

Managing Residential Development Taskforce

# Northern Subregion

## Residential Zones State of Play

29 January 2016



Environment,  
Land, Water  
and Planning

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## ABBREVIATIONS

|              |                                                     |
|--------------|-----------------------------------------------------|
| <b>ABS</b>   | Australian Bureau of Statistics                     |
| <b>ACZ</b>   | Activity Centre Zone                                |
| <b>CA</b>    | Commonwealth Land not controlled by Planning Scheme |
| <b>CBD</b>   | Central Business District                           |
| <b>CCZ</b>   | Capital City Zone                                   |
| <b>C1Z</b>   | Commercial 1 Zone                                   |
| <b>C2Z</b>   | Commercial 2 Zone                                   |
| <b>CDZ</b>   | Comprehensive Development Zone                      |
| <b>DELWP</b> | Department of Environment, Land, Water and Planning |
| <b>DZ</b>    | Docklands Zone                                      |
| <b>GRZ</b>   | General Residential Zone                            |
| <b>LDRZ</b>  | Low Density Residential Zone                        |
| <b>MRDAC</b> | Managing Residential Development Advisory Committee |
| <b>MSS</b>   | Municipal Strategic Statement                       |
| <b>MUZ</b>   | Mixed Use Zone                                      |
| <b>NRZ</b>   | Neighborhood Residential Zone                       |
| <b>PDZ</b>   | Priority Development Zone                           |
| <b>PSP</b>   | Precinct Structure Plan                             |
| <b>PUZ</b>   | Public Use Zone                                     |
| <b>RAAF</b>  | Royal Australian Air Force                          |
| <b>RAZ</b>   | Rural Activity Zone                                 |
| <b>RGZ</b>   | Residential Growth Zone                             |
| <b>RLZ</b>   | Rural Living Zone                                   |
| <b>RZSAC</b> | Residential Zones Standing Advisory Committee       |
| <b>SUZ</b>   | Special Use Zone                                    |
| <b>TZ</b>    | Township Zone                                       |
| <b>UGZ</b>   | Urban Growth Zone                                   |
| <b>VPP</b>   | Victoria Planning Provisions                        |

## GLOSSARY OF TERMS

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1 for 1 replacement project</b> | Demolition of a single dwelling followed by construction of a new replacement single dwelling.                                                                                                                                                                                                                                                                                                                                                                         |
| <b>20(4) Amendment</b>             | A planning scheme amendment that is prepared, adopted and approved without notice pursuant to section 20(4) of the Planning and Environment Act 1987.                                                                                                                                                                                                                                                                                                                  |
| <b>ABS Building Approvals</b>      | This dataset from the Australian Bureau of Statistics records the number of dwelling units and the value of construction of development that has been given a building permit each month. This dataset has a catalogue number of 8731.0.                                                                                                                                                                                                                               |
| <b>Amendment C##</b>               | <p>A 'C' amendment makes changes to an individual planning scheme only.</p> <p>A 'C' amendment can change a planning scheme in a number of ways, including amending or deleting an existing local provision, inserting a new local provision, inserting or deleting a zone or overlay or amending a planning scheme map.</p> <p>A 'C' amendment cannot change a State standard provision selected from the VPP.</p> <p>'C' amendments are prepared by the Council.</p> |
| <b>Amendment GC##</b>              | <p>A 'GC' amendment makes changes to more than one planning scheme.</p> <p>A 'GC' amendment can be used to make changes to more than one planning scheme for a particular matter, such as a regional initiative.</p> <p>A 'GC' amendment cannot change a State standard provision selected from the VPP.</p> <p>'GC' amendments are prepared by the Minister for Planning.</p>                                                                                         |
| <b>Amendment V##</b>               | <p>A 'V' amendment makes changes to the Victoria Planning Provisions only.</p> <p>'V' amendments are prepared by the Minister for Planning.</p>                                                                                                                                                                                                                                                                                                                        |
| <b>Amendment VC##</b>              | <p>A 'VC' amendment makes changes to the VPP and one or more planning schemes.</p> <p>'VC' amendments are prepared by the Minister for Planning.</p>                                                                                                                                                                                                                                                                                                                   |

