

16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

16.01-1S

02/09/2025
VC283

Housing supply

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)

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

GREATER GEELONG PLANNING SCHEME

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

GREATER GEELONG PLANNING SCHEME

Table 2 - Regional Victoria Housing Targets

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

GREATER GEELONG PLANNING SCHEME

Southern Grampians	1,250	-	1,250
Warrnambool	7,200	-	7,200
Loddon Campaspe			
Campaspe	4,500	-	4,500
Central Goldfields	1,700	-	1,700
Greater Bendigo	37,000	11,000	26,000
Loddon	550	-	550
Macedon Ranges	13,200	-	13,200
Mount Alexander	4,500	-	4,500
Mallee			
Buloke	150	-	150
Gannawarra	850	-	850
Mildura	8,500	-	8,500
Swan Hill	2,100	-	2,100
Ovens Murray			
Alpine	1,250	-	1,250
Benalla	1,700	-	1,700
Indigo	3,100	-	3,100
Mansfield	3,900	-	3,900
Towong	550	-	550
Wangaratta	6,000	-	6,000
Wodonga	15,200	-	15,200
Wimmera Southern Mallee			
Hindmarsh	250	-	250
Horsham	3,300	-	3,300
Northern Grampians	750	-	750
West Wimmera	200	-	200
Yarriambiack	300	-	300

16.01-1R

09/10/2020
VC169

Infill housing - Geelong G21

Strategy

Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

16.01-1L-01 Integrated housing and housing diversity

15/08/2025
C432ggee

Strategies

Accommodate medium and high density housing in Key Development Areas as identified by the Key Development Area maps in this clause.

Locate retirement accommodation in urban areas, preferably close to existing or proposed activity centres and public transport facilities.

Support social housing in areas with good access to services and facilities.

Increase housing diversity in growth areas through the delivery of a broad range of lot sizes, capable of accommodating a variety of different housing types, including mixed use and high and medium density housing in strategically identified locations.

Central Geelong Key Development Area Map



Geelong Saleyards Key Development Area Map



South Geelong Key Development Area Map



16.01-1L-02 Increased housing diversity areas15/08/2025
C432ggee**Policy application**

This policy applies to residential land located in Barwon Heads, Bell Park - Separation Street, Bell Post Shopping Centre, Bellarine Village and Newcomb Central, Belmont - High Street, Corio Village Shopping Centre, Drysdale, East Geelong - Ormond Road, Geelong West Manifold Heights and Newtown, Hamlyn Heights - Vines Road, Highton Shopping Centre, Lara and Lara Station, Leopold, Marshall Station, North Geelong Station, Ocean Grove, Ocean Grove Market Place, Portarlington, South Geelong, St Leonards and Waurm Ponds as identified in the Increased Housing Diversity Areas maps in this clause.

Objectives

To evolve the character of Increased Housing Diversity Areas (IHDA) through more intensive development.

To support development that makes a positive architectural and urban design contribution to the IHDA.

To maintain streetscape character in heritage areas.

To promote pedestrian safety within the IHDA.

General strategies

Maximise opportunities for housing in IHDA by accommodating:

- High density housing in the activity centres consistent with their primary commercial and retail role.
- Medium density housing in residential areas with more intensive development being located closest to the core of activity centres.

Encourage a diversity of housing types to cater to a variety of lifestyle needs.

Encourage development to provide a high level of on-site amenity for future residents.

Built form strategies

Encourage development that incorporates a combination of horizontal and vertical articulation, materials, textures and colours to create visual interest.

Encourage a sympathetic design response when addressing any unique characteristics such as heritage places, significant vegetation, topography and public spaces.

Discourage storage areas located within the minimum area of secluded open space.

Support development that does not reduce opportunities for neighbouring sites to reasonably develop.

Building height strategies

Design development to recess upper levels to reduce dominance of the building from adjoining properties and the streetscape.

Design development on interface properties, between an IHDA and other residential areas, so that the height and bulk is responsive to the adjoining character and provides a transition in the built form between areas.

Building height policy guidelines

Consider as relevant:

- Encouraging development of up to three stories. Three storey development should be located on larger sites abutting the activity centre or where the amenity of adjoining properties will not be unreasonably impacted.
- Encouraging the recessing of third storeys to reduce dominance of the building from adjoining properties and the streetscape.

Subdivision and consolidation strategies

Encourage the consolidation of lots to increase development potential.

Discourage the fragmentation of sites and underdevelopment of sites.

Car parking strategies

Locate car parking structures behind the line of the front façade and design them to form a visually unobtrusive part of the building to minimise their visual prominence.

Minimise the number of vehicle crossings and where possible, provide access from lower order roads and rear laneways.

Car parking policy guideline

Consider as relevant:

- Where more than one car space is provided, encouraging the use of a single-width garage or carport and a tandem parking space on existing or proposed lots with a frontage of less than 10.5 metres.

