16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

16.01-1S Housing supply

16/04/2026
VC300

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Mid-Rise Design Guide* (Department of Transport and Planning, 2026)

Table 1 - Metropolitan Melbourne Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Growth Municipalities			
Mitchell	66,000	56,000	10,000
Cardinia	30,000	21,000	9,000
Casey	87,000	58,500	28,500
Hume	79,000	53,500	25,500
Melton	109,000	104,000	5,000
Whittlesea	72,000	43,000	29,000

Wyndham	99,000	74,000	25,000
Inner Melbourne			
Melbourne	119,500	-	119,500
Port Phillip	55,000	-	55,000
Stonnington	50,000	-	50,000
Yarra	44,000	-	44,000
Middle Melbourne			
Banyule	45,500	-	45,500
Bayside	30,000	-	30,000
Boroondara	65,500	-	65,500
Darebin	69,000	-	69,000
Glen Eira	63,500	-	63,500
Hobsons Bay	22,500	-	22,500
Kingston	51,500	-	51,500
Manningham	28,500	-	28,500
Maribyrnong	48,000	-	48,000
Merri-bek	69,000	-	69,000
Monash	69,500	-	69,500
Moonee Valley	47,500	-	47,500
Whitehorse	76,500	-	76,500
Outer Melbourne			
Brimbank	59,500	-	59,500
Frankston	33,000	-	33,000
Greater Dandenong	52,500	-	52,500
Knox	43,000	-	43,000
Maroondah	39,500	-	39,500
Mornington Peninsula	24,000	-	24,000
Nillumbik	6,500	-	6,500
Yarra Ranges	25,000	-	25,000

Table 2 - Regional Victoria Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target

Barwon			
Colac Otway	3,700	-	-
Greater Geelong	128,600	51,100	77,500
Queenscliffe	400	-	-
Surf Coast	8,000	-	-
Central Highlands			-
Ararat	1,000	-	-
Ballarat	46,900	18,900	28,000
Golden Plains	12,500	-	-
Hepburn	3,150	-	-
Moorabool	20,000	-	-
Pyrenees	1,300	-	-
Gippsland			-
Bass Coast	19,250	-	-
Baw Baw	25,700	-	-
East Gippsland	11,000	-	-
Latrobe	13,000	-	-
South Gippsland	8,000	-	-
Wellington	8,000	-	-
Goulburn			
Greater Shepparton	15,250	-	-
Mitchell	66,000	56,000	10,000
Moira	4,500	-	-
Murrindindi	3,350	-	-
Strathbogie	2,400	-	-
Great South Coast			
Corangamite	1,400	-	-
Glenelg	1,400	-	-
Moyne	2,900	-	-
Southern Grampians	1,250	-	-
Warrnambool	7,200	-	-
Loddon Campaspe			

Campaspe	4,500	-	-
Central Goldfields	1,700	-	-
Greater Bendigo	37,000	11,000	26,000
Loddon	550	-	-
Macedon Ranges	13,200	-	-
Mount Alexander	4,500	-	-
Mallee			
Buloke	150	-	-
Gannawarra	850	-	-
Mildura	8,500	-	-
Swan Hill	2,100	-	-
Ovens Murray			
Alpine	1,250	-	-
Benalla	1,700	-	-
Indigo	3,100	-	-
Mansfield	3,900	-	-
Towong	550	-	-
Wangaratta	6,000	-	-
Wodonga	15,200	-	-
Wimmera Southern Mallee			
Hindmarsh	250	-	-
Horsham	3,300	-	-
Northern Grampians	750	-	-
West Wimmera	200	-	-
Yarriambiack	300	-	-

16.01-1L Housing Supply

~~02/10/2025~~ --/--/---- ~~C149latr~~ Proposed C155latr

Policy application

This policy applies to all land identified in the Housing Framework Plans in this clause.

General strategies

Encourage and concentrate a diverse range of housing in locations with access to community services, activity centres and public transport in accordance with the Housing Framework Plans in this clause.

Support lot consolidation to maximise opportunities for increased residential yield and integrated development in locations identified for Substantial and Incremental Change in the Housing Framework Plans in this clause.

Encourage the development of smaller housing types, particularly one and two bedroom dwellings in Substantial Change Areas and Incremental Changes Areas as indicated on the Housing Framework Plans for each town in this clause.

Support development that is flexible for different age groups and abilities without the need for major adaptation post construction.

Support the provision of diverse social and affordable housing in well serviced locations.

General policy guidelines

Consider as relevant:

- Encouraging medium and high density housing typologies within 400 metres of the Primary Activity Centres of Moe, Morwell, Churchill and Traralgon.
- Supporting infill development within 200 metres of existing or planned Neighbourhood Activity Centres and Local Activity Centres and the retail centres of District and Small Towns.

Substantial change area strategies

Encourage multi-level residential development in the form of low scale apartments, townhouses, shop top dwellings and units.

Encourage a variety of tenures, including affordable and social housing types, to meet the needs of a range of households.

Discourage housing intensification in areas identified for 'Future Substantial Change' south of Shakespeare Street, Traralgon, until existing industrial development located to the south (Area 6 of the Traralgon Township Structure Plan in Clause 11.01-1L-08) transitions to light industrial or other non - sensitive uses.

Incremental change areas strategies

Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive to adjoining streetscapes, buildings and residential areas.

Discourage housing intensification south of Commercial Road, Morwell until rehabilitation works to the northern extent of the Hazelwood open cut brown coal mine area are complete (Area 3 on the Morwell Town Structure Plan in Clause 11.01-1L-06).

Facilitate the development of streetscape character that contains:

- Private gardens in front yards.
- Space between buildings.
- Views to local landmarks.
- Natural shade.

Limited change areas strategy

Support the development of detached dwellings and dual occupancies that reinforce the spacious regional suburban character.

Limited change areas policy guidelines

Consider as relevant:

- Encouraging smaller and diverse housing types, including units and townhouses, within 200 metres of existing or planned Neighbourhood and Local Activity Centres and where public transport is accessible.
- Discouraging units of townhouses beyond 200 metres from an existing or planned Neighbourhood Activity Centre and Local Activity Centre, except on Strategic Development Sites identified on the Housing Framework Plans.
- Discouraging higher densities unless a lot is greater than 1500 square metres and is:

  - Within 400 metres walking distance from a public transport network.

  - Consistent with the average lot size of density development of residentially zoned land that is within a 150 metre radius (excluding the subject site in the calculation).

  - Not constrained by an overlay that affects the development potential of the lot (heritage, bushfire or flooding overlay).

Minimal change areas strategies

Support minimal change in the form of detached houses and dual occupancies in locations with distinct character attributes, such as heritage, neighbourhood character, environmental or amenity values or infrastructure limitations.