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Broadhectare development</b>            | <p>Broadhectare development (sometimes known as greenfield development) involves the development of large areas of land that were previously non-urban (usually agricultural land on the edge of the city) for new suburban development.</p> <p>The term ‘remnant broadhectare development’ refers to development of relatively small housing estates in the outer suburbs that may be within the established urban area, but are remaining pieces of broadhectare land that have not previously been developed for urban use.</p> |
| <b>Draft Housing Development Data 2014</b> | <p>Lot-by-lot data on housing stock and dwellings demolished or constructed for each year from 2004 to 2014. This data is commissioned by DELWP and is publicly available. Data from 2013 and 2014 is still in draft form at the time of publication and will be subject to revision.</p>                                                                                                                                                                                                                                          |
| <b>Dual occupancy</b>                      | <p>A residential development project that involves the construction of two dwellings on a lot, and usually involves subdividing that lot into two new lots.</p>                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Estimated resident population</b>       | <p>This refers to the official Australian Bureau of Statistics population estimate produced for each year respectively as at 30 June.</p>                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Green Wedge</b>                         | <p>Green Wedge land is defined under Part 3AA of the <i>Planning and Environment Act 1987</i> as “land that is described in in a metropolitan fringe planning scheme as being outside an Urban Growth Boundary”. There are 12 defined Green Wedges spanning parts of 17 municipalities.</p>                                                                                                                                                                                                                                        |
| <b>Growth areas</b>                        | <p>Locations on the fringe of metropolitan Melbourne designated in planning schemes for large-scale transformation, over many years, from rural to urban use.</p>                                                                                                                                                                                                                                                                                                                                                                  |
| <b>High density (Housing)</b>              | <p>Housing with a density of greater than 75 dwellings per hectare. This is using a ‘site-density’ measure (i.e. roads and other residential prohibitive areas are excluded from the area calculation).</p> <p>This definition is based on analysis showing this level of density is usually associated with apartments.</p>                                                                                                                                                                                                       |
| <b>Low density (Housing)</b>               | <p>Housing with a density of less than 25 dwellings per hectare. This is using a ‘site-density’ measure (i.e. roads and other residential prohibitive areas are excluded from the area calculation).</p> <p>This definition is based on analysis showing this level of density is usually associated with detached houses.</p>                                                                                                                                                                                                     |

