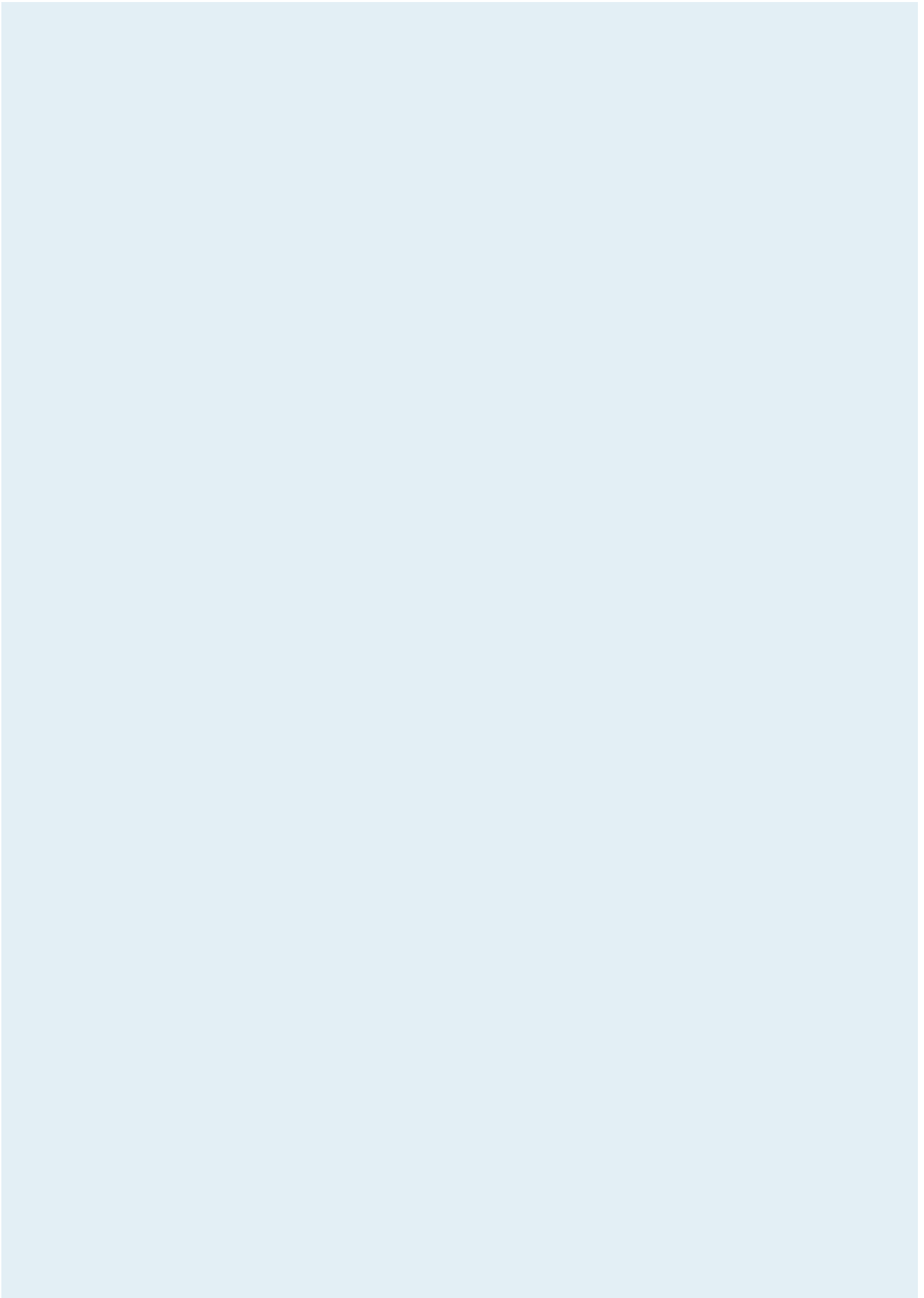
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# More Homes More Opportunity



**The Hon Jacinta Allan MP**  
Premier of Victoria

Monday, 24 February 2025

## IF COUNCILS WON'T UNLOCK SPACE FOR MORE HOMES – WE WILL

More homes mean more opportunity – that's why the Allan Labor Government is setting clear housing targets in every Victorian local government area for councils, government and industry to deliver over the next 30 years.

But we'll be clear: if individual councils don't try to meet these targets, they'll lose their planning powers.

Premier Jacinta Allan and Minister for Planning Sonya Kilkeny today visited Hawthorn to announce the final council housing capacity targets and call on all councils to join government in meeting them together.

Since releasing draft targets last year, the Government has met with every Victorian council to understand their plans and the barriers they face in unlocking the capacity – and has worked with councils to help shape the final targets to ensure they are accurate, fair and achievable.

### Where growth has gone over the last 30 years

Over the last 30 years, Victoria grew by 65 per cent – but the growth wasn't even. Housing in outer suburban Melbourne councils like Melton grew 433 per cent, in Wyndham by 346 per cent and in Casey by 211 per cent.

In comparison, inner-suburban council areas like Boroondara and Bayside recorded some of lowest rates of housing growth in all of metro Melbourne – growing by 24 and 28 per cent respectively in three decades.

Since 1996, the western suburbs of Melbourne collectively grew 114 per cent, and the north and the southeast grew 75 per cent. The inner southeastern and eastern suburbs grew 32 per cent and 36 per cent respectively.

### The council housing targets are about the next 30 years

Victoria needs 2.24 million new homes by 2051 to preserve the dream of homeownership for young people and workers, and to make sure there's enough rentals for those who need them. But where these homes go matter.

More homes are needed in established suburbs close to jobs, transport and services, so that young people can live near family and work. And pressure needs to come off outer suburbs that have carried too much of the load.

That's what the targets achieve: Taking pressure off Melbourne's urban fringe areas by delivering 70 per cent of growth in established areas and 30 per cent of growth in the outer suburbs – instead of the other way around.

New greenfield housing sub-targets that have been introduced for growth area councils in metro Melbourne – as well as in Geelong, Bendigo and Ballarat – are all about recognising those unique growth pressures.

Young people and workers in Regional Victoria need more homes, too. The statewide target projects 25 per cent of homes will be in Regional Victoria by 2051. Targets will mean regions can continue growing the right way, in line with their traditional share of the state's homes and population.

### The opportunity for councils to work with government

[www.vic.gov.au/more-homes](http://www.vic.gov.au/more-homes)



Times have changed. Government believes more and more councils have recognised the severity of Australia's housing crisis and are now up to the task of delivering more homes in a way that's right for locals.

Councils that have previously clamped down on home growth, like Boroondara, are now ready to focus on the future. The targets state 65,500 new homes will be needed in Boroondara by 2051 – an 88 per cent increase.

This rate of growth is appropriate for Boroondara, given the space in the municipality for gentle infill, the opportunity to unlock strategic sites, the busy commercial precincts in Camberwell, Hawthorn and Kew, and an inner-suburban setting close to well-serviced trams and train lines that have had every level crossing removed.

Last year, the Government also announced a raft of actions to help deliver these targets, including more Activity Centres, a 10-year plan for greenfields, and working toward a system for developers to contribute to infrastructure.

### *We are prepared to step in if they don't*

These targets are about the capacity in each council area for more homes. It's up to councils to work together with Government and industry to unlock this capacity in a way that's right for the community.

But if councils have no interest in doing so, there will be consequences.

The landmark Plan for Victoria, to be released soon, will contain a declaration that Government will hold councils accountable with explicit directions to change planning schemes if they are not providing enough housing capacity – and, if required, the Government will step in to update planning schemes.

It means that if councils don't start doing the planning work now to meet these targets, the Government will intervene and unlock space for more homes – including through rezoning. The Minister for Planning will also retain her powers to intervene or fast-track developments.

There are regular formal steps in the planning process over the coming years where Government can clearly discern if a council is serious or not about tackling the housing crisis and making more room for homes. It's in their hands.

The final council housing targets for every local government area can be found at: [engage.vic.gov.au/project/developing-a-new-plan-for-Victoria/page/housing-targets-2051](https://engage.vic.gov.au/project/developing-a-new-plan-for-Victoria/page/housing-targets-2051).

### **Quotes attributable to Premier Jacinta Allan**

*"It's simple – work with us to unlock space for more homes or we'll do it for you."*

*"It's not fair that Victorian families and young people have been completely locked out of living in some areas, while other parts of Melbourne have had to bear the brunt of all that growth."*

*"We're in a housing crisis and the status quo is not an option. It's time to shake things up."*

### **Quotes attributable to Minister for Planning Sonya Kilkenny**

*"There are many councils who have done the right thing and made life better and more affordable for locals."*

*"To the councils who used to block and who are now ready to build, I say to them: let's talk."*

### **Quote attributable to Member for Southern Metropolitan Region Ryan Batchelor**

*"We need every council to be a part of this effort, because the number one issue for families, workers and young people right now is the cost of living and the cost of housing."*

### **Quote attributable to Member for Southern Metropolitan Region John Berger**

*"Hawthorn is well suited for more homes – we want to support young people here who just want the opportunity to live, buy and raise a family in the area where they grew up."*

**Media contact:** Zoe McLaughlin 0474593035 | [zoe.mclaughlin@minstaff.vic.gov.au](mailto:zoe.mclaughlin@minstaff.vic.gov.au)

*Planning and Environment Act 1987*

## **Victoria Planning Provisions and all planning schemes**

### **Amendment VC267**

### **Explanatory report**

#### **Overview**

Amendment VC267 implements new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians. The new provisions will:

- facilitate quicker and more efficient decision making
- provide greater transparency and certainty for applicants, decision makers and the community about what is acceptable development and how it is assessed
- will ensure residential development is sustainable and provides reasonable standards of amenity for existing and new residents.

#### **Who is the planning authority?**

This amendment has been prepared by the Minister for Planning.

The Minister for Planning is the planning authority for this amendment.