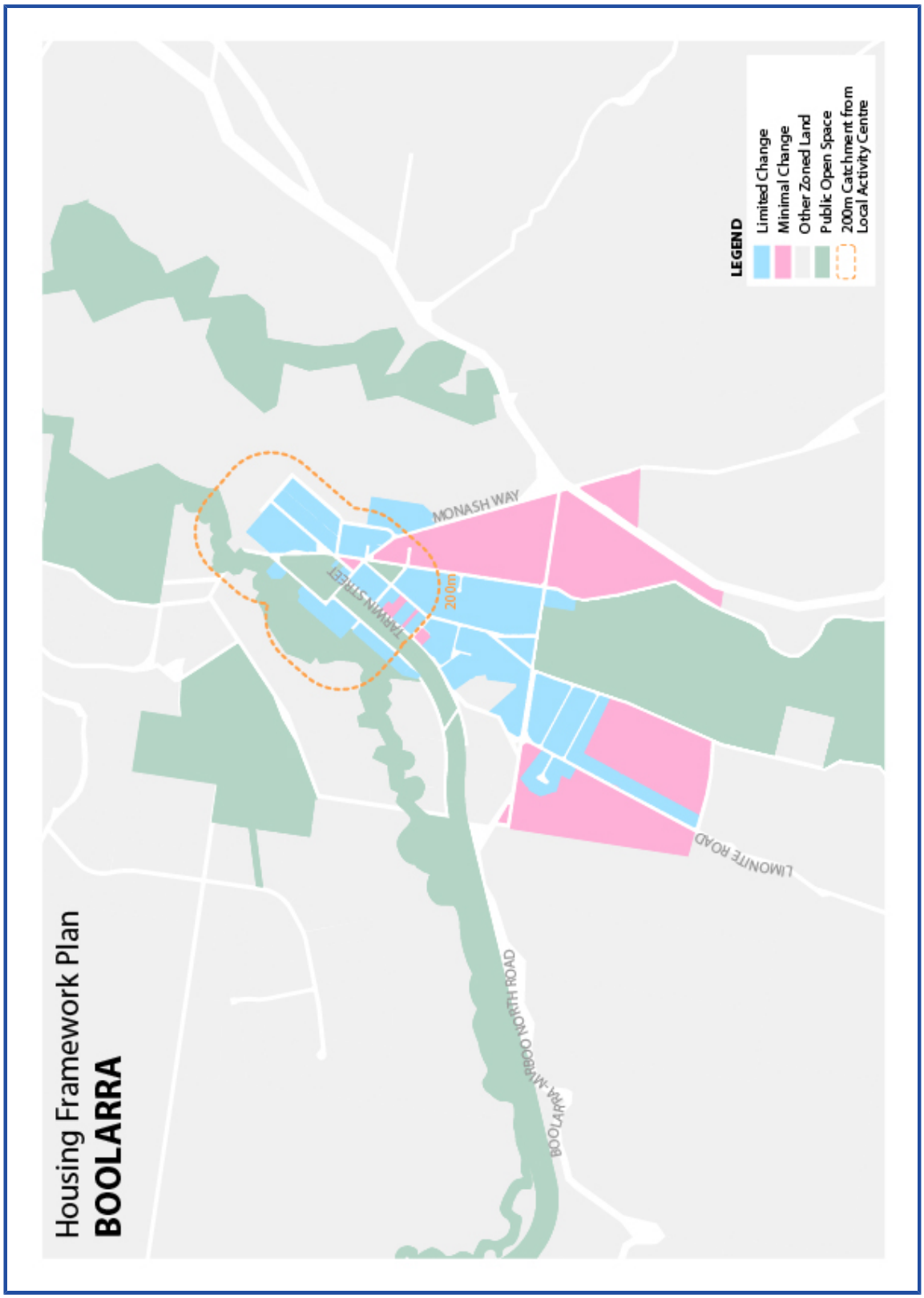
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

Policy documents

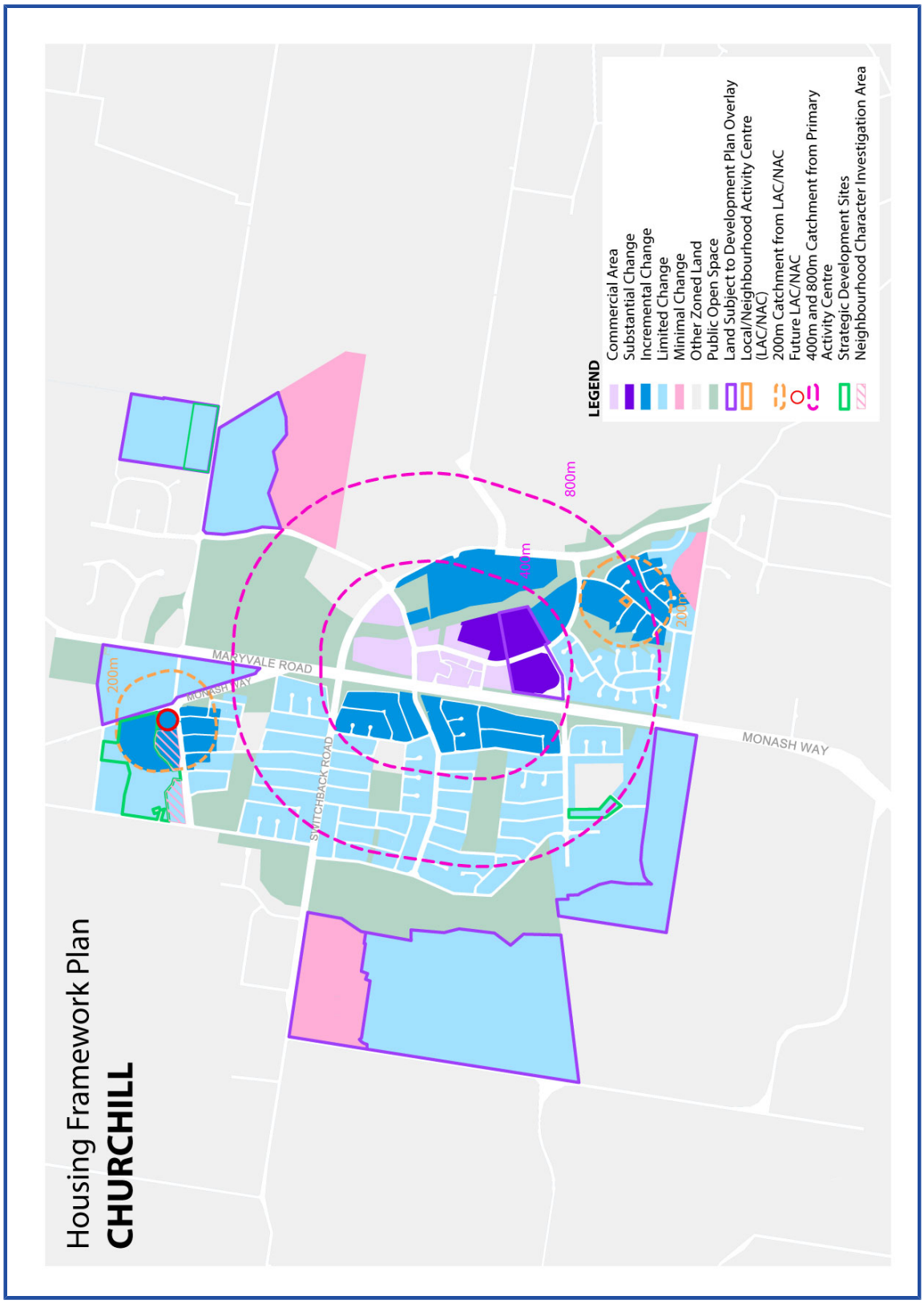
Consider as relevant:

- *Live Work Latrobe Housing Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)
- *Latrobe Social and Affordable Housing Strategy* (SGS Economics & Planning and Latrobe City Council, 2021).