Heritage strategies

Design development adjacent to heritage places to respect and be sympathetic to the significance of the place.

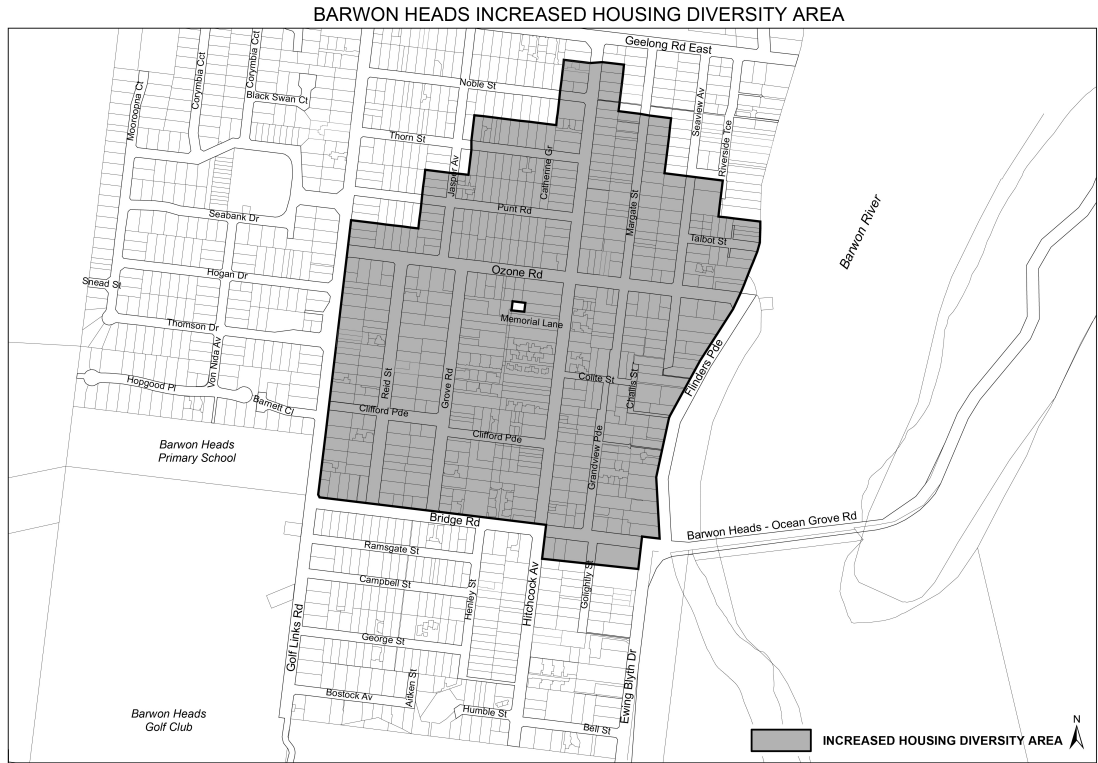
On sites adjacent to a heritage place, set back building elements above one storey in height behind the roof ridgeline of the heritage buildings.

Policy document

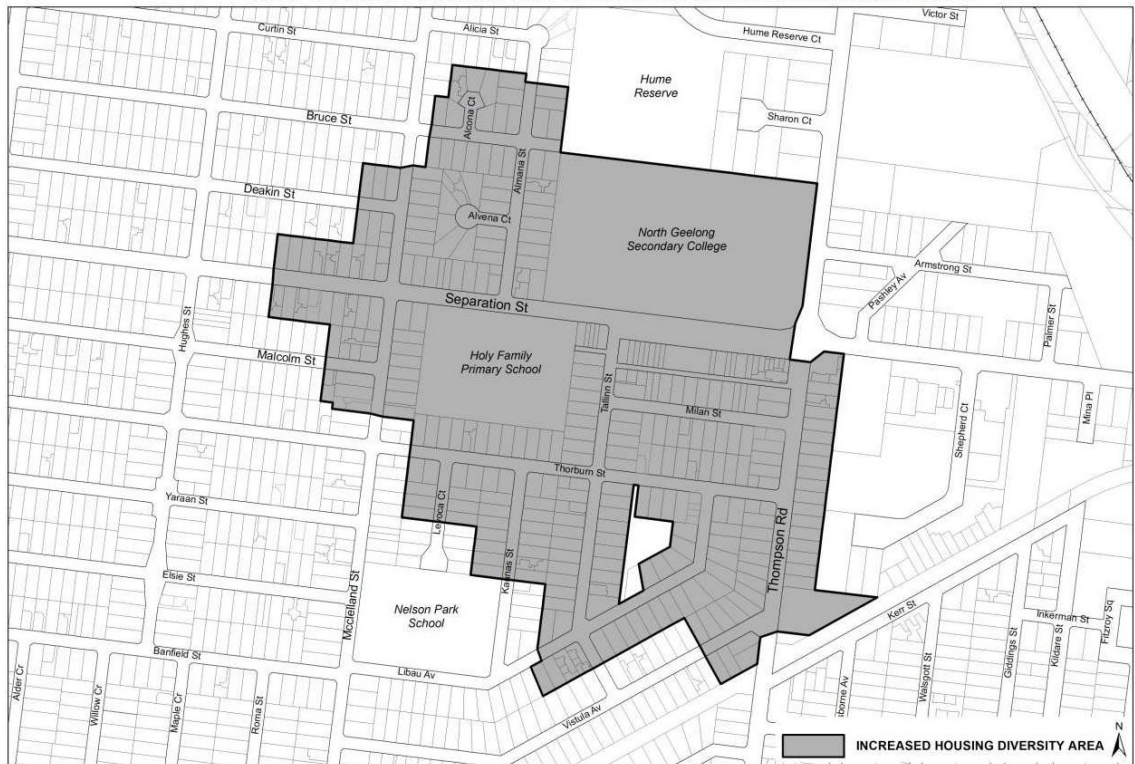
Consider as relevant:

- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

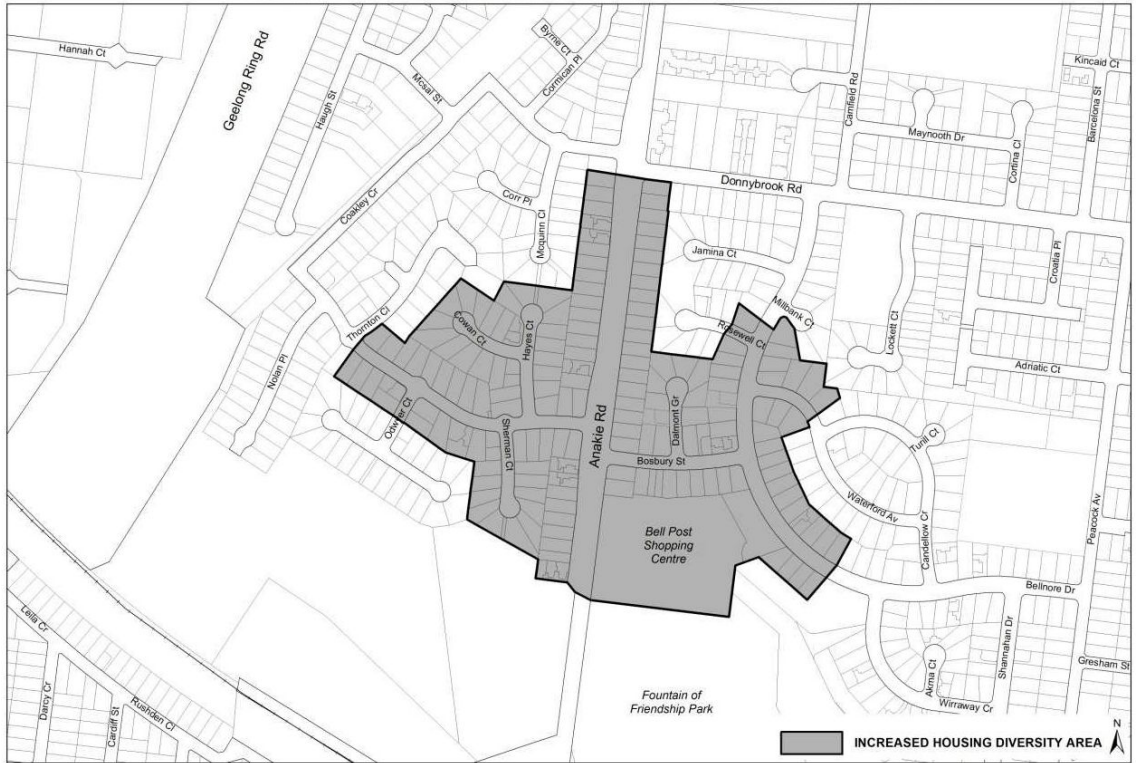
Barwon Heads Increased Housing Diversity Areas Map