#### **What the amendment does**

Amendment VC267 amends the Victoria Planning Provisions and all planning schemes as follows:

- Clause 55 is replaced with a new clause that applies to applications for the construction of residential developments (two or more dwellings and residential buildings) up to and including three storeys in a residential zone.
- Clause 57 is replaced with a new clause that applies to applications for the construction of four-storey residential developments (two or more dwellings and residential buildings) in a residential zone.
- Makes various consequential amendments to residential zones and schedules to residential zones, including permit requirements, references to standards, application requirements and decision guidelines to reflect the application, operation and structure of the new clauses 55 and 57.
- Modifies the operation of new clause 55 to provide that:

- a development must meet all objectives
- if the standard is met, the corresponding objective is met
- the responsible authority can only consider a decision guideline in clause 55 if the corresponding standard is not met (to assist with determining whether alternative design meets the objective)
- in deciding the application to which clause 55 applies, the responsible authority is exempt from considering any other matter or decision guideline in the planning scheme and specified matters under section 60 of the P&E Act
- Where all standards are deemed to be met there is no third-party appeal.
- Removes the ability to specify local variations in clause 55 standards for landscaping, permeability, side and rear setbacks, and walls on boundaries. A consequential amendment will be made remove the ability to specify local variations in relevant zone schedules in all planning schemes.
- Inserts a transition provision in residential zones to provide that any application lodged before the commencement date can continue to be assessed under the provisions in force immediately before the commencement date.

The amendment will commence operation on 31 March 2025.

The amendment makes changes to the VPP and all planning schemes to update clause 55 (Two or more dwellings on a lot and residential buildings) and insert clause 57 (Two or more dwellings on a lot and residential buildings of four storeys) by:

Clause 55 (Two or more dwellings on a lot and residential buildings)

- Modifying the operation and requirements of clause 55 to apply up to three storeys, changing notice and review requirements and making administrative changes.
- Organising, renumbering and combining existing standards, including apartment standards in clause 55.07 under the new subsections.

Clause 57 (Two or more dwellings on a lot and residential buildings of four storeys)

- Inserting a new clause 57 (Two or more dwellings on a lot and residential buildings) that sets out the purpose, application, operation and requirements.
- Inserting subsections 57.01 (Application Requirements), 57.02 (Neighbourhood Character), 57.03 (Liveability), 57.04 (External Amenity) and 57.05 (Sustainability).
- Inserting standards under the new subsections consistent with the new arrangement of standards at clause 55.
- Clause 57 contains standards that cannot be varied by local schedules to zones and there is no exemption from third-party review rights.

*Note: a consequential amendment will be made to clause 54 in a separate amendment to implement the similar changes to clause 55 in this amendment.*

The amendment makes consequential changes to the VPP and all applicable



planning schemes to:

#### Zones

- Modify the purpose to “respond to neighbourhood character” at clauses 32.05 (Township Zone), 32.08 (General Residential Zone) and 32.09 (Neighbourhood Residential Zone).
- Introduce a new requirement for four storey development to meet clause 57 at clauses 32.04 (Mixed Use Zone), 32.05 (Township Zone), 32.07 (Residential Growth Zone), 32.08 (General Residential Zone), 32.09 (Neighbourhood Residential Zone) and 32.10 (Housing Choice and Transport Zone).
- Insert transitional provisions for applications lodged before VC267 at clauses 32.04 (Mixed Use Zone), 32.05 (Township Zone), 32.07 (Residential Growth Zone), 32.08 (General Residential Zone), 32.09 (Neighbourhood Residential Zone), 34.01 (Commercial 1 Zone), 34.03 (Commercial 3 Zone) and 37.08 (Activity Centre Zone).
- Remove the ability for the schedule to residential zones to specify different standards to clause 55 for landscaping, permeability, side and rear setbacks and walls on boundaries.
- Insert a requirement for non-residential development abutting a residential zone to meet the new overshadowing domestic solar energy systems standard at clauses 32.04 (Mixed Use Zone) and 32.07 (Residential Growth Zone).
- Introduce an exemption from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.
- Introduce an application requirement for applications under clause 57 at clauses 32.07 (Residential Growth Zone), 32.08 (General Residential Zone), 32.09 (Neighbourhood Residential Zone), 32.10 (Housing Choice and Transport Zone) and 34.01 (Commercial 1 Zone).
- Introduce a decision guideline for applications under clause 57 at clauses 32.04 (Mixed Use Zone), 32.05 (Township Zone), 32.07 (Residential Growth Zone), 32.08 (General Residential Zone), 32.09 (Neighbourhood Residential Zone), 32.10 (Housing Choice and Transport Zone), 34.01 (Commercial 1 Zone) and 34.03 (Commercial 3 Zone), 37.08 (Activity Centre Zone).
- Renumber existing clauses and standards at clauses 32.04 (Mixed Use Zone), 32.05 (Township Zone), 32.07 (Residential Growth Zone), 32.08 (General Residential Zone), 32.09 (Neighbourhood Residential Zone) and 32.10 (Housing Choice and Transport Zone).
- Delete the requirement for a satisfactory neighbourhood and site description prior to a notice of decision being issued for an application under clause 55 at clause 34.01 (Commercial 1 Zone).

#### Overlay

- 43.05 (Neighbourhood Character Overlay) to renumber clause 55 standards and insert a new sub clause section to allow for a schedule to specify additional requirements.

#### Particular Provisions

- 52.20 (Government funded housing development) to exempt the requirements for plans and documents from clause 57.
- 52.22 (Community care accommodation) to renumber existing standards and to require applications to meet the new overshadowing domestic solar energy systems standard.
- 53.20 (Housing by or on behalf of Homes Victoria) to exempt applications under this clause from the requirements of clause 57.
- 53.24 (Future homes) to exempt applications under this clause from the requirements of clause 57.

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

#### **National Housing Accord**

The National Housing Accord (Accord) is an agreement across all levels of government, institutional investors, and the construction sector to address housing supply and affordability. As part of the Accord, all states and territories committed to undertaking expedited zoning, planning, and land release to deliver the joint commitment on social and affordable housing in well-located areas.

Each state and territory has developed implementation schedules which detail the actions each jurisdiction will take to help achieve the commitments made under the Accord. In its schedule, the Victorian Government has committed delivering planning reforms that will make housing supply more responsive to demand over time by, among other delivery mechanisms, planning reforms to support local council planning processes outlined in Victoria's Housing Statement including streamlining the planning approvals assessment process for housing development.

#### **Victoria's Housing Statement**

Victoria is the fastest growing state in Australia and is expected to reach a population of more than 10.3 million persons by 2051 with Melbourne becoming the nation's largest city.

Victoria's strategy for delivering additional housing is predominantly reflected in *Victoria's Housing Statement: The Decade Ahead 2024-2034* (Victoria's Housing Statement) which outlines a range of initiatives to be undertaken by the Victorian Government in order to facilitate the development of additional homes.

One of these initiatives is streamlining assessment pathways with a range of new 'deemed to comply' residential standards for different types of homes to enable council planners to quickly approve permits for houses that meet the residential standards.

#### **ESD Roadmap**

In 2021, the Victorian Government released the *Environmentally sustainable development of buildings and subdivisions: A roadmap for Victoria's planning system* (ESD Roadmap) which set out a two-stage approach to improve the environmental performance and resilience of buildings.

In July 2022, Amendment VC216 implemented stage 1 of the ESD Roadmap, which included updates to the Planning Policy Framework to ensure planning applications consider sustainability at the lot and precinct scale.

### **Amendment VC267**

Amendment VC267 implements the Victoria Government's commitments under the National Housing Accord and Victoria's Housing Statement by reforming the operation, requirements and structure of residential development objectives and standards in clause 55 of planning schemes.

In 2023, Amendment VC243 made 14 residential development standards in clause 55 'deemed to comply'. Amendment VC267 makes all clause 55 standards 'deemed to comply' and streamlines the assessment of residential development:

- removing remaining discretionary requirements and standards
- modifying standards to ensure they are clear and support quick and efficient assessment
- modifying the operation of the provision to constrain the matters a responsible authority can consider before deciding an application to the objectives, standards and decision guidelines in the clause.

The reformed clause 55 will now apply to residential development (two or more dwellings on a lot, apartments and residential buildings) up to and including three stories. A new clause 57 will apply to four-storey residential development. The new clause 57 will contain the same structure, objectives and standards as clause 55, however its operation and requirements will remain generally consistent with the current clause 55.

Amendment VC267 also implements, in part, stage 2 of the ESD roadmap by including new and updated objectives and standards in clause 55 and 57, including in relation to:

- retaining or providing canopy trees to support biodiversity, wellbeing and amenity, and help reduce urban heat
- supporting the future installation of rooftop solar energy systems
- incorporating natural ventilation in to dwelling design
- facilitating waste separation and recycling.

### **How does the amendment implement the objectives of planning in Victoria?**

The amendment implements the objectives in section 4(1) of the Planning and Environment Act 1987 (the Act). In particular, it supports the objectives:

- a) To provide for the fair, orderly, economic and sustainable use, and development of land;



- b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
- c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- g) to balance the present and future interests of all Victorians.

Amendment VC267 implements the objectives of planning in Victoria by streamlining assessment of planning permit applications for residential development and improving requirements for ESD and internal amenity.

Improved requirements for ESD and internal amenity support sustainable development and a better environment for Victoria's community.

### **How does the amendment address any environmental, social and economic effects?**

#### **Social benefits**

Amendment VC267 will provide social benefits by making it easier to deliver housing in established areas with access to services and amenity.

Internal amenity standards will improve liveability for residents of new dwellings built under the provisions.

#### **Economic benefits**

The amendment will produce a clearer, more certain and less complex application process that will reduce approval times, lower risk and costs for permit applicants. The requirements will also be clearer for the community.

Improved sustainability requirements will support the reduction of household energy bills.

#### **Environmental benefits**

The amendment provides positive environmental effects by reducing the effects of climate change through new and updated standards for sustainability that support rooftop solar energy generation, natural ventilation, shading of windows and canopy trees.

### **Does the amendment address relevant bushfire risk?**

The amendment will not increase the risk to life, property, community infrastructure or the natural environment from bushfire. The amendment does not change the consideration of bushfire risk and the bushfire protection for residential development. Applications under clauses 55 and 57 are usually in established urban areas that have the least risk of bushfire or no risk of bushfire.

### **Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?**

Amendment VC267 complies with relevant Ministerial Directions issued under section 12 of the Act.