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Medium density (Housing)</b>         | <p>Housing with a density of 25 to 75 dwellings per hectare. This is using a ‘site-density’ measure (i.e. roads and other uses are excluded from the area calculation).</p> <p>This definition is based on analysis showing this level of density is usually associated with units, townhouses, and semi-detached dwellings.</p>                                                                                                                                                                                      |
| <b>Metropolitan Melbourne</b>           | <p>The area within the outer limits of the 31 municipalities that make up metropolitan Melbourne, plus part of Mitchell Shire within the Urban Growth Boundary.</p>                                                                                                                                                                                                                                                                                                                                                   |
| <b>New residential zones</b>            | <p>The three residential zones (Neighborhood Residential Zone, General Residential Zone and Residential Growth Zone) introduced into the Victoria Planning Provisions through Amendment V8 on 1 July 2013.</p>                                                                                                                                                                                                                                                                                                        |
| <b>Other (where referring to zones)</b> | <p>Where the report refers to ‘other’ zones in the context of residential development, it refers to zones other than NRZ, RGZ, and GRZ that allow for residential development.</p> <p>Where the term ‘other’ is used in a table or chart that also includes some of the zones from the list above, it refers to zones on this list other than those zones specifically mentioned.</p>                                                                                                                                 |
| <b>Peri-urban</b>                       | <p>Comprises the hinterland beyond the proposed metropolitan urban boundary.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Plan Melbourne</b>                   | <p>The Victoria Government’s metropolitan planning strategy, approved in 2014.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Population density</b>               | <p>Population density, where discussed in this report, is measured in persons per hectare. The measure used is ‘population-weighted density’, which reflects the density at which the average person lives. The calculations use 2011 Census data at statistical area level 1.</p>                                                                                                                                                                                                                                    |
| <b>Precinct Structure Plans</b>         | <p>Detailed plans for future growth corridor developments, informed by growth corridor plans. Before development begins, the Metropolitan Planning Authority and the relevant local government will develop these plans to identify alignments of transport routes, town centres, open space networks, densities of residential areas for industry and employment. They also produce other plans for state and local government infrastructure needs, development contributions and native vegetation protection.</p> |
| <b>ResCode</b>                          | <p>Commonly known as ‘ResCode’, the residential development provisions are not a separate document, they are incorporated into all Victorian planning schemes and the Victorian Building Regulations.</p> <p>There are 13 residential development standards in Clause 54 and 55 in all planning schemes in Victoria.</p>                                                                                                                                                                                              |
| <b>Taskforce</b>                        | <p>The Managing Residential Development Taskforce</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Urban Development Program 2015</b>               | Data produced annually by DELWP that captures proposed residential development projects of 10 or more dwellings, broadhectare residential land supply, and industrial land supply and consumption. Data from the 2015 release is used in this report.                                                                                                                                                                                                          |
| <b>Urban Growth Boundary</b>                        | The current geographical limit for the future urban area of Melbourne.                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Victoria in Future</b>                           | <i>Victoria in Future 2015</i> is the latest official state government projection of population and housing.                                                                                                                                                                                                                                                                                                                                                   |
| <b>Victoria Planning Provisions</b>                 | The comprehensive set of planning provisions for Victoria. It is not a planning scheme and does not apply to any land. It is a statewide reference, used as required, to construct planning schemes.                                                                                                                                                                                                                                                           |
| <b>Zones that allow for residential development</b> | Zones where 'dwelling' is a Section 1 or Section 2 Use in the Victoria Planning Provisions. These are the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Low Density Residential Zone, Mixed Use Zone, Township Zone, Commercial 1 Zone, Rural Living Zone, Rural Activity Zone, Comprehensive Development Zone, Capital City Zone, Docklands Zone, Priority Development Zone, Urban Growth Zone and Activity Centre Zone. |
| <b>Public land</b>                                  | Metropolitan maps use the ' <i>Public Land - Victorian Environment Assessment Council, 2012</i> ' layer. Regional city maps use the Crown Land layer.                                                                                                                                                                                                                                                                                                          |



# Introduction

## Background

In July 2013 new residential zones were introduced into the Victoria Planning Provisions. This concluded a six year period of consultation and discussion in which the Bracks, Brumby and Napthine governments sought the views of the community and industry on the preferred structure and content of the new residential zones.

The new residential zones comprise the Residential Growth Zone (RGZ), the General Residential Zone (GRZ) and the Neighbourhood Residential Zone (NRZ). In combination, these zones enable councils and their communities to better direct the location and scale of residential change.

Councils were given 12 months from July 2013 to implement the new residential zones into their planning schemes. The way in which councils implemented the new residential zones can be generally grouped into four categories:

- **Councils with existing housing policies** prepared an amendment and requested the Minister for Planning use his powers under section 20(4) of the *Planning and Environment Act, 1987* (a 20(4) Amendment)
- **Councils with draft housing policies** prepared a standard Planning Scheme Amendment which included formal exhibition of the amendment and were referred to an independent panel
- **Councils with no relevant policy work** opted for a translation of the former zones to the GRZ
- **Councils that opted-in to the Residential Zones Standing Advisory Committee (RZSAC)** process (Stage One or Two) which included notice in accordance with the RZSAC Terms of Reference and a public hearing process.

By January 2016 the majority of metropolitan municipalities and regional cities had completed a strategic implementation of the zones.

With the new residential zones now in place, the Victorian Government has decided to seek the views and experiences of industry and the community on the application of the zones, and to receive advice on the implications of this for residential policy.

## Managing Residential Development Advisory Committee

The Managing Residential Development Advisory Committee (MRDAC) was appointed on 29 November 2015 by the Minister for Planning, the Hon Richard Wynne, under section 151 of the *Planning and Environment Act 1987* to report on the application of zones that provide for residential development in metropolitan Melbourne and the four regional cities of Bendigo, Ballarat, Geelong and Latrobe.