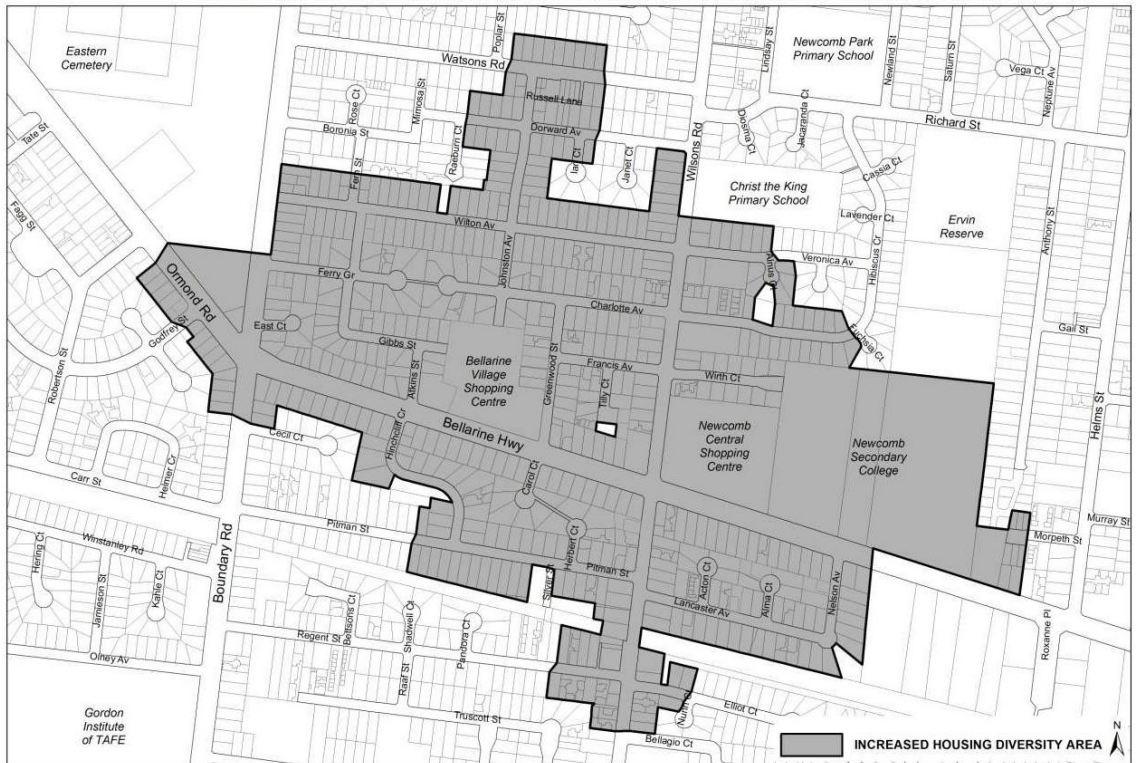
Bell Park - Separation Street Increased Housing Diversity Areas Map



Bell Post Shopping Centre Increased Housing Diversity Areas Map



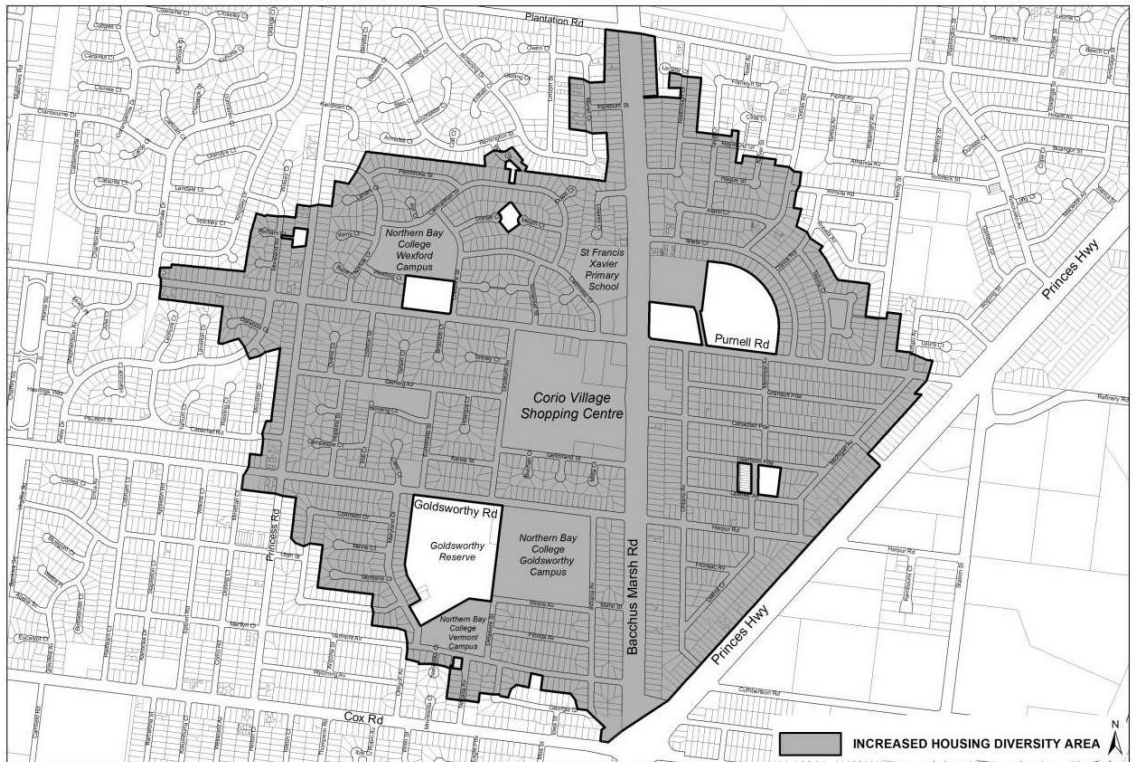
Bellarine Village and Newcomb Central Increased Housing Diversity Areas Map