This explanatory report has been prepared in accordance with *Ministerial Direction No.11 Strategic Assessment of Amendment*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

The amendment complies with the *Ministerial Direction on the Form and Content of Planning Schemes* issued under section 7(5) of the Act.

### **How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports the implementation of the Planning Policy Framework (PPF), in particular the following provisions:

- Clause 11.01-1S (Settlement) – The amendment supports the objective of the provision to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements and associated strategies including to limit urban sprawl and direct growth into existing settlements. The amendment also supports strategies that contribute to net zero emission outcomes, integrate water resource management and support metropolitan and regional climate change strategies.
- Clause 16.01-1S (Housing supply) – The amendment supports the objective of the provision to facilitate well-located, integrated and diverse housing that meets community needs, and associated strategies including to support opportunities for a range of income groups to choose housing in well-serviced locations. State planning policy supports housing in established residential areas that are close to services and infrastructure.
- Clause 19.01-1S (Energy supply) – The amendment supports strategies to facilitate renewable energy generation and storage to meet on-site energy needs through new standards that support renewable energy generation.
- Clause 19.03-5S (Waste and resource recovery) – The amendment supports waste minimisation and recycling including development that facilitates sustainable waste and resource recovery.

### **Does the amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victoria Planning Provisions by utilising the most appropriate clauses in the VPP to manage residential development and to integrate sustainability considerations for development in Victoria into planning assessments.

### **How does the amendment address the views of any relevant agency?**

Changes made to implement new and updated sustainability standards were

informed by consultation with the Department of Environment, Energy and Climate Action, Environment Protection Authority, Victorian Planning Authority, Department of Health and Department of Education.

Their views are known and have been considered in preparing the amendment.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is unlikely to have a significant impact on the transport system. Supporting provision of housing in established areas with access to infrastructure, including public transport, is consistent with the objectives and decision-making principles in the Transport Integration Act 2010.

### **Resource and administrative costs**

#### **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Is expected that the amendment will reduce the administrative costs and resources required by the responsible authority through simpler assessments of planning permit applications.

### **Where you may inspect this amendment**

The amendment is available for public inspection, free of charge, during office hours at the following places:

#### **Barwon South West Region**

Geelong office

Level 4

30-38 Lt Malop Street

GEELONG VIC 3220

#### **Barwon South West Region**

Warrnambool office

29 Jamieson Street

WARRNAMBOOL VIC 3280

#### **Gippsland Region**

71 Hotham Street  
TRARALGON VIC 3844

**Grampians Region**

Level 3, 402-406 Mair Street  
BALLARAT VIC 3350

**Hume Region**

Level 1, 62 Ovens Street  
WANGARATTA VIC 3676

**Loddon Mallee Region**

Galkangu – BendigoGovHub  
189-229 Lyttleton Terrace  
BENDIGO VIC 3550

The amendment can also be inspected free of charge at the Department of Transport and Planning website at [planning.vic.gov.au](http://planning.vic.gov.au) or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.



## VICTORIA PLANNING PROVISIONS

**53.25**07/04/2025  
VC280**GREAT DESIGN FAST TRACK****Purpose**

To facilitate innovative dwelling, apartment and mixed-use residential development.

To facilitate development that increases the density and diversity of dwellings to respond to Victoria's population growth.

To facilitate the development of dwellings with convenient access to public transport, and community, retail and other services.

To facilitate development that is of a high quality in its design, liveability and sustainability.

**53.25-1**07/04/2025  
VC280**Application**

The provisions of this clause prevail over any inconsistent provision in this planning scheme.

This clause applies to an application under any provision of this planning scheme for the development of land, or the use and development of land, (other than the subdivision of land), if all of the following are met:

- The applicant submits written confirmation that the application is an application to which this clause applies.
- The application includes the construction of at least eight dwellings.
- Any proposed building contains at least two storeys and not more than eight storeys.
- The proposed development achieves a minimum NatHERS rating of:
  - 8.0 stars average, with no individual dwelling less than 6.5 stars for apartment developments.
  - 7.5 stars for all other dwellings.
- Each proposed dwelling provides effective natural ventilation, which includes cross ventilation, single sided ventilation or mechanically assisted ventilation.
- The Minister for Planning has advised in writing that they are satisfied the proposed use or development of land for accommodation (other than camping and caravan park, group accommodation, residential hotel and small second dwelling) is of significance having regard to:
  - The purpose of clause 53.25.
  - Whether the quality of the design, liveability and sustainability of the proposed development meets the design principles published by the Minister for Planning on the Department's Internet site for the purposes of clause 53.25 ('the design principles').
  - The location of the proposed development and whether it has convenient access to jobs, services, infrastructure and community facilities.
- Information demonstrating that the proposed development meets the design principles is provided to the satisfaction of the Minister for Planning. This must include written advice from the Office of the Victorian Government Architect to the satisfaction of the Minister for Planning.
- Information demonstrating the likely feasibility of the proposed development is provided to the satisfaction of the Minister for Planning. This must include written advice from the Chief Executive Officer or delegate, Invest Victoria (Department of Jobs, Skills, Industry and Regions) to the satisfaction of the Minister for Planning.

**53.25-2**07/04/2025  
VC280**Planning scheme requirements**

The responsible authority may waive or vary any of the following in relation to an application or a proposed use or development:

**VICTORIA PLANNING PROVISIONS**

- A minimum garden area requirement.
- Any building height or setback requirement.
- A condition opposite a use in Section 2 in a zone or a schedule to a zone.

A decision to waive or vary any of the matters above does not apply:

- where it would be inconsistent with an approved Statement of Planning Policy for a declared area; or
- to a requirement in clauses 45.07, 45.08 or 51.03, or in any schedule to those clauses.

The responsible authority may waive or vary any of the requirements of clauses 45.09, 52.06 and 52.34 of this planning scheme in relation to an application or a proposed use or development.

An application is exempt from an application requirement in this planning scheme if in the opinion of the responsible authority the requirement is not relevant to the assessment of the application.

Clauses 52.20, 53.20, 53.23 and 53.24 of this planning scheme do not apply to an application to which this clause applies.

**53.25-3**

07/04/2025  
VC280

**Application requirements**

If the application includes a non-residential use or development, information about the purpose of the use and the types of activities proposed to be carried out must accompany the application, as appropriate.

**53.25-4**

07/04/2025  
VC280

**Exemption from review**

An application under any provision of this planning scheme is exempt from the decision requirements of sections 64(1), (2) and (3), and the review rights of section 82(1) of the Act.

**53.25-5**

07/04/2025  
VC280

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines elsewhere in this planning scheme including in clause 65, the responsible authority must consider, as appropriate:

- The purpose of the clause.
- The views of the Office of the Victorian Government Architect.

**53.25-6**

07/04/2025  
VC280

**Transitional provision**

Clause 53.25 does not apply to:

- An application for a permit lodged before the approval date of Amendment VC280.
- An application for an amendment of a permit under section 72 of the Act if the original permit application was lodged before the approval date of Amendment VC280.



# CHADSTONE ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES

## PLANNING FOR A THRIVING CHADSTONE AREA

We're creating the *Chadstone Activity Centre Plan* to guide what the area could look like over the next 10, 20 and 30 years.

The plan proposes more homes within the activity centre 'core', closest to Chadstone Shopping Centre, and well-connected to buses, shops and local jobs and services.

In the surrounding 'catchment', within 10 minutes' walk of the activity centre core, the plan proposes lower-rise apartments and townhouses.

As you move away from the commercial and community core of the activity centre, the proposed building heights gradually decrease, creating a transition between the activity centre and the surrounding suburb.

A new streamlined planning process in the activity centre core aims to make sure more of the right types of homes can be built faster.

We're in the process of finalising the plans and aim to implement them in early 2025.

Once the plans are finalised and in place, the Chadstone area will gradually change over the next few decades, growing into a more lively, inclusive and sustainable local community and providing some of the new homes we need between now and 2051.

## HOW YOUR FEEDBACK IS SHAPING OUR PLANS

We heard from the local community through two rounds of consultation, and your feedback is helping to shape our plans:

- We're using your feedback to update the walkable catchment by reducing the boundary and limiting where buildings over three storeys are permitted.
- We heard that upgrading local infrastructure is important for supporting more homes, so we're introducing a new funding mechanism to raise funds for new and upgraded local infrastructure.
- Your feedback about overshadowing is helping us refine our plans to make sure important parks, streets and places remain sunny all year round.