The MRDAC comprises Kathy Mitchell (Chair), Michael Kirsch (Deputy Chair), Debra Butcher, Sarah Carlisle, Peter Gaschk, Sarah McDonald, Rachael O'Neill and John Riley.

The Terms of Reference for the MRDAC state that it will be supported by the Managing Residential Development Taskforce (the Taskforce) comprising staff from the Department of Environment, Land Water and Planning (DELWP).

## Residential Zones State of Play reports

In accordance with the MRDAC Terms of Reference, the Taskforce has prepared Residential Zones State of Play reports for each *Plan Melbourne* subregion and a combined report for the regional cities of Ballarat, Bendigo, Geelong and Latrobe. Including the Overarching Report, there are seven Residential Zones State of Play reports:

1. **Overarching Report**
2. **Central Subregion** (Melbourne, Stonnington, Maribyrnong, Port Phillip, Yarra)
3. **Northern Subregion** (Banyule, Darebin, Hume, Mitchell (part), Moreland, Nillumbik, Whittlesea)
4. **Eastern Subregion** (Boroondara, Knox, Manningham, Maroondah, Monash, Whitehorse, Yarra Ranges)
5. **Southern Subregion** (Bayside, Cardinia, Casey, Frankston, Glen Eira, Greater Dandenong, Kingston, Mornington Peninsula)
6. **Western Subregion** (Brimbank, Hobsons Bay, Melton, Moonee Valley, Wyndham)
7. **Regional Cities** (Ballarat, Greater Bendigo, Greater Geelong and Latrobe).

The Overarching Report establishes the demographic and housing supply context for reviewing the application of the new residential zones. It covers Victoria's current and projected demographic changes and how these may ultimately influence housing demand, as well as detailed information on housing supply trends.

The five Residential Zones State of Play reports for metropolitan Melbourne (Central, Northern, Eastern, Southern and Western subregions) provide an overview at the subregional level including information on demographics, population growth, residential zoned land, dwelling supply and anticipated residential growth. This is followed by a chapter on each municipality which provides a short history of the residential zones including how the new residential zones were introduced, and by what method. Information is also provided on residential zoned land, dwelling supply and anticipated residential growth by municipality.

The combined Residential State of Play Report for Ballarat, Greater Bendigo, Greater Geelong and Latrobe provides a chapter on each municipality in the same way as the metropolitan Melbourne reports. However, this report does not include an overview at the subregional level as these municipalities are not located in the same area.

The Overarching Report and subregional reports are intended to assist the community, the development industry and ultimately the MRDAC to review the implementation of the new residential zones.

Each of the subregional reports is accompanied by an A3 Book of Plans.

### About this report

This report relates to the Northern Subregion of metropolitan Melbourne which includes the municipalities of Banyule, Darebin, Hume, Mitchell (part), Moreland, Nillumbik, Whittlesea.

### Explanation of tables and figures

Where necessary, an explanation of the tables and figures found in the municipal chapters of this report is provided in this section. These explanations provide clarification on the Taskforce's methodology and assumptions.

Some tables and figures are relatively straightforward representations of data such as Australian Bureau of Statistics (ABS) Census data or *Victoria in Future 2015* population projections, and these are not explained further. Others tables and figures include certain assumptions, use customised categorisations of ABS data, or have caveats. These tables and charts require further explanation.

**Table type: Zones that allow for residential development**

This type of table shows the number of lots and area of lots (in hectares) by zone. The area is not the total area of zoned land but the combined area of all lots within that zone. Roads and other undevelopable areas have been excluded from the total area calculation.

The category ‘other’ refers to zones besides NRZ, RGZ, and GRZ that allow for residential development (refer to the definition in the glossary of terms).

In most cases, this type of table includes the three new residential zones and the ‘other’ category. This approach is modified when it is more appropriate to use a different selection of residential zones (such as those municipalities that do not have all three residential zones).

