

Planning FAQ Sheet - Rooming House Planning Requirements and Exemptions

A rooming house is a building in which there are one or more rooms available for rented occupancy and four or more people live there.

The Victorian State Government have implemented State housing policy in the Victorian Planning Schemes regarding rooming houses. This policy is largely implemented via Clause 52.23 Rooming House.

A planning permit is NOT required for a rooming house in the Residential Growth Zone, Neighbourhood Residential Zone, Mixed Use Zone, Low Density Residential Zone or General Residential Zone, which cover most urban residential areas of Latrobe, if it meets the exemption criteria in the table below.

(To find out what zone applies to a property, go to [VicPlan](#))

Exemption Criteria

In practice, most rooming houses meet the below criteria. Rooming houses are generally run by managers and professional developers to provide the outcome that the policy is achieving.

Size limit	Total floor area $\leq 300 \text{ m}^2$ (excluding outbuildings, including garage if connected to house, measured externally or to party wall centers)
Occupancy Limit	Accommodates no more than 12 persons
Bedroom Limit	Provides no more than nine bedrooms
Bedroom access	Bedrooms can only be accessed from within the building
Garden Area	If the development is in the General Residential Zone or Neighborhood Residential Zone, the minimum garden area requirement must be provided. To understand what minimum garden area applies, here is the guide to the minimum area requirement: https://www.planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/applying-the-minimum-garden-area-requirement
Shared Facilities	Shared entry facilities, and common areas including a kitchen and living area

FAQ's

There is a rooming house being built near me. Why wasn't I notified?

There is no requirement outside of the planning permit process for adjacent landowners to be notified of a development that is exempt from requiring a planning permit. Therefore, Council has no ability to notify landowners or occupiers about proposed rooming houses, nor are developers required to notify Council planning departments of proposed rooming houses. Rooming houses are generally privately owned and funded; the Privacy Act 1988 and other legislation limits information that can be released externally regarding development on private land.

How will the development facilitate car parking?

There is a requirement under Clause 52.06 Car Parking of the Planning Scheme that a rooming house must provide one car parking space to each four bedrooms. Therefore, the maximum requirement for an exempt rooming house will be two car parking spaces.

Can I object to a rooming house?

If the proposed rooming house meets the exemptions, there are no formal avenues for a person to make an objection. If a rooming house is built, and it does not appear to meet the exemption criteria, Latrobe City Council's planning compliance officer can be notified via 1300 367 700 or latrobe@latrobe.vic.gov.au

Other Resources

Rooming houses are lodged by Council's Health Team to Consumer Affairs Victoria (where the registration is held and regulated). Consumer Affairs undertake the licensing and inspections of rooming houses. The registered list and further information can be found here:

<https://www.consumer.vic.gov.au/licensing-and-registration/rooming-house-operators>

Rooming houses are regulated facilities once constructed. For licensing matters relating to a rooming house, please contact Consumer Affairs Victoria on 1300 55 81 81.

More generally, if you have concerns about activity in your neighbourhood, regardless of housing tenure, the following contacts may assist:

- For parking matters, please contact Council's Local Laws team on 1300 367 700.
- For residential noise concerns, please contact Council's Health Services Team on 1300 367 700.
- For after-hours noise, illegal activity or public safety concerns, please contact Victoria Police on 000.

For all other concerns, please contact Council's Customer Focus team on 1300 367 700 to obtain advice regarding your options.

If there are any further questions regarding any of the information above, please do not hesitate to contact the Latrobe Statutory Planning Department on 1300 367 700.