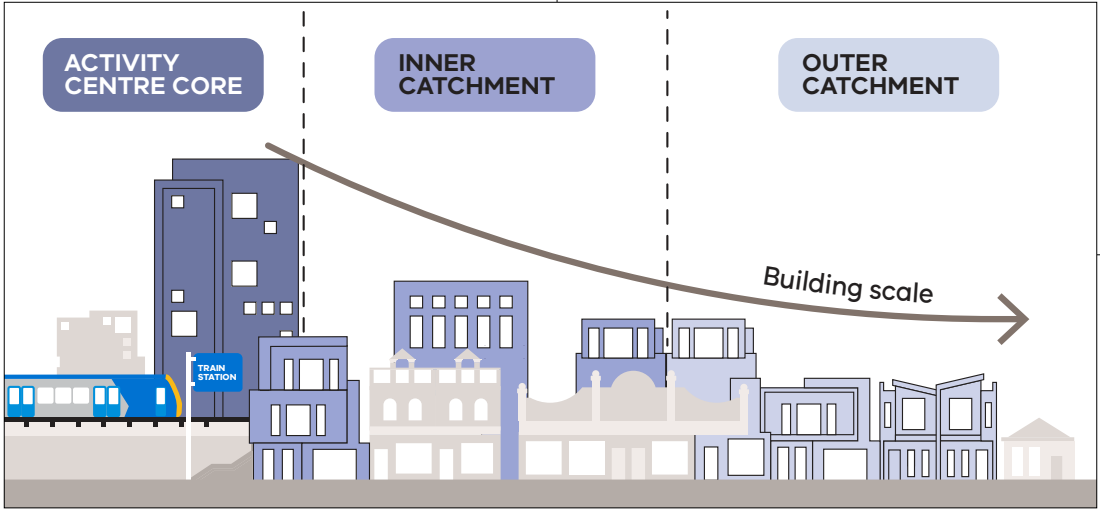
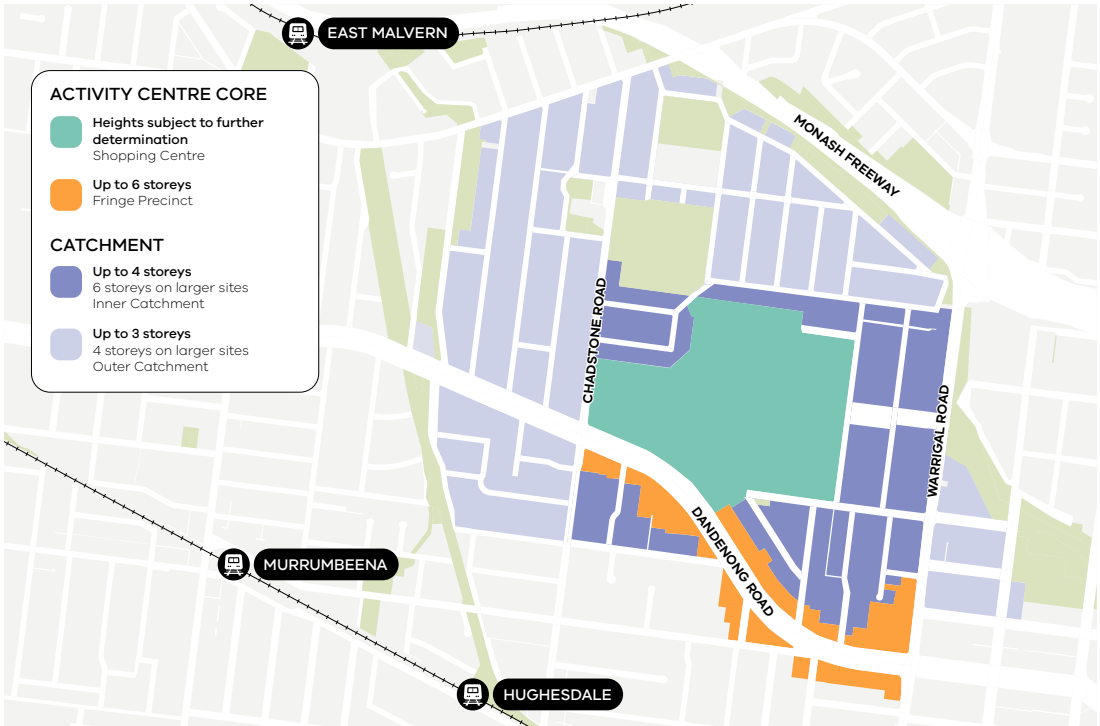
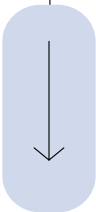
Department  
of Transport  
and Planning



# CHADSTONE ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES

The Chadstone Activity Centre will provide a range of homes and building types for a mix of people through all stages of life across the surrounding area. The proposed plan for Chadstone includes medium and low-rise buildings in the catchment, and taller buildings in the activity centre core.





## YOUR KEY TO THE CHADSTONE ACTIVITY CENTRE

The plan's proposed precincts and controls will make sure the right types of homes are built in the places they fit best. These are some of the kinds of homes you might see more of in the future.



### ACTIVITY CENTRE CORE

#### Shopping Centre: Heights subject to further determination

One large shopping centre site that has the potential to develop into a new precinct of its own, with multiple buildings, new walkways and open spaces, while remaining a shopping destination.



Image credit: Vicinity Centres

#### Fringe Precinct: Up to 6 storeys

Transition area between busy main streets and more quiet residential areas. Proposed large setbacks make room for large new trees and wide footpaths, lined with new shops and businesses facing onto the street.



Image credit: Fieldwork and Assemble, photographed by Tom Ross

### INNER CATCHMENT

#### Up to 4 storeys

*6 storeys on larger sites*

Areas of the catchment closer to the core have proposed building heights up to 4 storeys, and up to 6 storeys on lots over 1,000m<sup>2</sup> with 20m frontage.



Kerstin Thompson, photographed by Derek Swalwell and Leo Showell

### OUTER CATCHMENT

#### Up to 3 storeys

*4 storeys on larger sites*

Most of the catchment has proposed building heights up to 3 storeys, and up to 4 storeys on larger lots.



Image credits: Future Homes Program, Department of Transport and Planning, Austin Maynard, Lucent, photographed by Tess Kelly

## CHADSTONE ACTIVITY CENTRE

MORE HOMES *and* MORE OPPORTUNITIES



### WHAT THIS MEANS FOR YOU

We want to make it easier for more homes to be built in the Chadstone area.

If you're looking for a home close to public transport that's well-connected to jobs, education and services, you'll have more opportunities to find one that's right for you. If you're a landowner, there will be more opportunities for you to choose to build more types of homes on your property.

### MAINTAINING HERITAGE

We want to maintain the heritage of the Chadstone area, while providing more homes for more Victorians.

Our proposed planning controls for activity centres consider existing heritage controls.

There will be no changes to heritage overlays or amendments to local or state planning policies relating to heritage as part of the Activity Centres Program.

New buildings will still have to follow existing heritage controls, as well as relevant state and local policy.

### FUNDING FUTURE INFRASTRUCTURE

We're introducing a simplified infrastructure funding system to help fund the things the Chadstone area will need into the future. This system will help to provide direct contributions for councils and State Government to deliver the infrastructure your suburb needs to thrive.

### WHAT ARE THE STREAMLINED PLANNING APPLICATION PROCESS AND 'DEEMED TO COMPLY' STANDARDS?

We want to introduce a new streamlined process for planning applications to make it faster and easier to build more quality homes in the activity centre core. This includes removing notice and review requirements for most planning applications.

We're designing new 'deemed to comply' standards for building heights, street wall heights and setbacks. If a planning application meets the 'deemed to comply' standards, it cannot be refused a permit on the basis of those standards. If someone proposes a building that does not meet those standards, the usual decision-making criteria will apply.

Normal planning processes including notice and appeal provisions still apply in the catchments.

### THE FUTURE OF THE ACTIVITY CENTRES PROGRAM

We are expanding the Activity Centres Program to activity centres near train stations or tram lines across Melbourne. Throughout 2025, we will be working with communities to better understand how we can improve access to housing while enhancing the things that make our centres great places to live.



Find out more at  
[planning.vic.gov.au/  
activitycentres/chadstone](https://planning.vic.gov.au/activitycentres/chadstone)



Department  
of Transport  
and Planning



## VICTORIA PLANNING PROVISIONS

**32.10**25/02/2025  
VC257**HOUSING CHOICE AND TRANSPORT ZONE**

Shown on the planning scheme map as **HCTZ** with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide housing at increased densities around activity centres and well-serviced locations, close to employment, services and public transport.

To encourage a scale of development that provides a transition between more intense development to lower-scale residential areas.

To encourage a diversity of housing types and affordable housing.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

**32.10-1**25/02/2025  
VC257**Table of uses****Section 1 - Permit not required**

Use	Condition
<b>Automated collection point</b>	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
<b>Bed and breakfast</b>	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence
<b>Community care accommodation</b>	Must meet the requirements of Clause 52.22-2.
<b>Dwelling (other than Bed and breakfast)</b>	
<b>Home based business</b>	
<b>Informal outdoor recreation</b>	
<b>Medical centre</b>	The gross floor area of all buildings must not exceed 250 square metres.
<b>Place of worship</b>	The gross floor area of all buildings must not exceed 250 square metres. The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
<b>Racing dog husbandry</b>	Must be no more than 2 animals.
<b>Railway</b>	
<b>Residential aged care facility</b>	
<b>Rooming house</b>	Must meet the requirements of Clause 52.23-2.
<b>Small second dwelling</b>	Must be no more than one dwelling existing on the lot. Must be the only small second dwelling on the lot. Reticulated natural gas must not be supplied to the building, or part of a building, used for the small second dwelling.
<b>Tramway</b>	
<b>Any use listed in Clause 62.01</b>	Must meet the requirements of Clause 62.01.

## VICTORIA PLANNING PROVISIONS

## Section 2 - Permit required

Use	Condition
Accommodation (other than Community care accommodation, Dwelling, Residential aged care facility, Rooming house and Small second dwelling)	
Agriculture (other than Animal production, Animal training, Apiculture, Domestic animal husbandry, Horse husbandry and Racing dog husbandry)	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience restaurant	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
Convenience shop	
Domestic animal husbandry (other than Domestic animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals.
Food and drink premises (other than Convenience restaurant and Take away food premises)	
Grazing animal production	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Market	
Office (other than Medical centre)	<p>The land must be located within 100 metres of a commercial zone or land in the Activity Centre Zone that is used for commercial purposes.</p> <p>The land must have the same street frontage as the land in the commercial zone or the land in the Activity Centre Zone that is used for commercial purposes.</p> <p>The leasable floor area must not exceed 250 square metres.</p>
Place of assembly (other than Amusement parlour, Carnival, Cinema based entertainment facility, Circus, Nightclub and Place of worship)	
Plant nursery	
Retail premises (other than Food and drink premises, Market, Plant nursery and Shop)	The use must be associated with a use or development to which clause 53.23 (Significant residential development with affordable housing) applies.
Service station	<p>The site must either:</p> <ul style="list-style-type: none"> <li>Adjoin a commercial zone or industrial zone.</li> <li>Adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.</li> </ul> <p>The site must not exceed either:</p>



## VICTORIA PLANNING PROVISIONS

Use	Condition
	<ul style="list-style-type: none"> <li>3000 square metres.</li> <li>3600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3.</li> </ul>
<b>Shop (other than Adult sex product shop, Bottle shop and Convenience shop)</b>	<p>The land must be located within 100 metres of a commercial zone, Mixed Use Zone or land in the Activity Centre Zone that is used for commercial purposes.</p> <p>The land must have the same street frontage as the land in the commercial zone, Mixed Use Zone or land in the Activity Centre Zone that is used for commercial purposes.</p>
<b>Store</b>	Must be in a building, not a dwelling, and used to store equipment, goods, or motor vehicles used in conjunction with the occupation of a resident of a dwelling on the lot.
<b>Take away food premises</b>	The site must adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3.
<b>Utility installation (other than Minor utility installation and Telecommunications facility)</b>	
<b>Any other use not in Section 1 or 3</b>	

## Section 3 - Prohibited

Use
<b>Adult sex product shop</b>
<b>Amusement parlour</b>
<b>Animal production (other than Grazing animal production)</b>
<b>Animal training</b>
<b>Bottle shop</b>
<b>Cinema based entertainment facility</b>
<b>Domestic animal boarding</b>
<b>Extractive industry</b>
<b>Horse husbandry</b>
<b>Industry (other than Automated collection point and Car wash)</b>
<b>Motor racing track</b>
<b>Nightclub</b>
<b>Saleyard</b>
<b>Small second dwelling – if the Section 1 condition is not met</b>
<b>Transport terminal</b>
<b>Warehouse (other than Store)</b>

**32.10-2**  
25/02/2025  
VC257

**Subdivision****Permit requirement**

A permit is required to subdivide land.