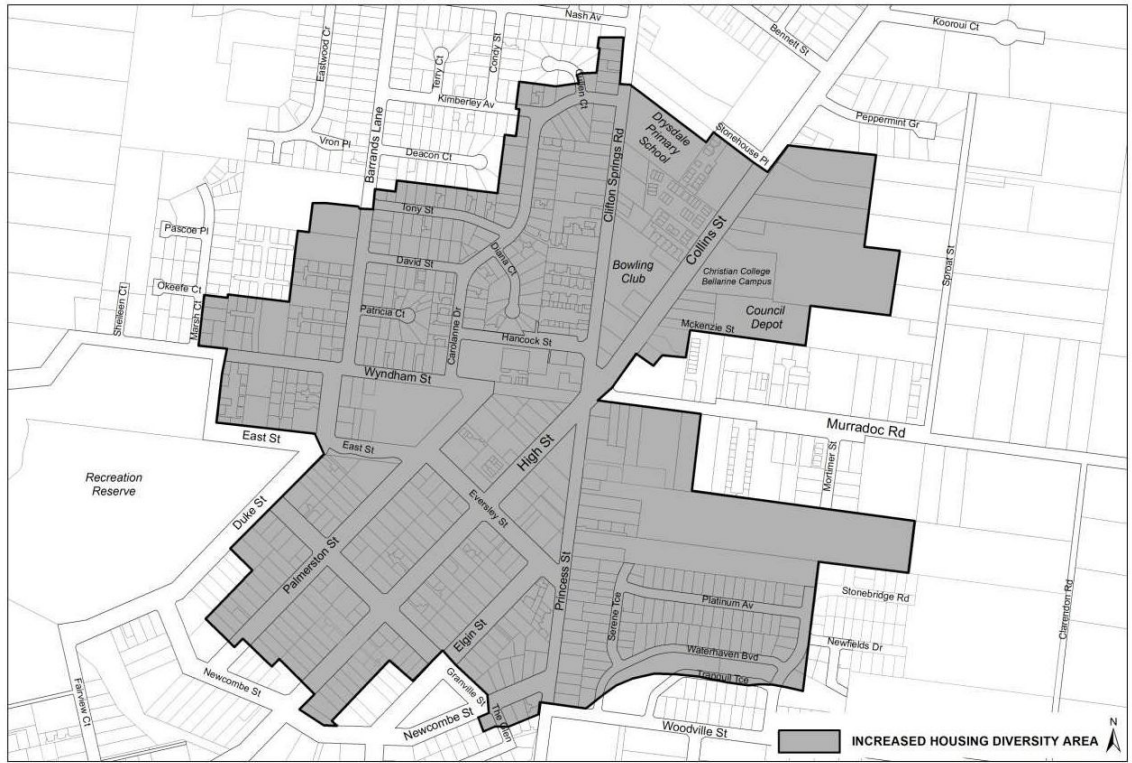
Belmont - High Street Increased Housing Diversity Areas Map



Corio Village Shopping Centre Increased Housing Diversity Areas Map



Drysdale Increased Housing Diversity Areas Map



East Geelong - Ormond Road Increased Housing Diversity Areas Map



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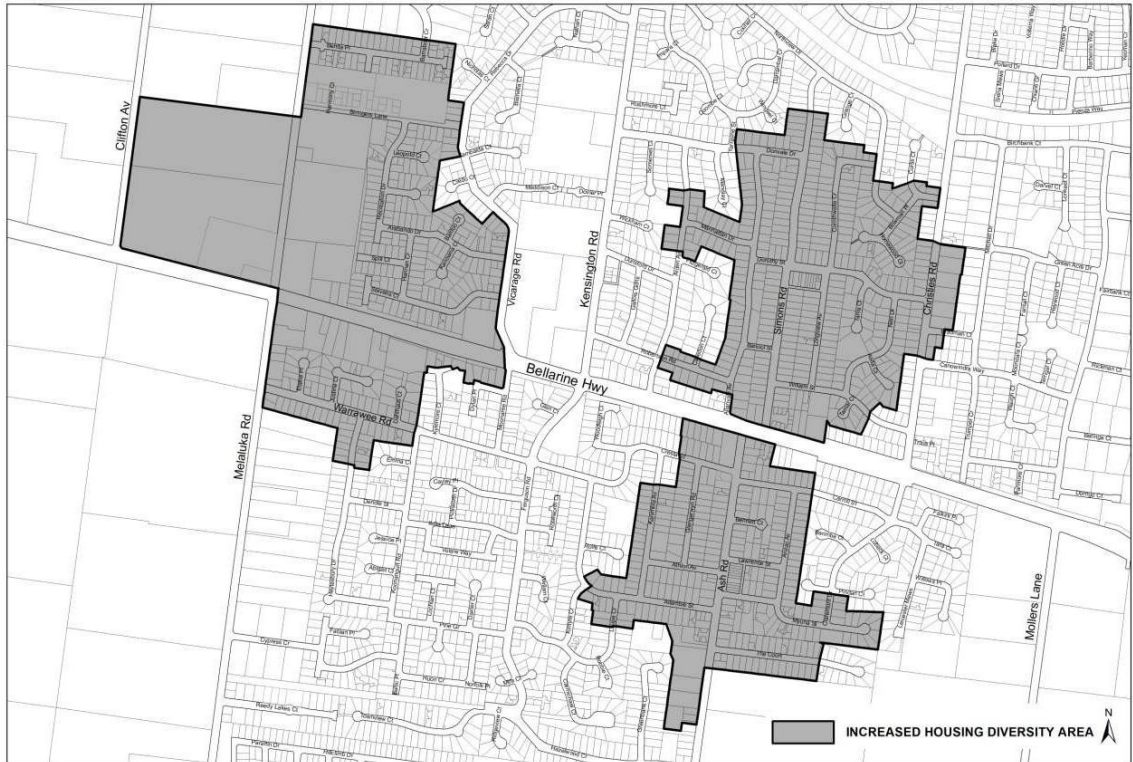
Geelong West, Manifold Heights & Newtown Increased Housing Diversity Areas Map