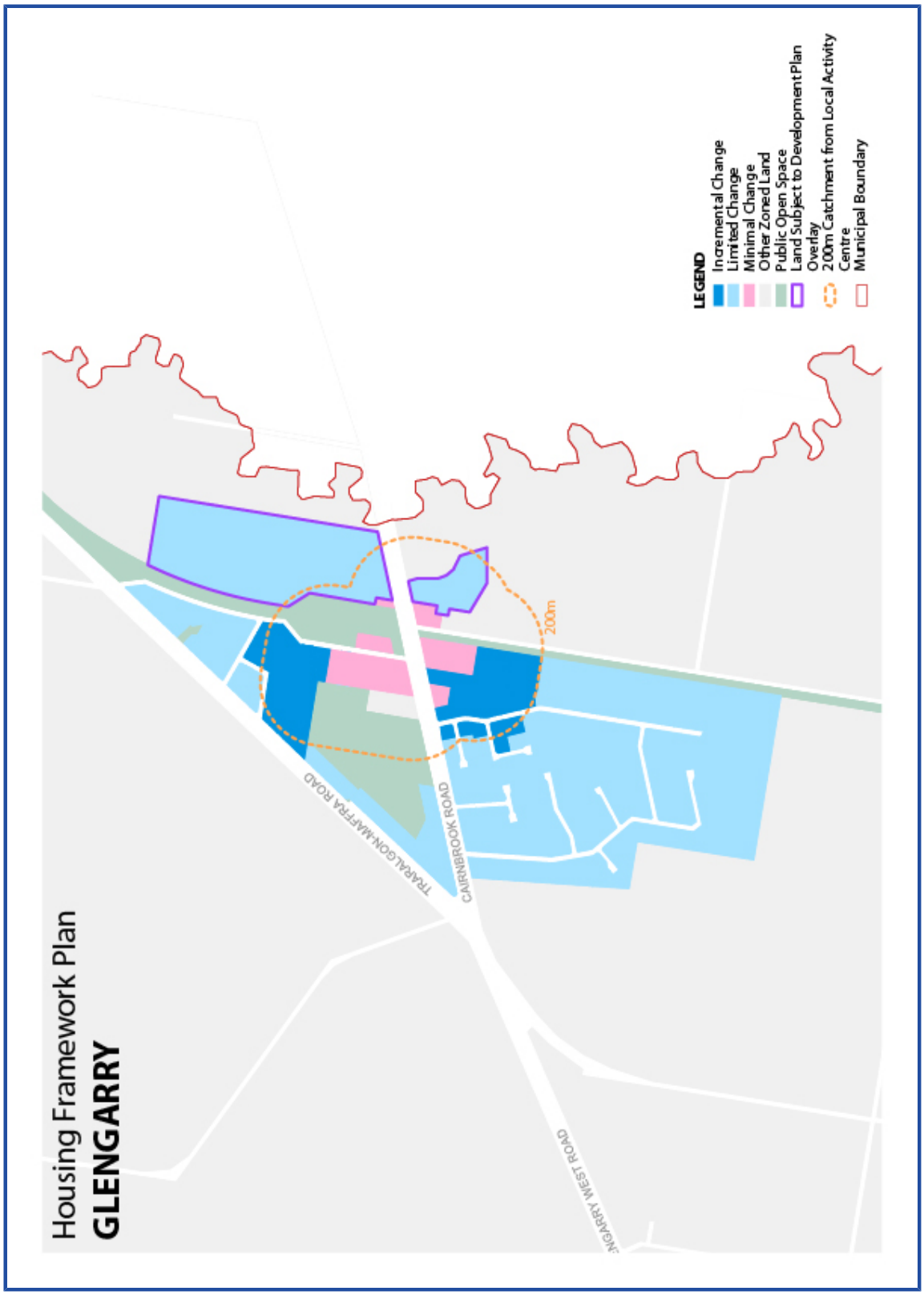
Boolarra Housing Framework Plan



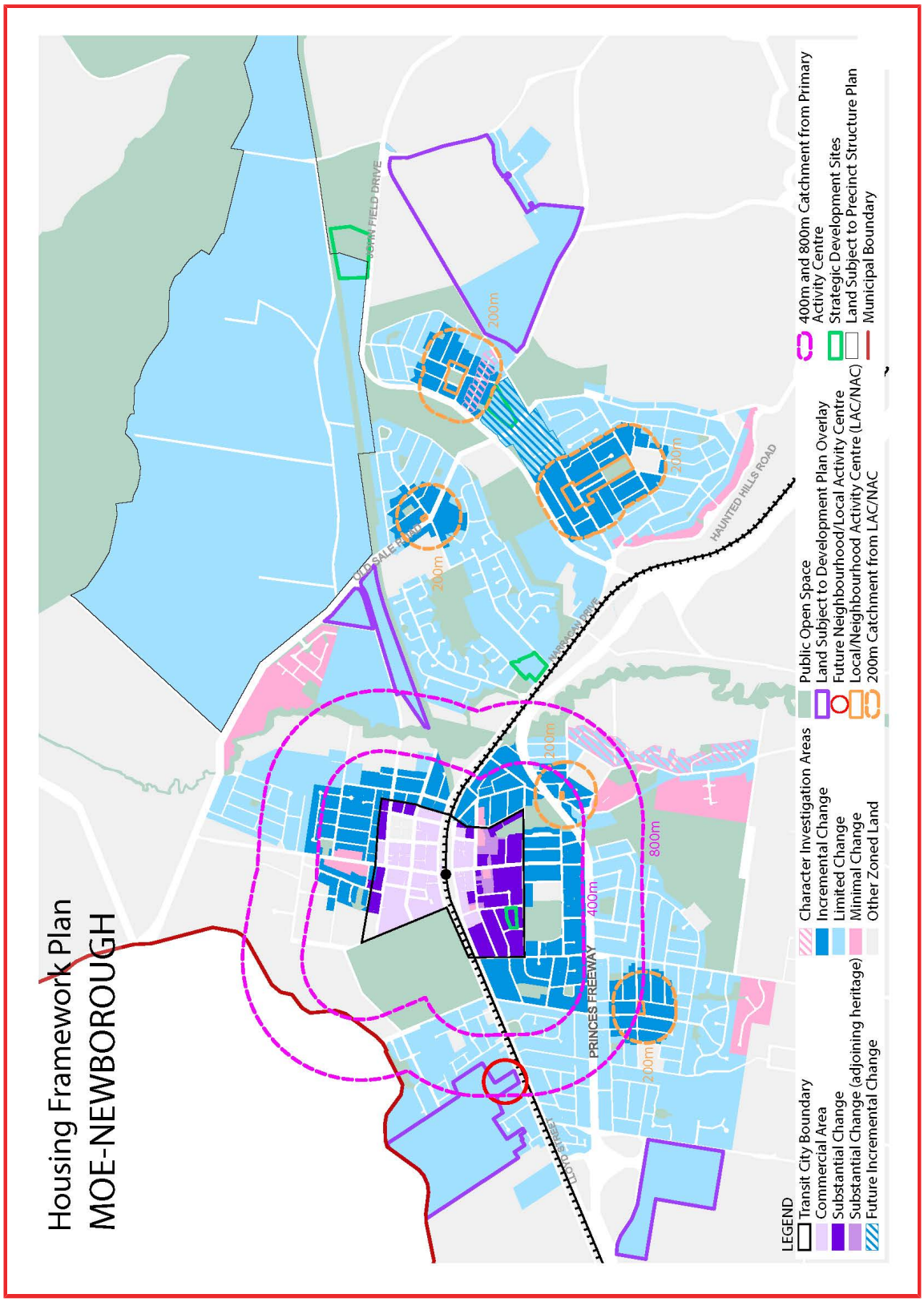
Churchill Housing Framework Plan

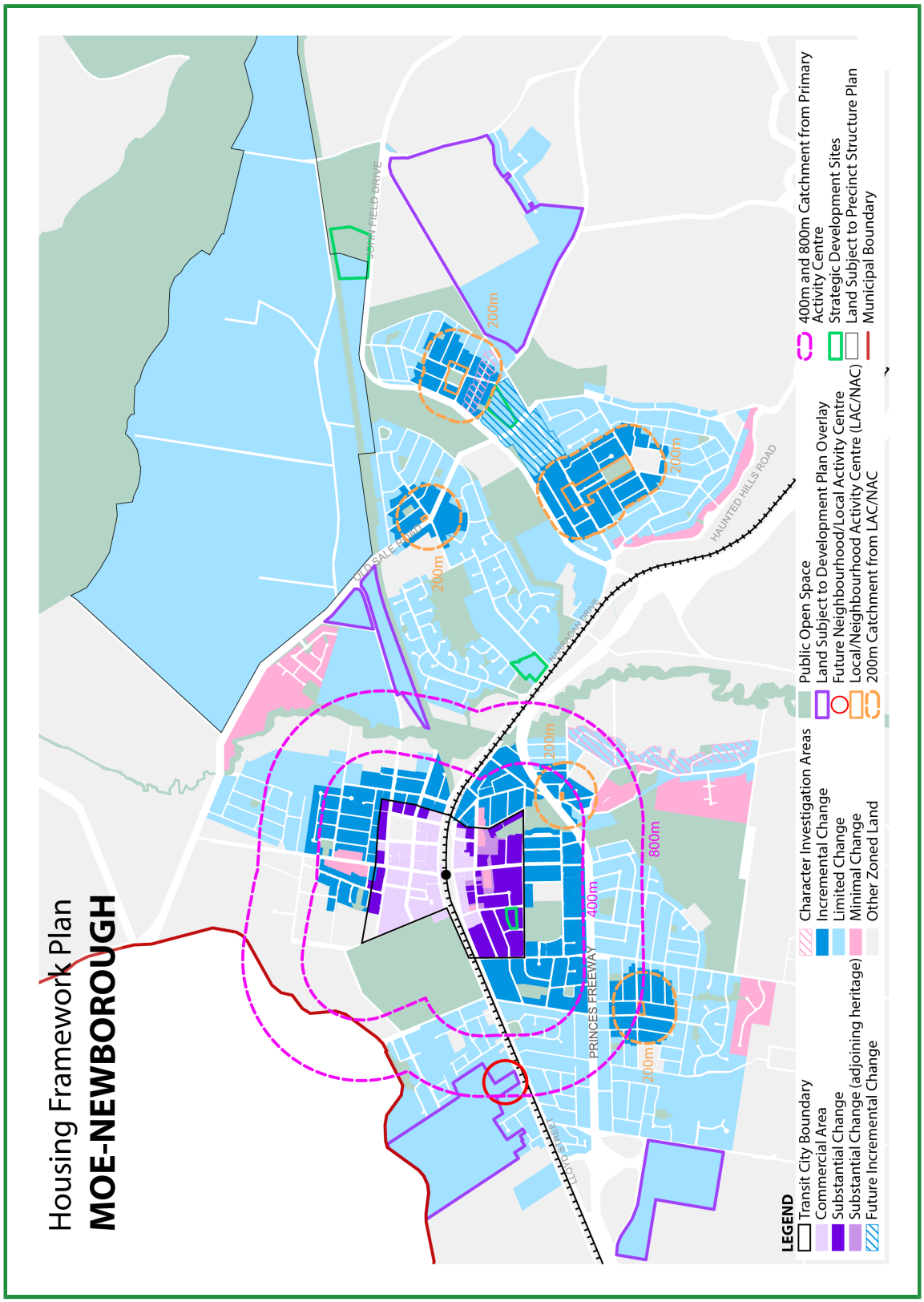


Glengarry Housing Framework Plan

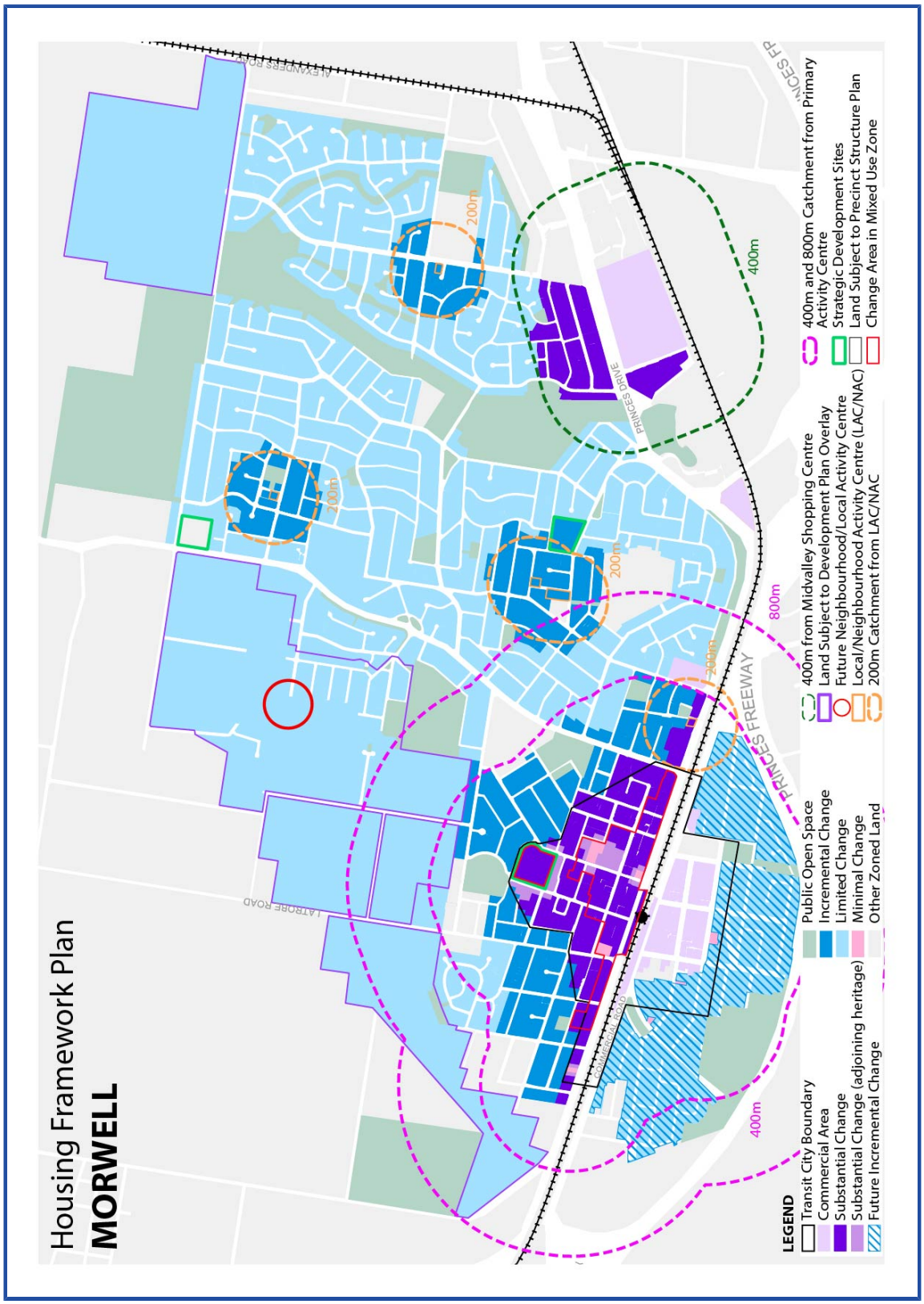


Moe - Newborough Housing Framework Plan

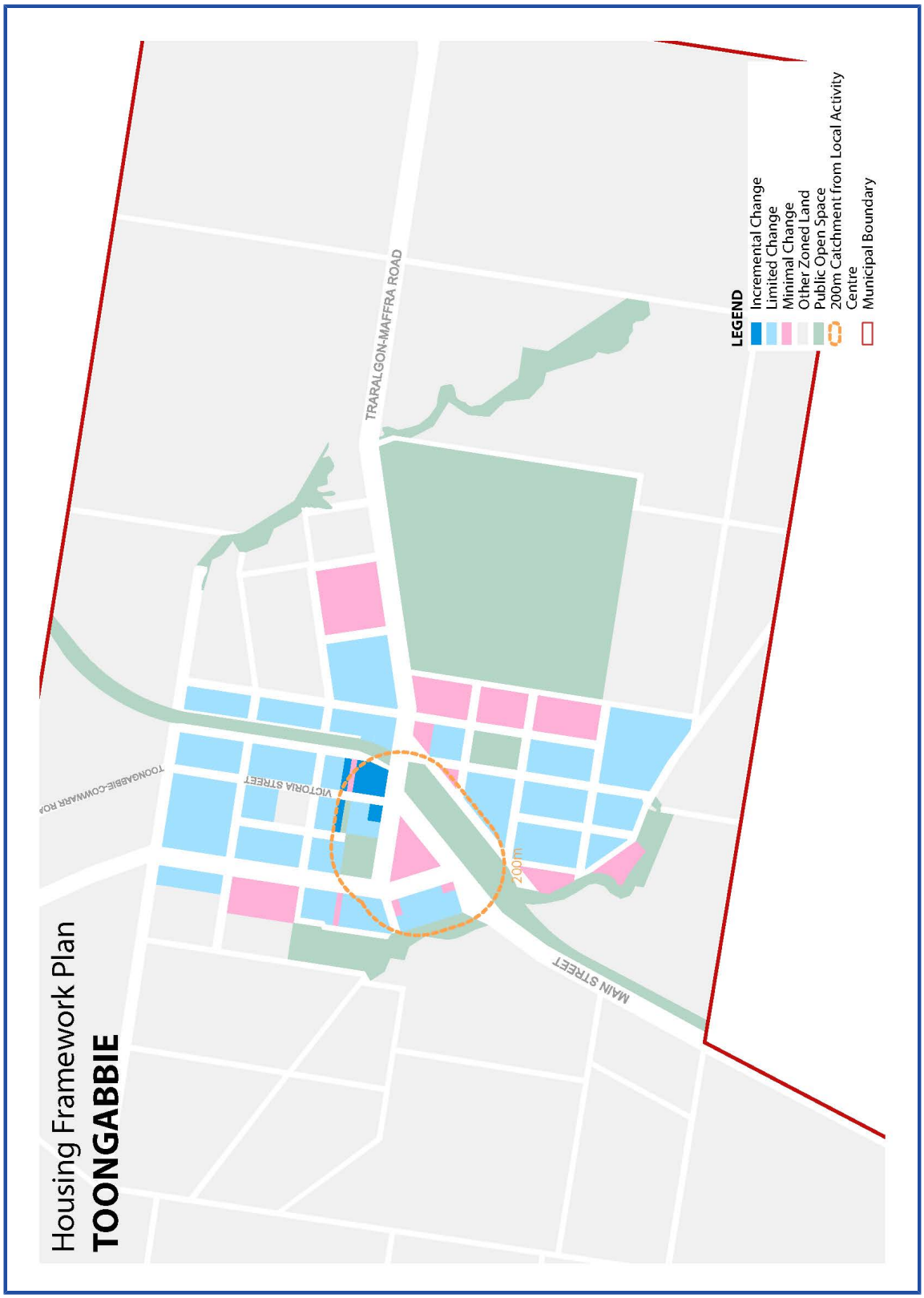



Housing Framework Plan
MOE-NEWBOROUGH
JOHN FIELD DRIVE
OLD SALE ROAD
MARSHALL DRIVE
HAUNTED HILLS ROAD
PRINCES FREEWAY
LOY STREET
200m
400m
800m
LEGEND
Transit City Boundary
Commercial Area
Substantial Change
Substantial Change (adjoining heritage)
Future Incremental Change
Character Investigation Areas
Incremental Change
Limited Change
Minimal Change
Other Zoned Land
Public Open Space
Land Subject to Development Plan Overlay
Future Neighbourhood/Local Activity Centre
Local/Neighbourhood Activity Centre (LAC/NAC)
200m Catchment from LAC/NAC
400m and 800m Catchment from Primary Activity Centre
Strategic Development Sites
Land Subject to Precinct Structure Plan
Municipal Boundary