**VICTORIA PLANNING PROVISIONS**

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

<b>Class of subdivision</b>	<b>Objectives and standards to be met</b>
<b>60 or more lots</b>	All except Clause 56.03-5.
<b>16 – 59 lots</b>	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
<b>3 – 15 lots</b>	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
<b>2 lots</b>	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

A permit must not be granted which would allow a separate lot to be created for land containing a small second dwelling.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<b>Class of application</b>	<b>Information requirements and decision guidelines</b>
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> <li>▪ The area of either lot is reduced by less than 15 percent.</li> <li>▪ The general direction of the common boundary does not change.</li> </ul>	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> <li>▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</li> <li>▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</li> </ul>	Clause 59.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> <li>▪ The construction of a building or the construction or carrying out of works on the land: <ul style="list-style-type: none"> <li>– Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</li> <li>– Has started lawfully.</li> </ul> </li> <li>▪ The subdivision does not create a vacant lot.</li> </ul>	Clause 59.02

## VICTORIA PLANNING PROVISIONS

**32.10-3**25/02/2025  
VC257**Construction and extension of one dwelling on a lot****Permit requirement**

A permit is required to construct or extend one dwelling on a lot less than 300 square metres.

A development must meet the requirements of Clause 54.

**No permit requirement**

No permit is required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- Make structural changes to a dwelling provided the size of the dwelling is not increased or the number of dwellings is not increased.

**Vicsmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct or extend a dwelling on a lot less than 300 square metres if the development meets the requirements in the following standards of Clause 54:	Clause 59.14
<ul style="list-style-type: none"> <li>▪ A3 Street setback.</li> <li>▪ A10 Side and rear setbacks.</li> <li>▪ A11 Walls on boundaries.</li> <li>▪ A12 Daylight to existing windows.</li> <li>▪ A13 North-facing windows.</li> <li>▪ A14 Overshadowing open space.</li> <li>▪ A15 Overlooking.</li> </ul>	
For the purpose of this class of VicSmart application, the Clause 54 standards specified above are mandatory.	

**32.10-4**25/02/2025  
VC257**Construction and extension of a small second dwelling on a lot****Permit requirement**

A permit is required to construct or extend a small second dwelling on a lot less than 300 square metres.

A development must meet the requirements of Clause 54.

## VICTORIA PLANNING PROVISIONS

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct or extend a small second dwelling on a lot less than 300 square metres if the development meets the requirements in the following standards of Clause 54:</p> <ul style="list-style-type: none"> <li>▪ A3 Street setback.</li> <li>▪ A9 Building setback.</li> <li>▪ A9.1 Safety and accessibility.</li> <li>▪ A10 Side and rear setbacks.</li> <li>▪ A11 Walls on boundaries.</li> <li>▪ A12 Daylight to existing windows.</li> <li>▪ A13 North-facing windows.</li> <li>▪ A14 Overshadowing open space.</li> <li>▪ A15 Overlooking.</li> </ul> <p>For the purpose of this class of Vic Smart application, the Clause 54 standards specified above are mandatory.</p>	Clause 59.14

**32.10-5**  
25/02/2025  
VC257

**Construction and extension of two or more dwelling son a lot, dwellings on common property and residential buildings****Permit requirement**

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.



## VICTORIA PLANNING PROVISIONS

Class of application	Information requirements and decision guidelines
Construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building.	Clause 59.03

**32.10-6**25/02/2025  
VC257**Residential aged care facility****Permit requirement**

A permit is required to construct a building or construct or carry out works for a residential aged care facility.

A development must meet the requirements of Clause 53.17 - Residential aged care facility.

**32.10-7**25/02/2025  
VC257**Buildings and work associated with a Section 2 use****Permit requirement**

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.10-2.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
<p>Construct a building or construct or carry out works where:</p> <ul style="list-style-type: none"> <li>■ The building or works are not associated with a dwelling, primary school or secondary school and have an estimated cost of up to \$100,000; or</li> <li>■ The building or works are associated with a primary school or secondary school and have an estimated cost of up to \$500,000; and</li> <li>■ The requirements in the following standards of Clause 54 are met, where the land adjoins land in a residential zone used for residential purposes: <ul style="list-style-type: none"> <li>– A10 Side and rear setbacks.</li> <li>– A11 Walls on boundaries.</li> <li>– A12 Daylight to existing windows.</li> <li>– A13 North-facing windows.</li> <li>– A14 Overshadowing open space.</li> <li>– A15 Overlooking.</li> </ul> </li> </ul> <p>For the purposes of this class of VicSmart application, the Clause 54 standards specified above are mandatory.</p>	Clause 59.04

**32.10-8**25/02/2025  
VC257**Maximum building height requirement for a dwelling, small second dwelling or a residential building**

A building must not be constructed on land specified in Column 1 of the Table to this clause for use as a dwelling, small second dwelling or a residential building that:

## VICTORIA PLANNING PROVISIONS

- exceeds the applicable maximum building height specified in Column 2 of the Table corresponding to that land; or
- contains more than the applicable maximum number of storeys specified in Column 3 of the Table corresponding to that land.

In the Table to this clause, **large site** means:

- a lot with an area of at least 1000 square metres and a frontage of at least 20 metres; or
- two or more contiguous lots with a combined area of at least 1000 square metres and a combined frontage of at least 20 metres.

Column 1 Land	Column 2 Maximum building height	Column 3 Maximum number of storeys
Land shown on a planning scheme map as <b>HCTZ1</b>	The maximum building height is: <ul style="list-style-type: none"> <li>▪ 13.5 metres; or</li> <li>▪ if the building is constructed on a large site, 21.5 metres.</li> </ul>	The maximum number of storeys at any point is: <ul style="list-style-type: none"> <li>▪ four storeys; or</li> <li>▪ if the building is constructed on a large site, six storeys.</li> </ul>
Land shown on a planning scheme map as <b>HCTZ2</b>	The maximum building height is: <ul style="list-style-type: none"> <li>▪ 11 metres; or</li> <li>▪ if the building is constructed on a large site, 13.5 metres.</li> </ul>	The maximum number of storeys at any point is: <ul style="list-style-type: none"> <li>▪ three storeys; or</li> <li>▪ if the building is constructed on a large site, four storeys.</li> </ul>

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if any of the following apply:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the approval date of the amendment to this planning scheme that included the land to which the permit applies in this zone.
- An overlay applies to the land and:
  - The overlay includes a maximum building height requirement that is higher than the applicable maximum building height specified in this clause or includes a maximum number of storeys requirement that is more than the applicable maximum number of storeys specified in this clause.
  - The maximum building height requirement or maximum number of storeys requirement in the overlay applies to the construction of the building.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

**VICTORIA PLANNING PROVISIONS**

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building heights and maximum number of storeys requirements in this zone apply whether or not a planning permit is required for the construction of a building.

**Building height if the land is subject to inundation**

If the land is in a Special Building Overlay or a Land Subject to Inundation Overlay, or is land liable to inundation, the maximum building height specified in the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

**32.10-9**

25/02/2025  
VC257

**Application requirements**

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 54 and Clause 55.
- For an apartment development of five or more storeys, an urban context report and design response as required in Clause 58.01.
- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
  - Site shape, size, dimensions and orientation.
  - The siting and use of existing and proposed buildings.
  - Adjacent buildings and uses.
  - The building form and scale.
  - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

**32.10-10**

25/02/2025  
VC257

**Exemption from notice and review****Subdivision**

An application to subdivide land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

**32.10-11**

25/02/2025  
VC257

**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

**General**

- The Municipal Planning Strategy and the Planning Policy Framework.

## VICTORIA PLANNING PROVISIONS

- The purpose of this zone.
- Overlooking and overshadowing impacts to adjoining land in the General Residential Zone, Housing Choice and Transport Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in the Housing Choice and Transport Zone, Mixed Use Zone or Residential Growth Zone.

**Subdivision**

- The pattern of subdivision and its effect on the spacing of buildings.
- For subdivision of land for residential development, the objectives and standards of Clause 56.

**Dwellings, small second dwellings and residential buildings**

- Whether the proposed building height provides for a transition in scale to adjacent areas with less or more intensive built form expectations.
- For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.
- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement.
- For the construction and extension of an apartment development of five or more storeys, excluding a basement, the objectives, standards and decisions guidelines of Clause 58.

**Non-residential use and development**

- Whether the use or development is compatible with residential use.
- Whether the use generally serves local community needs.
- The scale and intensity of the use and development.
- The design, height, setback and appearance of the proposed buildings and works.
- The proposed landscaping.
- The provision of car and bicycle parking and associated accessways.
- Any proposed loading and refuse collection facilities.
- The safety, efficiency and amenity effects of traffic to be generated by the proposal.

**32.10-12**25/02/2025  
VC257**Signs**

Sign requirements are at Clause 52.05. This zone is in Category 3.