Hamlyn Heights - Vines Road Increased Housing Diversity Areas Map



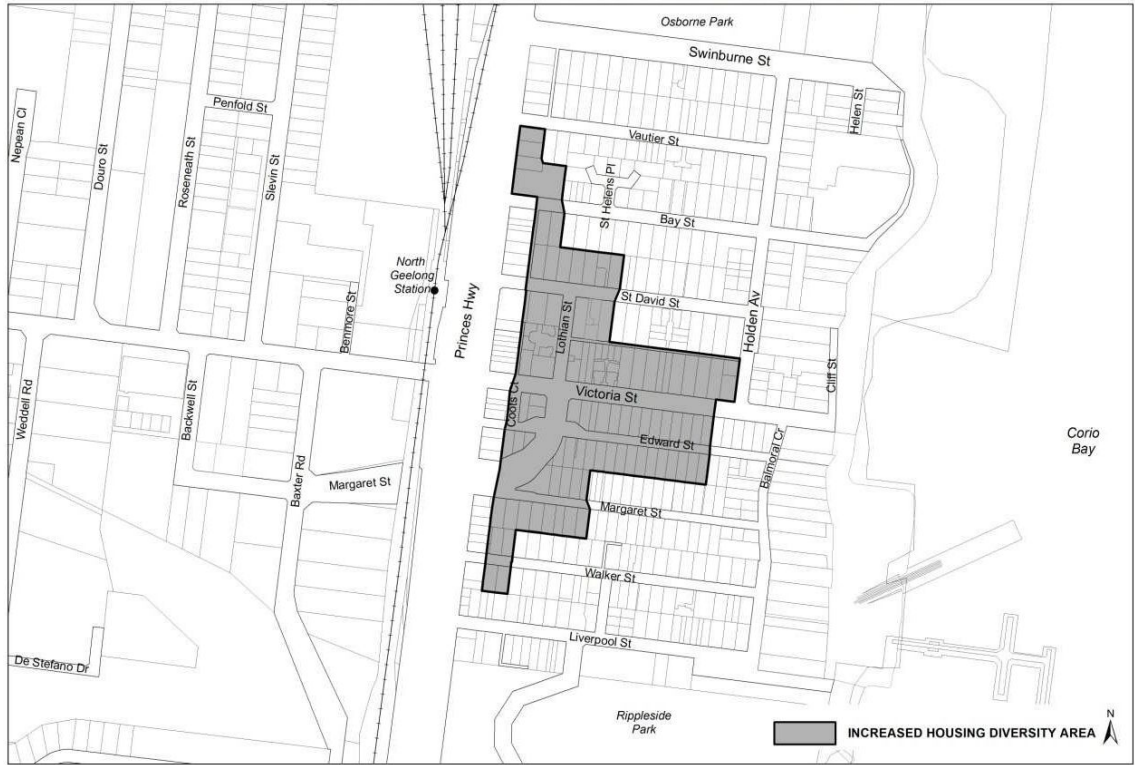
Leopold Increased Housing Diversity Areas Map