**Table type: Other zones that allow for residential development**

This type of table shows the area and number of lots for selected zones within the ‘other’ category. It generally does not include zones where there is only a very small area of that zone or where it is anticipated there will be limited dwelling construction activity in that zone.

**Chart type: Proportion of land in each zone**

This type of chart is generated from the data in the table ‘Zones that allow for residential development’.

**Table type: Recent housing construction**

This type of table shows the net dwelling increase in each of the zones over the 2010-2014 period. The net dwelling increase is the total number of dwellings constructed minus the total number of dwellings demolished.

**Table type: Planned major residential redevelopment projects**

This type of table shows planned major residential redevelopment projects in each zone, based on DELWP’s 2015 data. The *Urban Development Program 2015* tracks proposed projects of 10 or more dwellings within the established area of Melbourne in the redevelopment dataset.

Note that broadhectare subdivisions on the edge of the city are also captured in the broadhectare dataset in the *Urban Development Program 2015*, which is also referred to in these reports.

These projects range from those that are currently under construction to those with planning approval that are not yet under construction. The *Urban Development Program 2015* also tracks projects that are still in the early planning phase and those for which a planning permit may not have been applied for, where information is available.

In some cases, this table may show proposed developments in zones where residential development is prohibited. In most cases a rezoning of land to a zone that allows for residential development is proposed or under consideration.

This table does not appear for municipalities with limited planned residential redevelopment, such as the growth area municipalities, where almost all residential construction is in broadhectare projects.

### Chart type: Number of residential redevelopment projects by project size, 2010-2014

This type of table represents Draft Housing Development Data 2014 and shows the number of residential projects in the years 2010-2014 by project type in each zone. Projects are categorised according to the number of dwellings constructed.

A distinction has been made between 1 for 1 replacement projects and projects in which 1 dwelling is constructed on a vacant lot. This distinction is made because the 1 for 1 replacement projects tend to be in older established suburbs and change the character of areas without a net increase in dwelling stock, while *1 dwelling* projects tend to occur in newly developed areas and add to the overall dwelling stock.

This table does not appear for some municipalities, where there is no useful comparison to be made. For example it usually does not appear for municipalities in which only the GRZ has been applied and it does not appear for growth area municipalities. This is because majority of residential development projects in growth areas involve the construction of a single detached house.

### Table type: Dwellings approved by built form category, 2001-2015

This type of table shows the number of dwellings approved in a municipality categorised into different built forms. For the purpose of this report, the ABS dwelling categories are collapsed into three broad categories:

- **Houses:** the ABS building structure category of houses
- **Attached 1-2 storeys:** the ABS categories of semi-detached, row or terrace house, townhouse or duplex etc. with one storey; semi-detached, row or terrace house, townhouse or duplex etc. with two or more storeys; and flat, unit, or apartment in a building of one or two storeys
- **Attached 3+ storeys:** the ABS categories of flats units or apartments (in a three storey block) and flats units or apartments (in a four or more storey block).

This type of table has been prepared using the ABS Building Approvals data (Catalogue number 8731.0).

Due to the lack of consistent and available data for conversions, alterations and additions, only data for new constructions is used in this report. Reference to building approvals data for 2015 includes data up to September 2015, as that is what was available at the time of publication.

### Table type: Broadhectare residential development

This type of table is only prepared for growth area municipalities. It shows:

- The number of Precinct Structure Plan areas
- The estimated total number of broadhectare lots anticipated to be constructed in those Precinct Structure Plans (i.e. this does not include already constructed lots in those Precinct Structure Plans)
- The total area in hectares of the Precinct Structure Plans including areas that are already developed.

Precinct Structure Plan areas referred to as 'PSP required' are areas that are identified to have a Precinct Structure Plan applied where work may have begun on a Precinct Structure Plan, although no Precinct Structure Plan currently applies.

A lot that is constructed is one that has had services connected, including road access, and works have been completed to prepare for the construction of a dwelling.

## Northern Subregion

The Northern Subregion consists of the municipalities of Banyule, Darebin, Hume, Mitchell, Moreland, Nillumbik and Whittlesea.