**32.10-13**25/02/2025  
VC257**Transitional provision**

In this clause:

- ***amended application*** means an application amended under section 50, 50A or 57A of the Act if the original application was made before the relevant approval date;
- ***relevant approval date*** means the approval date of the amendment to this planning scheme that included the land to which a transition application or transition permit applies in this zone;



**VICTORIA PLANNING PROVISIONS**

- ***transition application*** means an application made before the relevant approval date or an amended application;
- ***transition permit*** means a permit that allows the construction of a building for use as a dwelling, small second dwelling or residential building granted in respect of a transition application if the building height of the permitted building, or the number of storeys in the permitted building at any point, is greater than the applicable maximum building height or maximum number of storeys, respectively, specified in clause 32.10-8.

The requirements of the zone the land was included in immediately before the approval date and any applicable schedule to that zone continue to apply to:

- A transition application.
- An application for an amendment of a transition permit under section 72 of the Act.

## VICTORIA PLANNING PROVISIONS

**43.06**25/02/2025  
VC257**BUILT FORM OVERLAY**

Shown on the planning scheme map as **BFO** with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To facilitate higher density development that provides for high amenity living and working environments close to infrastructure and public transport.

To ensure development contributes positively to the functionality and amenity of the area.

To deliver public realm improvements, and where appropriate, additional public benefits in conjunction with new development.

To encourage land consolidation to facilitate higher density development.

To encourage a diversity of housing types and affordable housing.

To identify areas where specific design and built form requirements apply.

**43.06-1**25/02/2025  
VC257**Development objectives**

A schedule to this overlay may specify development objectives.

**43.06-2**25/02/2025  
VC257**Development framework**

A schedule to this overlay must contain a development framework.

The development framework may consist of maps, plans, character statements and tables.

The development framework may:

- Outline the planned urban structure for the land including the distribution of building typologies.
- Contain a table specifying the building typologies and future character for the land or each part of the land.
- Include a movement and place framework that is consistent with *Movement and place in Victoria* (Department of Transport, February 2019).
- Include a public realm and open space framework.
- Specify the anticipated dwelling number and floorspace yields for the land or each part of the land.
- Identify sensitive interfaces and areas where built form needs to transition to the built form in the surrounding area.
- Identify areas where land consolidation will be encouraged to facilitate the preferred scale of development.
- Identify new streets, lanes, arcades and through building connections.
- Identify views to significant landmarks and features that should be maintained.
- Identify land with significant terminating vistas in the public realm that require distinctive development.
- Identify heritage places that are specified in the schedule to the Heritage Overlay.

**43.06-3**25/02/2025  
VC257**Master plan requirements**

A schedule to this overlay may specify land to which the master plan requirements in clause 43.06-3 apply.

## VICTORIA PLANNING PROVISIONS

**Requirement before a permit is granted**

If a schedule to this overlay specifies that the master plan requirements in this clause apply to land, a permit must not be granted to use or subdivide the land, or to construct a building or construct or carry out works on the land, until a master plan has been prepared in accordance with this clause to the satisfaction of the responsible authority.

This does not apply if a schedule to this overlay specifically states that a permit may be granted before a master plan has been prepared to the satisfaction of the responsible authority.

A permit granted must be generally in accordance with the master plan.

**Preparation of a master plan**

A master plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared and implemented in stages.

A master plan must describe:

- The land to which the plan applies.
- The proposed use, development and floor area of each part of the land.
- Any staging or sequencing of development needed.
- The scale of development on the land.
- The siting and orientation of buildings.
- Any open space, vehicle access and pedestrian links required.
- Key interfaces.
- Any stormwater management measures, including any infrastructure and alternative water sources or treatments.
- Any other requirements specified for the master plan in a schedule to this overlay.

The master plan may be amended to the satisfaction of the responsible authority.

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**Operation****Relationship to other provision of this planning scheme**

A schedule to this overlay may specify that if there is any inconsistency between the outcomes and standards in this overlay or a schedule to this overlay and any other provision in this planning scheme, the outcomes and standards in this overlay or a schedule to this overlay prevail.

**Outcomes and standards**

This overlay includes, and a schedule to this overlay may include:

- **Outcomes.** An outcome sets out the expectations of what will be achieved in a development.
- **Standards.** A standard contains a measure or condition related to the corresponding outcome.
- **Decision guidelines.** Decision guidelines set out the matters that the responsible authority must consider before deciding if an outcome is met.

Each standard in this overlay is, and included in a schedule to this overlay must be, identified as:

- a **discretionary standard** expressed using 'should' or labelled as 'discretionary'; or
- a **mandatory standard** expressed using 'must' or labelled as 'mandatory'.

A standard (whether a mandatory or discretionary standard) may also be nominated as a **deemed to comply standard**, using 'complies if' or labelled as 'deemed to comply'.

If a mandatory or discretionary standard is met, the corresponding outcome may be met.

## VICTORIA PLANNING PROVISIONS

If a deemed to comply standard (whether a mandatory or discretionary standard) is met, the corresponding outcome is deemed to have been met and the responsible authority must not consider, and is exempt from considering, any decision guidelines corresponding to that outcome.

Quantitative standards (where a specified measure is to be achieved) may be expressed using the terms 'minimum' or 'maximum'.

If a quantitative standard is expressed using the term 'minimum', that standard is met if a development meets or exceeds the specified measure.

If a quantitative standard is expressed using the term 'maximum', that standard is met if a development does not exceed the specified measure.

If a quantitative standard is not expressed using the terms 'minimum' or 'maximum' but is instead an exact measure, that standard is met if a development exactly meets the specified measure.

A schedule to this overlay may:

- Specify that any outcome in this overlay does not apply.
- Specify that a standard in this overlay does not apply.
- Specify additional standards for any outcome in this overlay.
- Vary, replace or make mandatory any standard in this overlay.
- Specify decision guidelines for any outcome in this overlay.
- Specify outcomes, standards and decision guidelines for any other matter relating to design or built form.

If a schedule to this overlay specifies that an outcome does not apply, any corresponding standard also does not apply.

If a schedule to this overlay specifies that a permit is required to construct a fence, a standard for fencing must be specified in that schedule.

*Note: The relevant measures for standards will typically be presented in a schedule to this overlay as maps or tables. The maps and tables in a schedule are to be read in conjunction with the applicable standard in this overlay.*

**Requirements to be met**

Except if a public benefit is provided in accordance with a public benefit uplift framework to the satisfaction of the responsible authority or if a schedule to this overlay specifies otherwise, the construction of a building and the construction and carrying out of works:

- Must meet the outcomes specified in this overlay or a schedule to this overlay.
- Must meet any mandatory standard specified in this overlay or a schedule to this overlay.
- Should meet any discretionary standard specified in this overlay or a schedule to this overlay. However, if the responsible authority is satisfied that an application for an alternative design solution meets the outcome, the alternative design solution may be considered acceptable.
- Can meet a deemed to comply standard, and if it does, it is deemed to meet the corresponding outcome for that standard.

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**Public benefit uplift framework**

A schedule to this overlay may specify a mandatory standard that can only be exceeded if a public benefit is provided.

A schedule may set out public benefits and how they are to be calculated.

Public benefits may include:

- Affordable housing.

**VICTORIA PLANNING PROVISIONS**

- Public realm works.
- Public open space.
- Strategic land uses.
- Any other works, services or facilities that benefit the community living in, working in or visiting the area to which this overlay applies.

*Notes:*

1. *Public benefits under this provision are calculated over and above any requirements set out in clause 45.01 (Public Acquisition Overlay), clause 45.06 (Development Contributions Plan Overlay), clause 45.09 (Parking Overlay), clause 45.10 (Infrastructure Contributions Plan Overlay), clause 45.11 (Infrastructure Contributions Overlay) or clause 53.01 (Public open space contribution and subdivision) in this planning scheme and any open space requirement specified in a schedule to this overlay.*
2. *In activity centres, public benefits are intended to relate to site specific or local area benefits such as new pedestrian links or improvements to the public realm.*

**Permit condition requirement**

In deciding to grant a permit to construct a building or construct or carry out works that exceeds a standard on the basis that a public benefit will be provided, the responsible authority must include a condition that requires the provision of the benefit to be secured by an agreement made under section 173 of the Act.

The above requirement to include a condition does not apply to a decision to grant an amendment to a permit if the amendment does not increase the extent to which the permitted buildings or works exceed a standard.

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**Buildings and works****Permit requirements**

A permit is required to construct a building or construct or carry out works. This does not apply:

- If a schedule to this overlay specifically states that a permit is not required.
- To the installation of an automatic teller machine.
- To an alteration to an existing building facade if:
  - The alteration does not include the installation of an external roller shutter.
  - Standard BF09 is met.
- To an awning that projects over a road if it is authorised by the relevant public land manager.
- To buildings and works which rearrange, alter or renew plant if the area or height of the plant is not increased.
- To external works to provide access for persons with disabilities that comply with all legislative requirements.

A permit is required to construct a fence if specified in a schedule to this overlay.

**VicSmart applications**

Subject to clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Construct a fence.	Clause 59.05



## VICTORIA PLANNING PROVISIONS

Class of application	Information requirements and decision guidelines
Construct a building or construct or carry out works for: <ul style="list-style-type: none"> <li>A carport, garage, pergola, verandah, deck, shed or similar structure.</li> <li>An outdoor swimming pool.</li> </ul> The buildings and works must be associated with a dwelling.	Clause 59.05
Construct a building or construct or carry out works with an estimated cost of up to \$500,000 where the land is in a commercial zone or special purpose zone (other than the Urban Floodway Zone, Urban Growth Zone or Port Zone).	Clause 59.05

**43.06-7**25/02/2025  
VC257**Outcomes and standards****43.06-7.1****Building typology and future character****Outcome**

Development that:

- Responds to the planned urban structure, building typologies and future character for the land in the development framework.
- Responds appropriately to any heritage places and transition areas identified in the development framework.
- Delivers walkable neighbourhoods with a high-quality, permeable pedestrian network through the creation of new streets, lanes, arcades or connections through buildings.
- Protects views to significant landmarks or features identified in the development framework.
- Encourages land consolidation to facilitate the preferred scale of development.

**Standard BF01**

Development must be consistent with the urban structure, building typologies and future character for the land in the development framework.

**43.06-7.2****Building heights****Outcome**

Building heights that:

- Maintain an inviting and comfortable environment within the public realm in terms of its sense of sunlight, daylight and wind conditions.
- Provide a transition in scale to adjacent areas with less intensive built form expectations.
- Protect views to significant landmarks or features identified in the development framework.