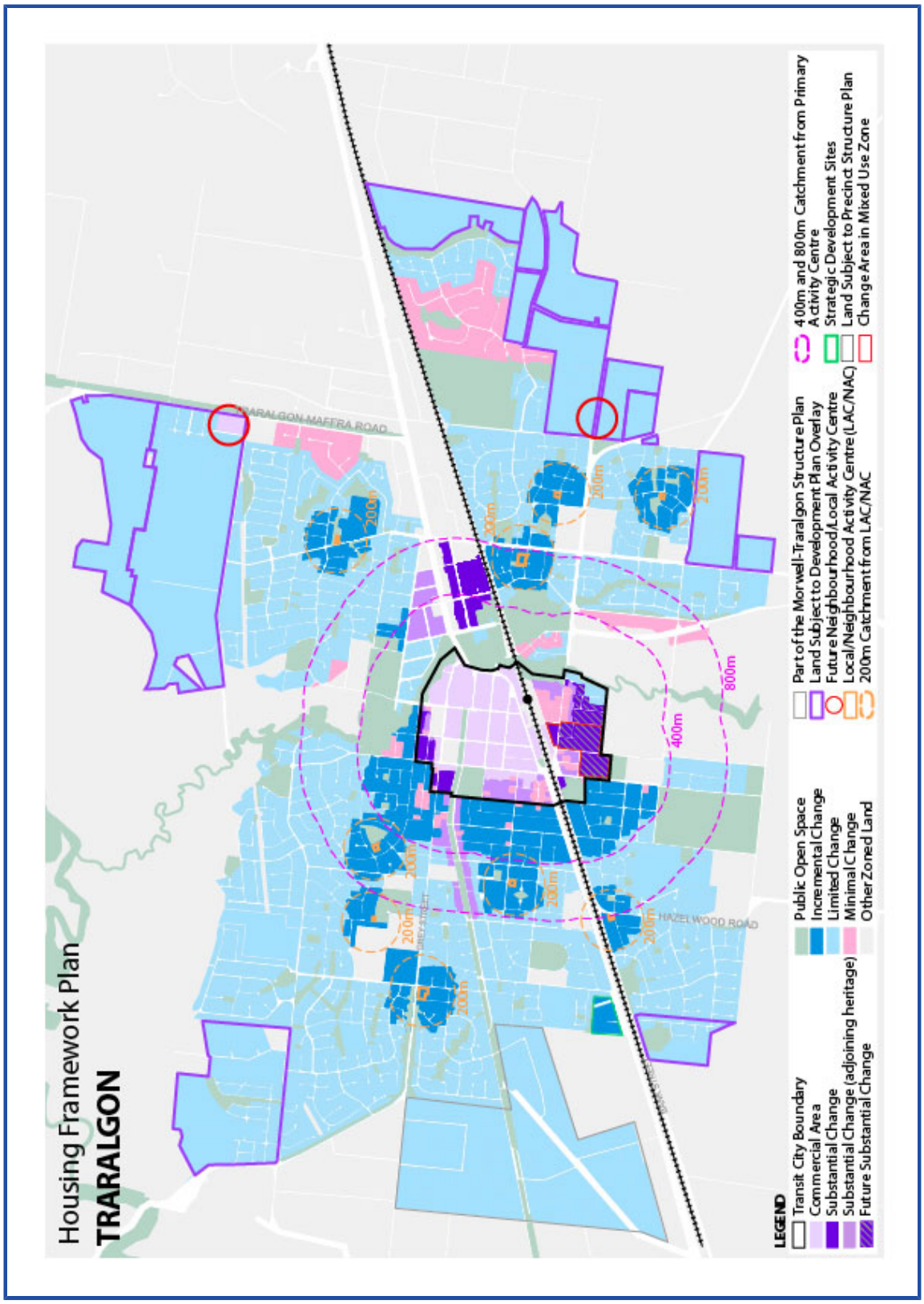
Morwell Housing Framework Plan



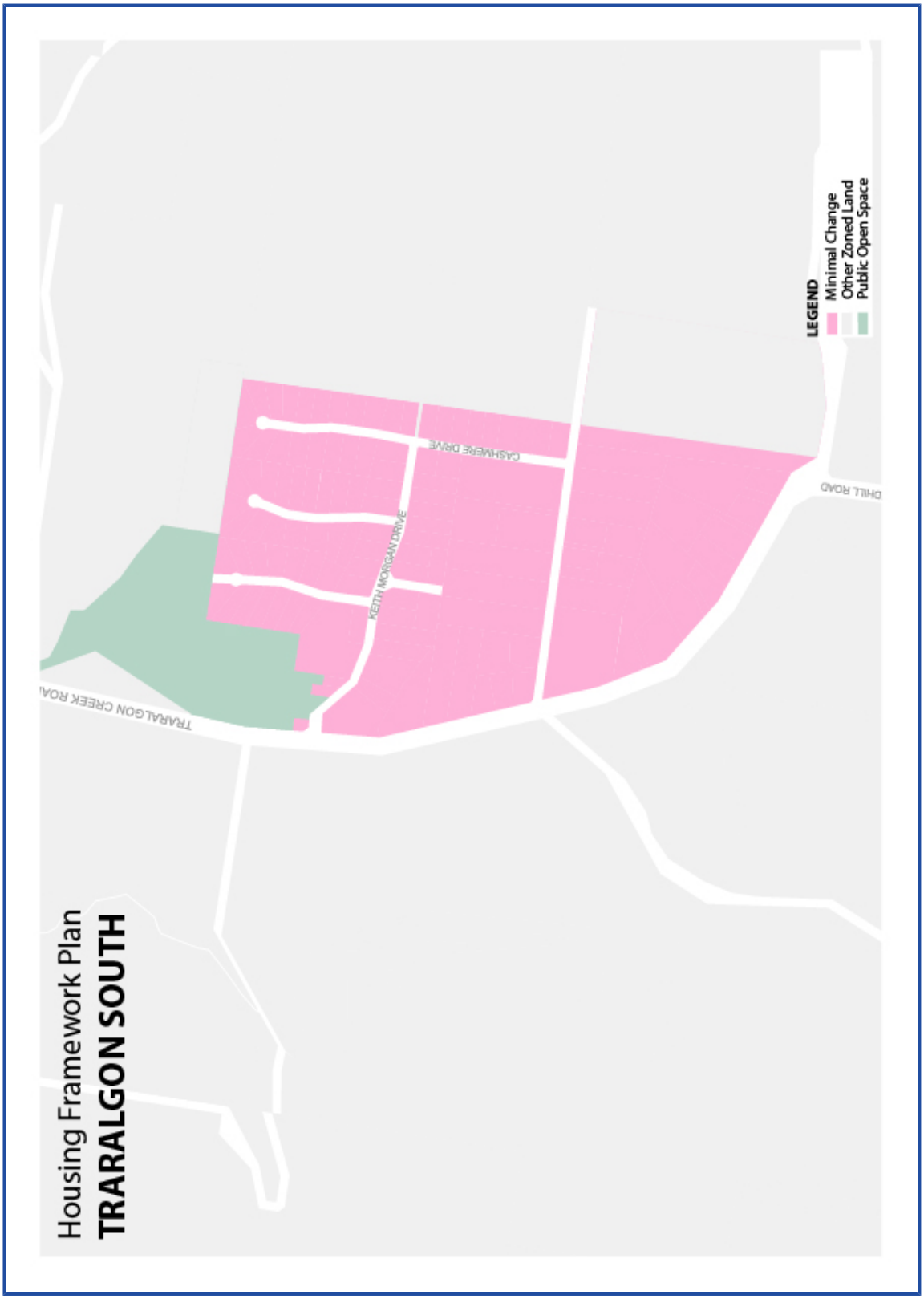
Toongabbie Housing Framework Plan



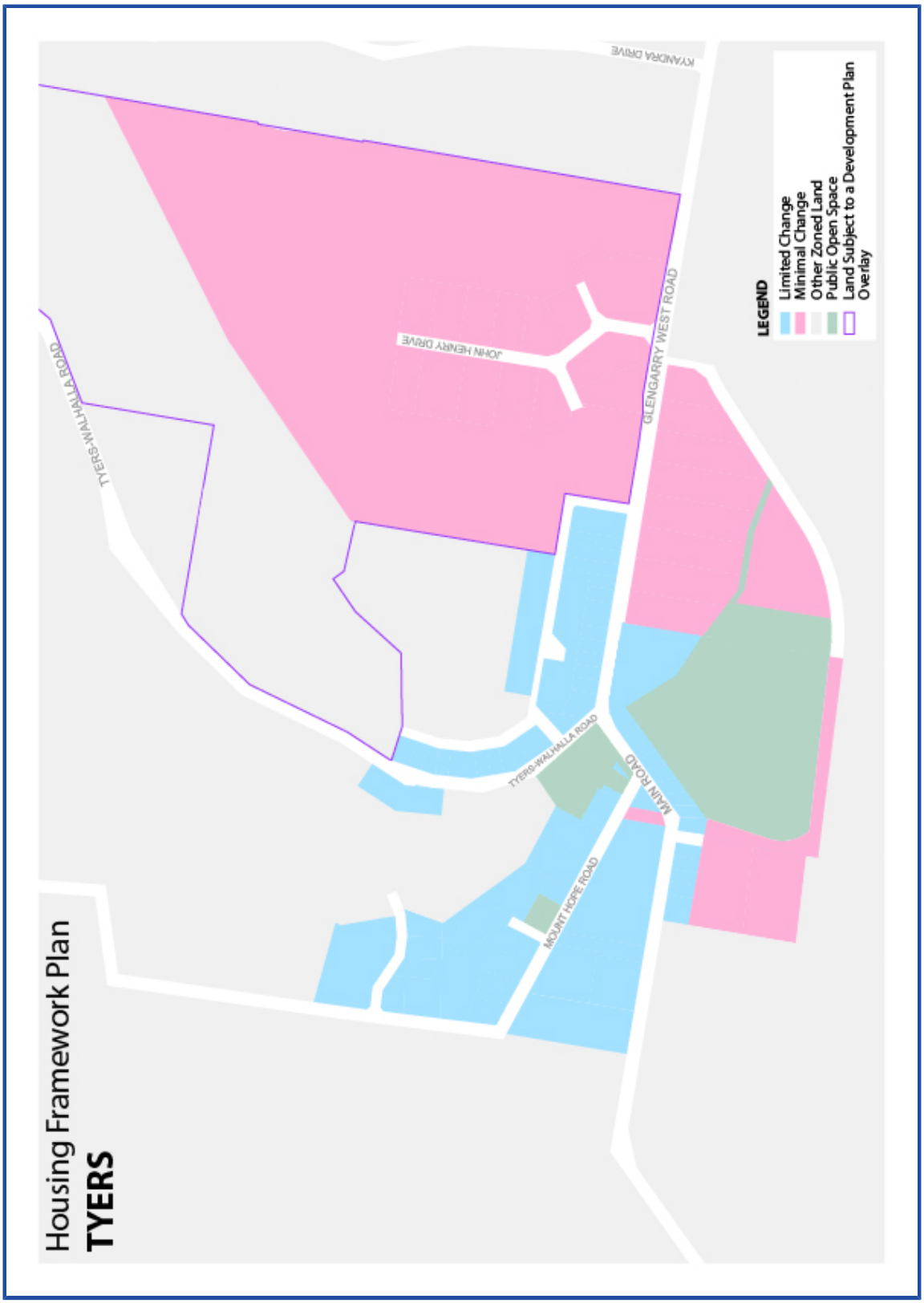
Traralgon Housing Framework Plan



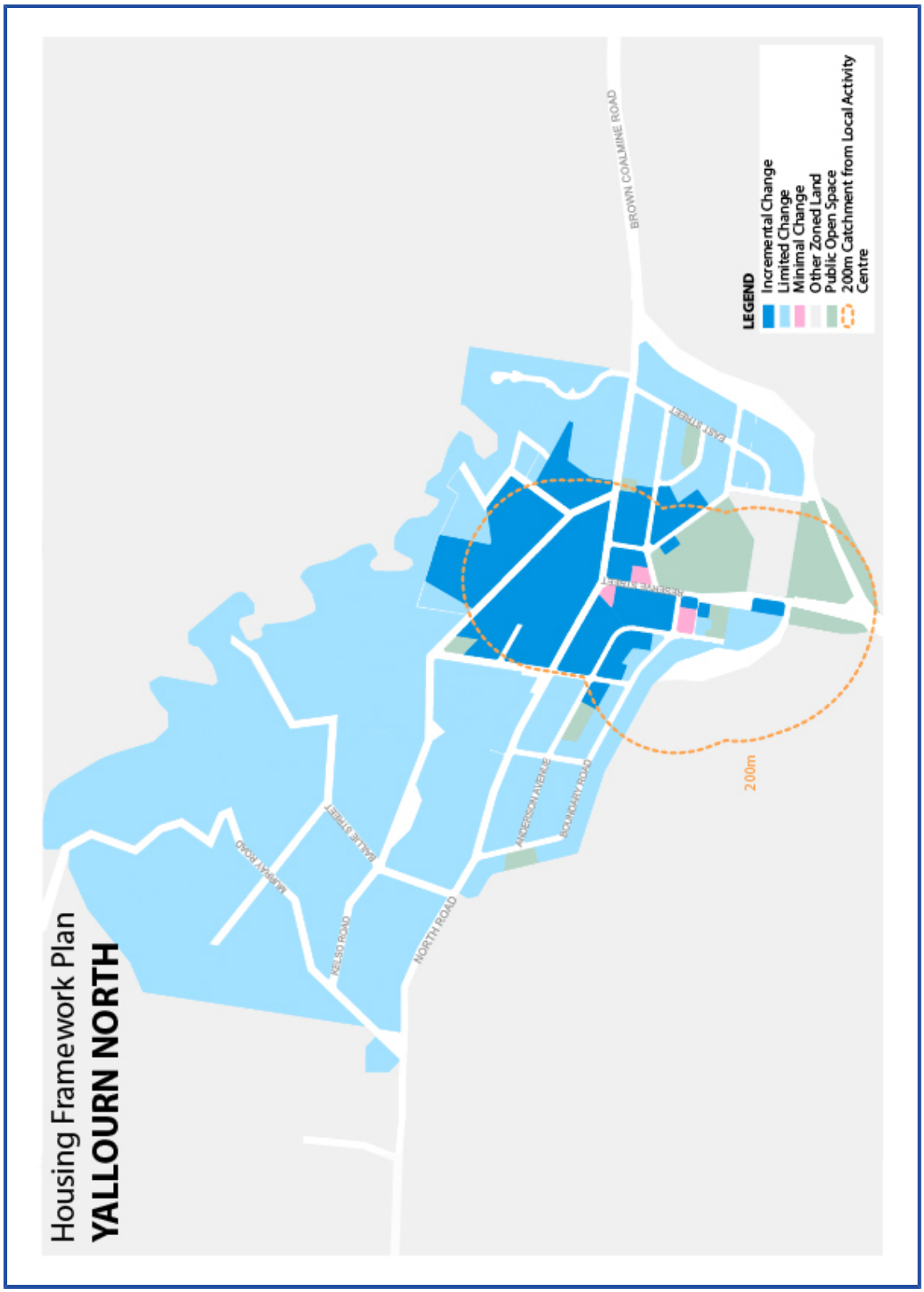
Traralgon South Housing Framework Plan



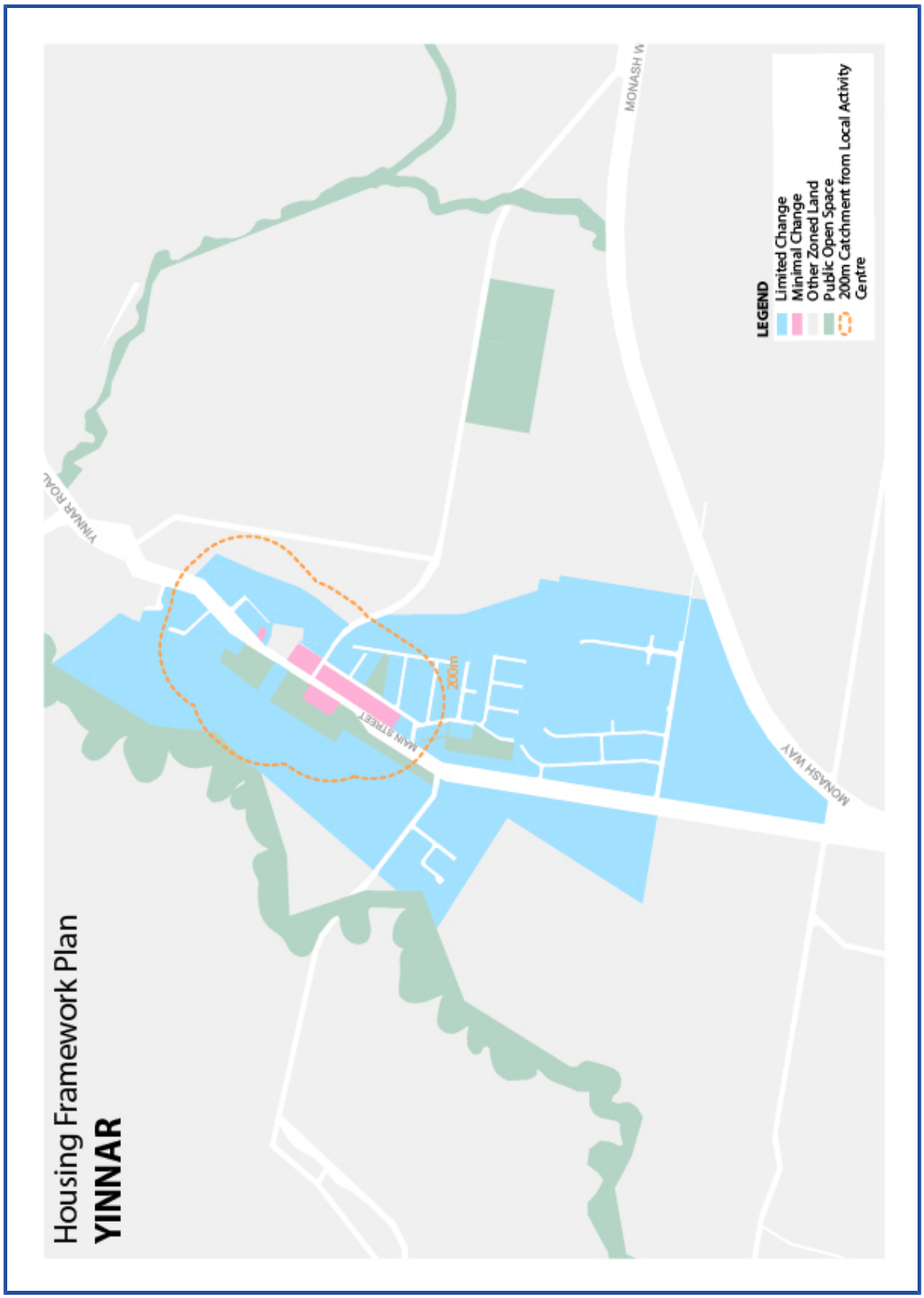
Tyers Housing Framework Plan



Yallourn North Housing Framework Plan



Yinnar Housing Framework Plan



16.01-2S Housing affordability

02/09/2025
VC283

Objective

To deliver affordable housing in areas with good access to opportunities and services.

Strategies

Improve housing affordability by:

- Ensuring housing supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-2L Housing affordability

13/06/2024
C136latr

Policy application

This policy applies to all residential land across the municipality.

Strategies

Facilitate a balanced mix of private, affordable and social housing within new development.

Encourage social and affordable housing design that integrates with the surrounding development.

Support the provision of private market rental housing that is affordable for households with low and moderate incomes, including a proportion that are to be owned and managed by registered housing associations, housing providers or similar non-for-profit organisations.