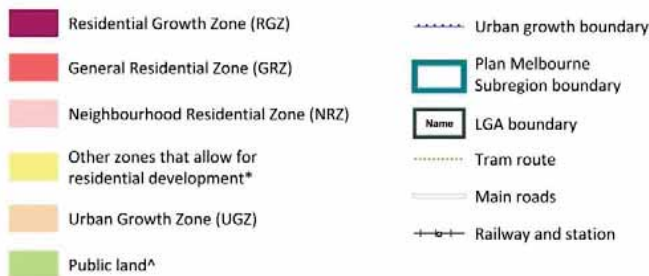
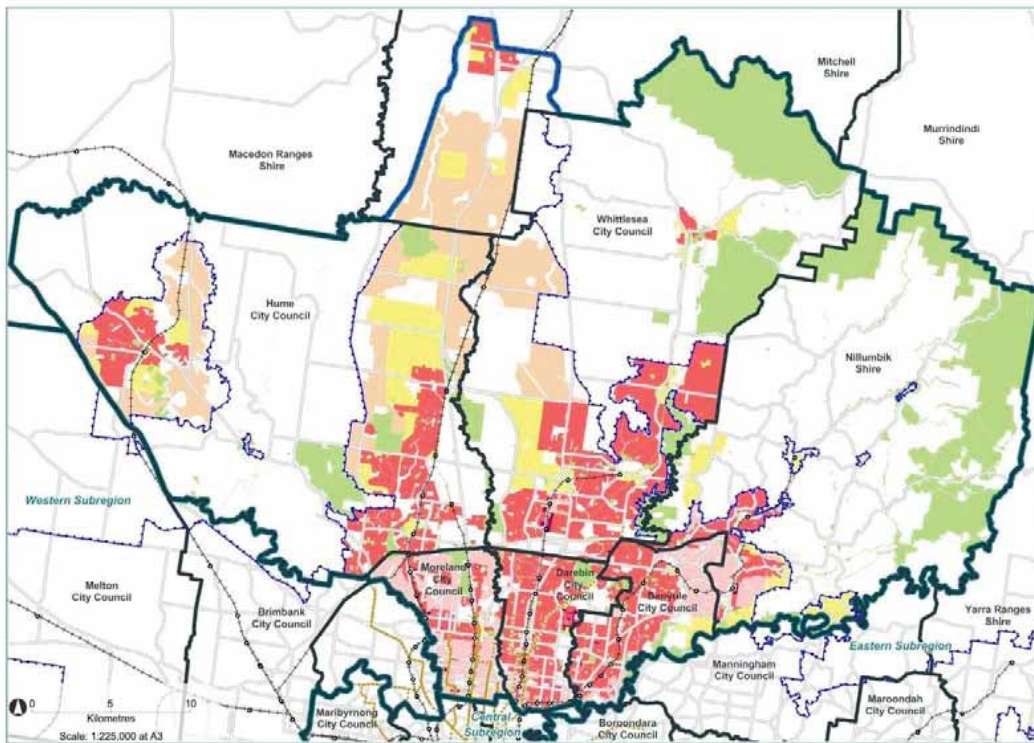
The subregion is a diverse area that stretches from suburbs that are less than 4 kilometres from Melbourne's CBD, such as Brunswick and Northcote, to significant growth areas in Hume and Whittlesea, and to towns such as Hurstbridge and St Andrews in Nillumbik. These areas each have a very different character and experience very different forms of residential development.

Only the area in the southern part of municipality of Mitchell, inside the Urban Growth Boundary, is included in the Northern Subregion in *Plan Melbourne*. For the purpose of this report, the term 'Mitchell (part)' refers to the Statistical Areas of Wallan and Kilmore-Broadford (ABS Statistical Area Level 2). Some of the land in these two Statistical Areas are outside the Urban Growth Boundary, but most of the development activity occurs inside the Urban Growth Boundary.