**Standard BF02**

Building heights:

- Should be consistent with any applicable discretionary standard specified for this outcome in a schedule to this overlay.
- Must be consistent with any applicable mandatory standard specified for this outcome in a schedule to this overlay.

Maximum building heights specified in a standard do not apply to:

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- Non habitable architectural features.
- Service equipment and structures including plant rooms, lift overruns, structures associated with green roof areas, including access stairs and lifts, unenclosed pergolas for communal areas, shading devices, and other such equipment.

**43.06-7.3 Floor area ratios****Outcome**

Floor area ratios that provide a scale and density to support population and employment growth, consistent with the building typologies and future character specified in the development framework.

**Standard BF03**

The floor area ratio of development:

- Should be consistent with any applicable discretionary standard specified for this outcome in a schedule to this overlay.
- Must be consistent with any applicable mandatory standard specified for this outcome in a schedule to this overlay.

**43.06-7.4 Overshadowing of open space or public realm****Outcome**

Development that:

- Maintains solar access to key pedestrian streets and existing or proposed public open spaces identified in a schedule to this overlay.
- Achieves a balance between supporting growth and delivering high levels of amenity in the context of the outcomes that apply to the land.

**Standard BF04**

Buildings should not cast any additional shadow beyond that cast by the applicable preferred or maximum street wall height specified in a schedule to this overlay for standard BF05 and existing buildings over:

- The existing or proposed public open spaces identified in a schedule to this overlay for the hours specified in that schedule.
- The existing or proposed key pedestrian streets identified in a schedule to this overlay for the hours specified in that schedule.

This does not apply to shadow cast by:

- Incidental elements such as canopies, kiosks, artworks, screens or trees.
- Buildings and works constructed within the open space or street.

**43.06-7.5 Front setbacks, street wall heights, setbacks above the street wall and landscaped setbacks****Outcomes**

Front setbacks, street wall heights and setbacks above the street wall that:

- Provide strong spatial definition to the public realm while maintaining good daylight access to open spaces, streets and lower levels of buildings and clear views to the sky, where possible.
- Avoid visually overwhelming the public realm.

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- Are sympathetic to:
  - Any heritage place identified in the development framework.
  - The future character specified in the development framework.
- Contribute to the privacy of any ground floor dwellings.
- Distinguish upper levels from the street wall.

Landscaped setbacks, including setbacks that can accommodate deep soil planting and canopy trees, that enhance the amenity of the public realm in locations identified in a schedule to this overlay.

**Standard BF05**

Front setbacks, street wall heights, setbacks above the street wall and landscaped setbacks:

- Should be consistent with any applicable discretionary standard specified for these outcomes in a schedule to this overlay.
- Must be consistent with any applicable mandatory standard specified for these outcomes in a schedule to this overlay.

Any maximum street wall height specified in a schedule to this overlay does not apply to non-habitable architectural features that exceed the specified maximum height by not more than 3 metres.

If a new building is on a corner with two different maximum street wall heights specified in a schedule to this overlay, the taller maximum street wall height applies to the frontage with the lower maximum street wall height for a distance of 20 metres along the street frontage.

**43.06-7.6 Side and rear setbacks and building separation within a site****Outcomes**

Side and rear setbacks that:

- Respond to sensitive interfaces.
- Provide for landscaping.
- Maintain access to daylight and sunlight in streets, laneways and pedestrian connections.
- Deliver high levels of amenity within buildings having regard to outlook, daylight and overlooking.
- Achieve privacy through setbacks rather than screening.

Separation between buildings within the same site that:

- Delivers high levels of amenity within buildings having regard to outlook, daylight and overlooking.
- Offsets direct views between buildings.
- Achieves privacy by building separation rather than screening.

**Standard BF06**

Side and rear setbacks and building separation within a site:

- Should be consistent with any applicable discretionary standard specified for these outcomes in a schedule to this overlay.
- Must be consistent with any applicable mandatory standard specified for these outcomes in a schedule to this overlay.

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Any maximum length for a new wall or carport constructed on a side or rear boundary of a lot specified in a standard for these outcomes does not apply where the slope, retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into side and rear setbacks.

Landings with an area of not more than 2 square metres and a height of less than 1 metre, stairways, ramps, pergolas, shade sails and carports may encroach into side and rear setbacks provided they do not overshadow neighbouring open space.

**43.06-7.7 Building layout and adaptability****Outcomes**

Buildings that:

- Can accommodate a range of tenancy sizes, including smaller tenancies in the lower levels of the building.
- Maximise passive surveillance and interaction with the public realm.
- Provide an appropriate interface with the public realm.

Floor to floor heights that:

- Allow retail and commercial uses that support a high level of amenity and adaptation over time.
- Have ground floor heights that allow both retail and commercial uses.

**Standard BF07**

Buildings should:

- Include upper level balconies and windows with a direct visual connection to the public realm.
- Avoid tinted, opaque or high reflectivity glass which obscures views between the public realm and building interior.
- Sleeve large floorplate tenancies, car parking or service areas where they interface with the public realm.
- Avoid narrow publicly accessible alcoves and recesses that lack a clear public purpose.
- Avoid entrapment areas and areas with limited passive surveillance.

Floor to floor heights:

- Should be consistent with any applicable discretionary standard specified for this outcome in the schedule to this overlay.
- Must be consistent with any mandatory standard specified for this outcome in a schedule to this overlay.

**43.06-7.8 Wind effects on the public realm****Outcome**

Development that minimises wind impacts to create and maintain a safe and pleasant environment in the public realm for pedestrians to walk, sit or stand.

**Standard BF08**

Development of five or more storeys, excluding a basement:

**VICTORIA PLANNING PROVISIONS**

- must not cause new or exacerbate existing unsafe wind conditions specified in Table 1 in public land, publicly accessible areas on private land, private open space and communal open space; and
- should achieve comfortable wind conditions specified in Table 1 in public land and publicly accessible areas on private land,

within the assessment distance shown in Diagram 1.

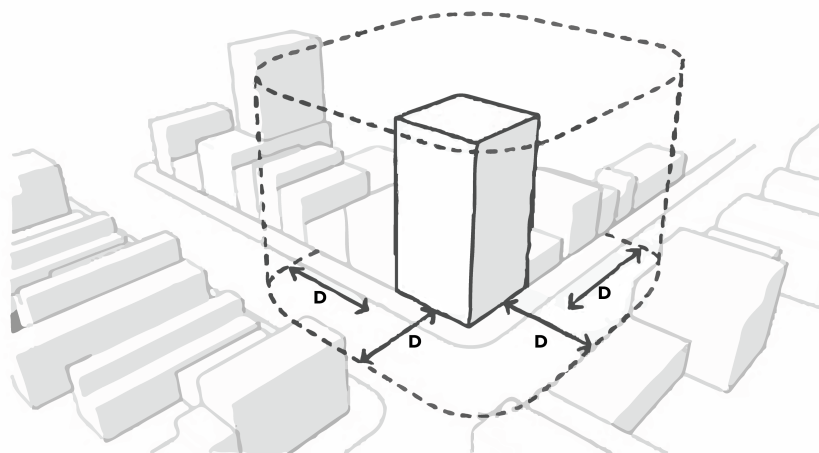
Trees and landscaping should not be used to mitigate wind impacts. This does not apply to sitting areas where trees and landscaping may be used to supplement fixed wind mitigation elements.

Wind mitigation elements, such as awnings and screens, should be located within the site boundary, unless consistent with the existing urban context or preferred future development of the area.

**Table 1: Wind conditions**

Unsafe	Comfortable
Annual maximum 3 second gust wind speed exceeding 20 metres per second with a probability of exceedance of 0.1% considering at least 16 wind directions.	Hourly mean wind speed or gust equivalent mean speed (3 second gust wind speed divided by 1.85), from all wind directions combined with probability of exceedance less than 20% of the time, equal to or less than: <ul style="list-style-type: none"> <li>▪ 3 metres per second for sitting areas.</li> <li>▪ 4 metres per second for standing areas.</li> <li>▪ 5 metres per second for walking areas.</li> </ul>

**Diagram 1: Assessment distance for wind effects**



**ASSESSMENT DISTANCE D = GREATER OF:  
L/2 (HALF LONGEST WIDTH OF BUILDING) OR  
H/2 (HALF OVERALL HEIGHT OF BUILDING)**

#### **43.06-7.9 Active frontages**

##### **Outcome**

Active frontages that:

- Contribute to the use, activity, safety and interest of the public realm.



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- Provide continuity of ground floor activity along streets and laneways.
- Allow for clear identification of building entries and unobstructed views through openings into the ground floor of buildings.

**Standard BF09**

An entry or window should be provided for at least the specified percentage of the combined length of the ground level interfaces of a building on frontages specified in a schedule to this overlay. The entry or window measurement includes:

- Stall risers to a height of 700mm.
- Pilasters.
- Window and door frames.
- Windows that have clear glazing without stickers or paint that obscures views.

For corner sites, active frontages on the main street should extend along the side street to create a sense of address with clear glazing and allow for side entry where appropriate.

Security grills or mesh should:

- Be transparent.
- Not block views into tenancies at night.
- Be mounted internally to the shop windows.

The ground level frontage requirements do not apply to the development of a contributory or significant heritage place specified in the schedule to the Heritage Overlay.

Development of a contributory or significant heritage place specified in the schedule to the Heritage Overlay should not reduce existing compliance with this standard.

**43.06-7.10 Pedestrian connections****Outcome**

Pedestrian connections that are:

- Safe and attractive.
- Accessible by people of all abilities.
- Easily identified and legible.
- Designed to enable extended stays within a space such as sitting and eating.

**Standard BF10**

If a schedule to this overlay identifies a pedestrian connection as:

- ‘Specific’, development should provide the connection along the alignment indicated.
- ‘Indicative’, development should provide the connection along the alignment indicated or a different alignment that provides the same connectivity.

Pedestrian connections should be:

- Direct, attractive, well-lit and provide a line of sight from one end to the other.
- Safe and free of entrapment spaces and areas with limited passive surveillance.
- Publicly accessible at ground level and appropriately secured by an appropriate mechanism where relevant.