Support the redevelopment and renewal of existing social and affordable housing.

Policy guidelines

Consider as relevant:

- Encourage social and affordable housing at locations:
  - Within 400 metres walking distance of a bus stop that is serviced, at minimum, every hour during daylight hours or within 800 metres walking distance of a train station; or
  - Within 200 metres walking distance of an existing or approved Local or Neighbourhood Activity Centre, or within 800 metres of an existing or approved Primary Activity Centre.
- Support social and affordable housing outside the areas referred to above, but within the extent of urban areas, where it is demonstrated that:
  - Accessibility by walking or public transport will be satisfactory either now or in the future by reference to known or proposed plans for infrastructure and service expansion and delivery; or
  - The proposal will have a significant impact on addressing identified local housing stress and acute housing needs.

Policy documents

Consider as relevant:

- *Latrobe Social and Affordable Housing Strategy* (SGS Economics & Planning and Latrobe City Council, 2021).
- *Latrobe City Council Urban Design Guidelines* (Hanson Pty Ltd and Latrobe City Council, 2021).

16.01-3S Rural residential development

09/10/2020
VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3L Rural residential development

28/05/2021
C122latr

Strategies

Encourage rural living where there will be minimal negative environmental impact or conflict with commercial agriculture.

Support rural living where it will result in improved land management outcomes.

Encourage facilities and services required by rural residents to locate in existing townships.

Discourage rural living or low density residential use and development on the fringes of major towns where land is designated as a long-term urban growth corridor.

Discourage domestic animal husbandry and racing dog husbandry in rural living areas.

Discourage rural living on existing timber haulage routes to avoid road safety and amenity issues.

Support rural living in low bushfire risk locations or where bushfire risk can be reduced to an acceptable level.

16.01-4S Community care accommodation

04/11/2022
VC226

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020
VC169

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.01-5L Residential aged care facilities

28/05/2021
C122latr

Strategy

Locate specialised aged care facilities in sites that are:

- Close to retail, community and recreational facilities.
- Serviced by public or community transport.
- Generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Not prone to natural hazards such as bushfire and flooding.