Marshall Station Increased Housing Diversity Areas Map



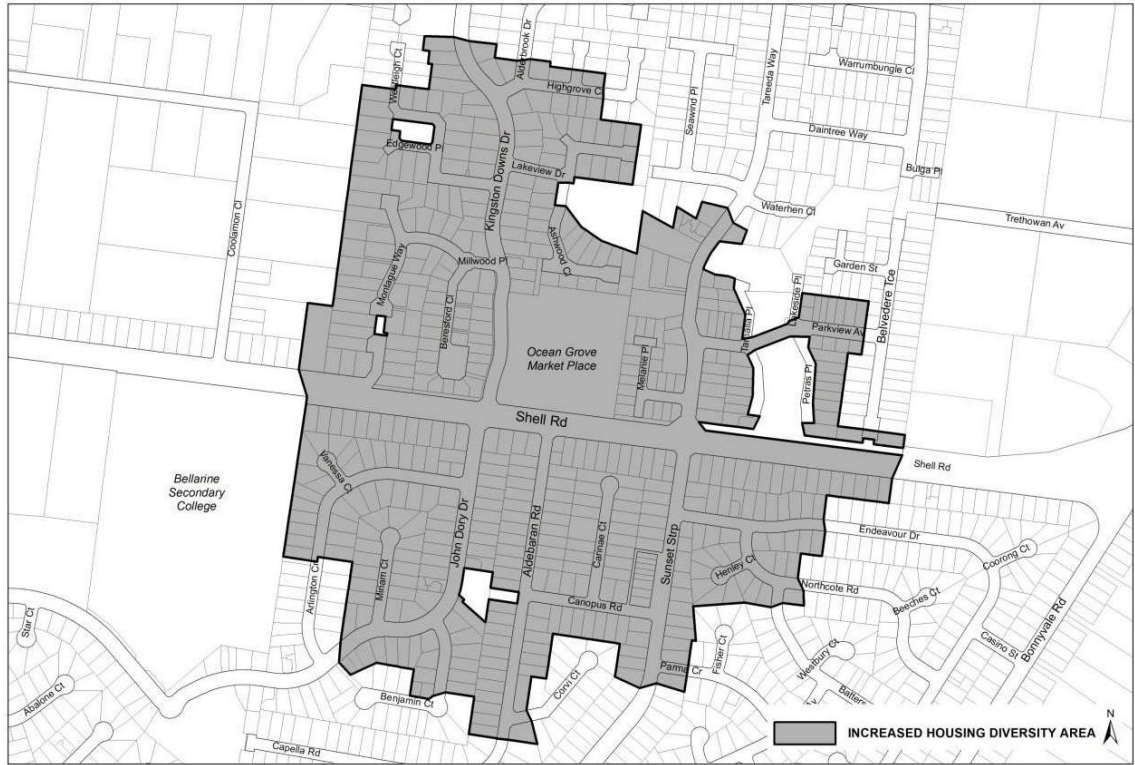
North Geelong Station Increased Housing Diversity Areas Map



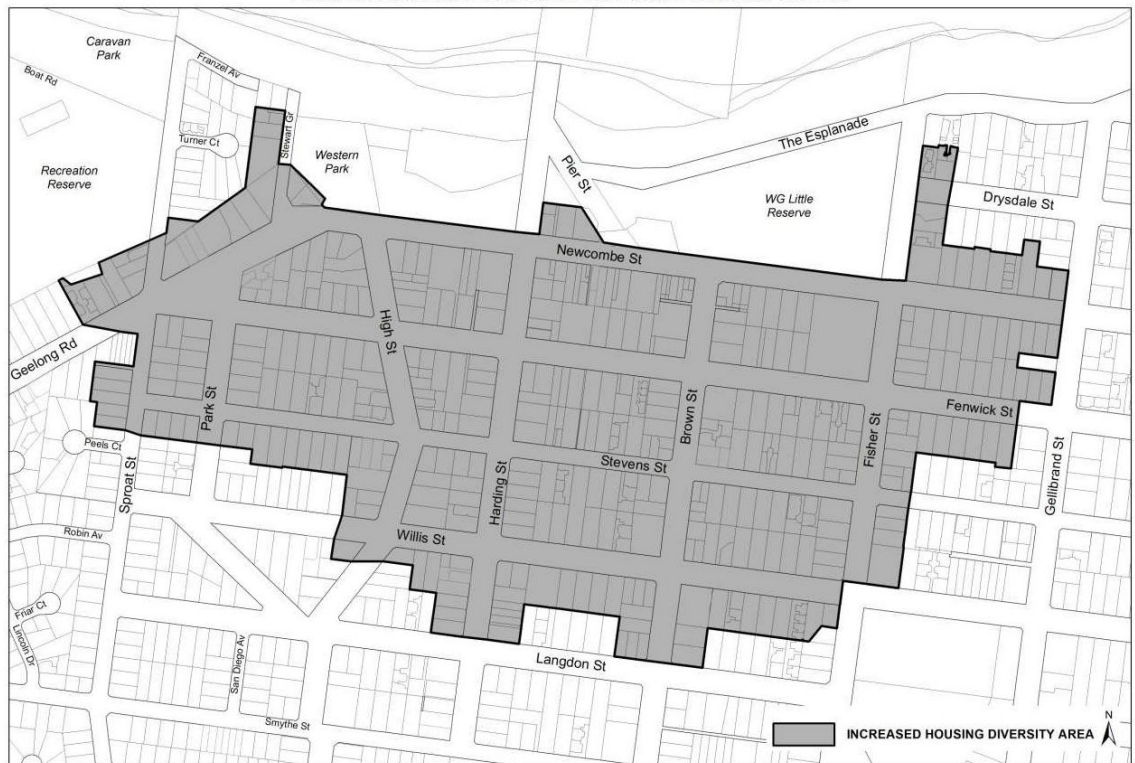
Ocean Grove Increased Housing Diversity Areas Map