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- Overlooked by windows, balconies, or both, on both sides, including at ground floor level.
- Designed to consider the function and design of the full length and width of the connection, including the functional layout, levels and landscaping where it spans multiple lots.

**43.06-7.11 Weather protection****Outcome**

Weather protection that:

- Delivers pedestrian comfort in the public realm via protection from rain, wind and summer sun.
- Uses canopies that are functional, of high-quality design and contribute to the human scale of the street.

**Standard BF11**

Development should include continuous weather protection along the streets and lanes identified in the development framework except where a heritage place warrants an alternative approach.

Weather protection canopies should be:

- Between 3.5 metres and 5 metres above ground measured to the underside of the eave.
- Designed to minimise impact on existing or proposed street trees.
- Broken in design to reflect the prevailing grain and width of building frontages.

**43.06-7.12 Landscaping and fencing****Outcome**

Landscaping and fencing that:

- Delivers a safe and attractive public and private realm.
- Balances occupant privacy with activation and surveillance of the public realm.
- Reinforces underlying natural landscape character including biodiversity values.
- Provides shade in summer, including from canopy trees.
- Does not create long expanses of blank wall facing the public realm.
- Provides appropriate delineation between the public and private realm.

This outcome only applies to a fence if a permit is required to construct a fence under this overlay and a schedule to this overlay specifies a standard for fencing.

**Standard BF12**

Landscaping should:

- Provide shade to outdoor areas exposed to summer sun by canopy trees or shade structures.
- Provide space for sufficient soil depth to support the proposed vegetation, including canopy trees.
- Use paving and surface materials that lower surface temperatures and reduce heat absorption.
- Include climbing plants or smaller plants in planters and outdoor areas, including communal outdoor open space.
- Respond to the soil type and drainage patterns of the site.
- Be supported by irrigation systems which utilise alternative water sources such as rainwater, stormwater and recycled water.

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**43.06-7.13 Car parking design****Outcome**

Car parking that:

- Minimises the impact of car parking on the public realm.
- Minimises adverse impact on pedestrian and movement networks.
- Use land efficiently.
- May be adapted for alternative uses in the future.

**Standard BF13**

Vehicle access to car parks should not be located on roads identified in a schedule to this overlay as roads where vehicle access to car parks is discouraged.

Gates or doors to car parks should be fitted close to the building alignment to avoid the creation of unsafe entrapment space, and designed as integrated elements of the building facade.

The location and width of car park entries should:

- Minimise impacts on the pedestrian network.
- Avoid entries on sites where they impact on the activation and safety of the public realm.

Car parks should be designed to enable future adaptation without the need for demolition or significant rebuilding. This may include minimising load bearing walls and ramped areas.

Above ground level car parking should:

- Be sleeved to streets and open spaces with active frontages.
- Have a floor to floor height of at least:
  - 4 metres for the ground floor.
  - 3.5 metres for other floors.

**43.06-7.14 Building services****Outcome**

Building services that:

- Are integrated in the building design and minimise impacts on the public realm.
- Maximise the quality and activation of the public realm.
- Do not dominate the pedestrian experience and are designed as an integrated design element.

**Standard BF14**

The location and width of loading bays should minimise impacts on the pedestrian network.

Ground floor building services, including waste, parking and loading access, should be minimised and located away from streets and public spaces, or within basements or upper levels.

Waste and loading access should not be located on the roads identified in a schedule to this overlay as roads where waste and loading access is discouraged.

Spaces for waste or loading should not adversely impact safety and continuity of the public realm.

Access doors to any waste, parking or loading area should:

- Be positioned no more than 500 millimetres from the street edge.
- Be designed as an integrated element of the building.

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Service cabinets should:

- Be located internally with waste, parking or loading areas where possible.
- Not visually dominate street frontages.
- Use high-quality materials.

Rooftop plant, services and antennae should be integrated into the overall building form.

**43.06-7.15 Exterior design****Outcome**

Exterior design that:

- Responds to the preferred built form character of its context.
- Is visually interesting when viewed up close and from a distance.
- Incorporates sufficient design detail in the lower levels of a building to deliver a visually rich and engaging pedestrian experience.
- Delivers high-quality design on all visible sides of a building and on rooftops visible from the public realm.
- Provides visual connection between the public realm and interior spaces at the ground level interface.
- Provides adequate clearance heights that do not obstruct the service functions of a street or laneway.

**Standard BF15**

Facades should:

- Provide for depth and a balance of light and shadow on the street wall and upper levels through the use of balconies, integrated shading, rebates or expression of structural elements.
- Avoid finishes with a perpendicular reflectivity of more than 15 per cent, measured at 90 degrees to the facade surface or as specified in a schedule to this overlay.

Blank walls that are visible from the public realm should be articulated by textured materials, patterning or artwork.

Facade projections and balconies should:

- Be at least 5 metres above any public space measured from ground level.
- Allow for growth of existing and planned street trees in upper level projections and canopies.
- Limit upper level projections, such as adjustable screens or windows, cornices or other architectural features, into streets or laneways up to 300 millimetres.
- Not include enclosed balconies or habitable floor space projecting over the public realm.

Materials should be:

- Natural, tactile and visually interesting at the lower levels near the public interface to reinforce a human scale.
- Durable, robust and low maintenance in the higher parts of a building.

Materials and finishes, such as painted concrete or ventilation louvres, should be avoided at the lower levels where they undermine the visually rich, tactile quality of streets and laneways.

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**43.06-8**25/02/2025  
VC257**Subdivision****Permit requirements**

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Any requirement in a schedule to this overlay must be met.

A permit must not be granted which would allow a separate lot to be created for land containing a small second dwelling.

**Public open space contribution requirement**

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in a schedule to this overlay (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both).

If a public open space contribution requirement is specified in a schedule to this overlay:

- The public open space contribution requirement of clause 53.01 does not apply.
- The exemptions in clause 53.01-1 and clause 53.01-2 apply to the requirement.

If a public open space contribution requirement is not specified in a schedule to this overlay, the requirements of clause 53.01 continue to apply.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

Class of application	Information requirements and decision guidelines
Subdivide land to realign the common boundary between 2 lots where: <ul style="list-style-type: none"> <li>▪ The area of either lot is reduced by less than 15 percent.</li> <li>▪ The general direction of the common boundary does not change.</li> </ul>	Clause 59.01
Subdivide land into lots each containing an existing building or car parking space where: <ul style="list-style-type: none"> <li>▪ The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme.</li> <li>▪ An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision.</li> </ul>	Clause 59.02
Subdivide land into 2 lots if: <ul style="list-style-type: none"> <li>▪ The construction of a building or the construction or carrying out of works on the land:               <ul style="list-style-type: none"> <li>– Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.</li> <li>– Has started lawfully.</li> </ul> </li> <li>▪ The subdivision does not create a vacant lot.</li> </ul>	Clause 59.02



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**43.06-9**25/02/2025  
VC257**Application requirements****Buildings and works**

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A design response that explains how the proposed design responds to:
  - The development framework and any development objectives specified in a schedule to this overlay.
  - Any applicable outcome and standard specified in this overlay or a schedule to this overlay.
- Correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.
- Any information specified in a schedule to this overlay.

**Subdivision**

An application to subdivide land must be accompanied by any information specified in a schedule to this overlay.

**43.06-10**25/02/2025  
VC257**Exemption from notice and review**

An application under any provision of this planning scheme to construct a building or to construct or carry out works, or to subdivide land, is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act unless a schedule to this overlay specifies otherwise.

**43.06-11**25/02/2025  
VC257**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in clause 65 and any decision guidelines specified in a schedule to this overlay, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The development framework.
- Any applicable public benefit uplift framework.
- *Movement and place in Victoria* (Department of Transport, February 2019).
- The level of amenity for building occupants.
- Movement systems through and around the site including the movement of pedestrians and cyclists, vehicles providing for supplies, waste removal, emergency services, and public transport and car parking.

**43.06-12**25/02/2025  
VC257**Mandatory permit conditions**

The responsible authority must include any mandatory permit condition specified in this overlay or schedule to this overlay in deciding to grant a permit under this overlay or for land for which a master plan has been prepared in accordance with clause 43.06-3.

**Floor area ratio mandatory permit condition**

If a schedule to this overlay specifies a floor area ratio for a site for the purposes of standard BF03, in deciding to grant a permit for the development of part of that site, unless a schedule to this overlay specifies otherwise, the responsible authority must include a condition that requires the

## VICTORIA PLANNING PROVISIONS

owner of the land to enter into an agreement with the responsible authority under section 173 of the Act, in a form to the satisfaction of the responsible authority, that specifies a floor area ratio that applies to the development of the balance of the site.

**43.06-13**

25/02/2025  
VC257

**Signs**

Sign requirements are at clause 52.05.

A schedule to this overlay may specify additional requirements for the development of land for signs.

**43.06-14**

25/02/2025  
VC257

**Transitional provisions**

A schedule to this overlay may specify transitional provisions.

**43.06-15**

25/02/2025  
VC257

**Meaning of terms**

In this overlay and a schedule to this overlay:

- ***building services*** means areas used for the purposes of loading, waste management and electrical, communications, gas, water and fire prevention infrastructure;
- ***public benefit uplift framework*** means a framework included or explicitly referenced in a schedule to this overlay that sets out allowable public benefits and how they are to be calculated;
- ***development framework*** means the development framework contained in a schedule to this overlay;
- ***floor area ratio*** means the gross floor area of all buildings on a site plus the area of voids associated with lifts, car stackers and similar service elements considered as multiple floors of the same height as adjacent floors or 3.0 metres if there is no adjacent floor, divided by the area of the site;
- ***laneway*** means a road reserve of a public highway 9 metres wide or less;
- ***master plan*** means a master plan prepared in accordance with clause 43.06-3;
- ***pedestrian connection*** means a publicly accessible street with a defined footpath, a shared zone, a pedestrian only laneway (covered or open), an arcade, a through building connection and an atrium;
- ***sleeve*** means to position active uses between large floorplate tenancies, car park or service areas and the public realm;
- ***street wall*** means any part of a building constructed within 0.3 metres of an existing or proposed street, laneway or public open space.