Ocean Grove Market Place Increased Housing Diversity Areas Map



Portarlington Increased Housing Diversity Areas Map



16.01-1L-03 Increased housing diversity in coastal areas

07/07/2022
C417ggee

Policy application

This policy applies to residential land located in Barwon Heads, Ocean Grove, Ocean Grove Market Place, Portarlinton and St Leonards Increased Housing Diversity Areas as identified in the maps at Clause 16.01-1L-02 Increased housing diversity areas.

Strategies

Encourage innovative architecture that respects the coastal setting by incorporating:

- A variety of lightweight materials.
- Building elements and details that contribute to a lightness of structure (including balconies, verandahs, extensive glazing, light transparent balustrading).
- Simple detailing.
- Higher building elements to capture views.

Retain the openness of the streetscape by avoiding the use of front fences or by providing low permeable front fences.

Encourage landscaping to be incorporated into the overall development including planting of a canopy tree and/or large shrubs within front setbacks.

Policy document

Consider as relevant:

- *City of Greater Geelong Housing Diversity Strategy* (alphaPlan, David Lock Associates and the City of Greater Geelong, 2007)

16.01-2S

02/09/2025
VC283

Housing affordability

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-01 Social and affordable housing08/01/2026
C457ggee**Policy application**

This policy applies to Mixed Use Zone land in the South Geelong Key Development Areas as identified in the map at Clause 16.01-1L-01 Key Development Areas.

Strategy

Encourage social and affordable housing contributions through agreements with landowners under Section 173 of the *Planning and Environment Act 1987* for mixed-use and residential developments.

Policy guidelines

Consider as relevant:

- Providing at least 5 percent of dwellings as an affordable housing contribution that meets the following requirements:
 - be delivered within the land to which the planning permit application applies.
 - be functionally and physically indistinguishable from other dwellings within the development.
 - be distributed across the development.
 - provide a mix of housing types, including social housing to respond to local housing needs.
 - include access to all common facilities within the building at no extra fee for occupants of affordable housing dwellings; and
 - allocate one or more bicycle parking space per dwelling for the life of the affordable housing.
- Encouraging the affordable housing contribution to be provided:
 - as a transfer of dwellings to a Registered Housing Association under the *Housing Act 1983* for zero consideration (Primary Obligation), or
 - a monetary contribution to a Registered Housing Association under the *Housing Act 1983* or as directed by the Responsible Authority, which is of equal value to the Primary Obligation, or
 - a combination of the above options, or
 - in any other way as agreed between the permit applicant and the Responsible Authority.

Policy document

Consider as relevant:

- *South Geelong Urban Design Framework (City of Greater Geelong, 2025)*

16.01-2L-02 Social and affordable housing08/01/2026
C457ggee**Policy Application**

This policy applies to a residential development within the Commercial 1 Zone land in the Highton Shopping Centre Increased Housing Diversity Area as identified in the map at Clause 16.01-1L-02 Increased housing diversity areas.

Strategy

Encourage social and affordable housing contributions through agreements with landowners under Section 173 of the *Planning and Environment Act 1987* for mixed use and residential development.

Policy guidelines

Consider as relevant:

- Providing at least 5 percent of dwellings as an affordable housing contribution that meets the following requirements:
 - be delivered within the land to which the planning permit application applies.
 - be functionally and physically indistinguishable from other dwellings within the development.
 - be distributed across the development.
 - provide a mix of housing types, including social housing to respond to local housing needs.
 - include access to all common facilities within the building at no extra fee for occupants of affordable housing dwellings; and
 - allocate one or more bicycle parking space per dwelling for the life of the affordable housing.
- Encouraging the affordable housing contribution to be provided:
 - as a transfer of dwellings to a Registered Housing Association under the *Housing Act 1983* for zero consideration (Primary Obligation); or
 - a monetary contribution to a Registered Housing Association under the *Housing Act 1983* or as directed by the Responsible Authority, which is of equal value to the Primary Obligation; or
 - a combination of the above options; or
 - in any other way as agreed between the permit applicant and the Responsible Authority.

16.01-3S

09/10/2020
VC169

Rural residential development

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:

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- 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

07/07/2022
C417ggee

Rural residential development

Strategies

Limit rural living development to existing zoned land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.

Maintain the existing character of areas in the Rural Living and Low Density Residential Zones.

16.01-4S

04/11/2022
VC226

Community care accommodation

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.

16.01-5S09/10/2020
VC169**Residential aged care facilities****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*.