### Areas of state and local significance

|                                               |                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National employment cluster</b>            | La Trobe (emerging)                                                                                                                                                                                                                                                                                           |
| <b>Metropolitan activity centres</b>          | Broadmeadows, Epping, Lockerbie (future)                                                                                                                                                                                                                                                                      |
| <b>State-significant industrial precincts</b> | Northern, and identified future industrial precincts                                                                                                                                                                                                                                                          |
| <b>Transport gateways</b>                     | Melbourne Airport                                                                                                                                                                                                                                                                                             |
| <b>Health and/or education precincts</b>      | Austin Hospital, Northern Hospital, Craigieburn Health Service, La Trobe University, University Hill (includes RMIT Bundoora campuses)                                                                                                                                                                        |
| <b>Activity centres</b>                       | Beveridge, Brunswick, Coburg, Craigieburn, Craigieburn Town Centre, Diamond Creek, Eltham, Gladstone Park, Glenroy, Greensborough, Heidelberg, Ivanhoe, Mernda, Mickleham, Northcote, Preston-High Street, Preston-Northland, Reservoir, Roxburgh Park, South Morang, Sunbury, Sunbury South, Wallan, Wollert |

Northern Subregion: Zones that allow for residential development



Population Growth

The Northern Subregion had a population in 2014 of 904,000, equivalent to 20.5% of metropolitan Melbourne’s population. By 2031, the Northern Subregion’s population is expected to increase to 1,299,000 while its share of total population will have increased to 21.9%. This increase in the share of metropolitan Melbourne’s population residing in the Northern Subregion is a reflection of its large growth corridors.

For the purpose of this report, municipalities are grouped together based on their demographic characteristics and distance from Melbourne’s CBD. For the Northern Subregion the groupings are as follows:

- **Middle** which includes **Banyule, Darebin and Moreland**
- **Fringe** which includes **Nillumbik**
- **Growth** which includes **Hume and Whittlesea and Mitchell (part).**

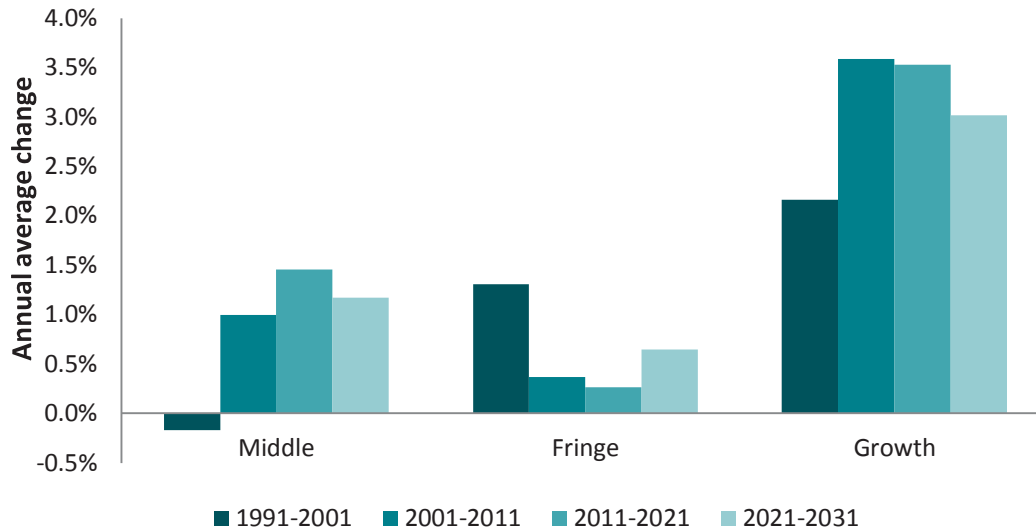
## Northern Subregion: Municipality groupings



Hume and Whittlesea have the highest rate of growth due to the availability of land for development. The middle municipalities are projected to experience growth due to natural increase and the conversion of existing sites to higher density housing.

This is a significant change from the 1991-2001 period when the middle municipalities experienced negative population change. This was due to population aging and households shrinking. The children of the first wave of households that moved to these suburbs were growing up and leaving home. Low population growth during the period exacerbated this effect. Since 2001, growth in middle and outer municipalities has increased as new households have moved in and some older housing stock has been redeveloped at higher density.

Northern Subregion: Average annual change by grouping

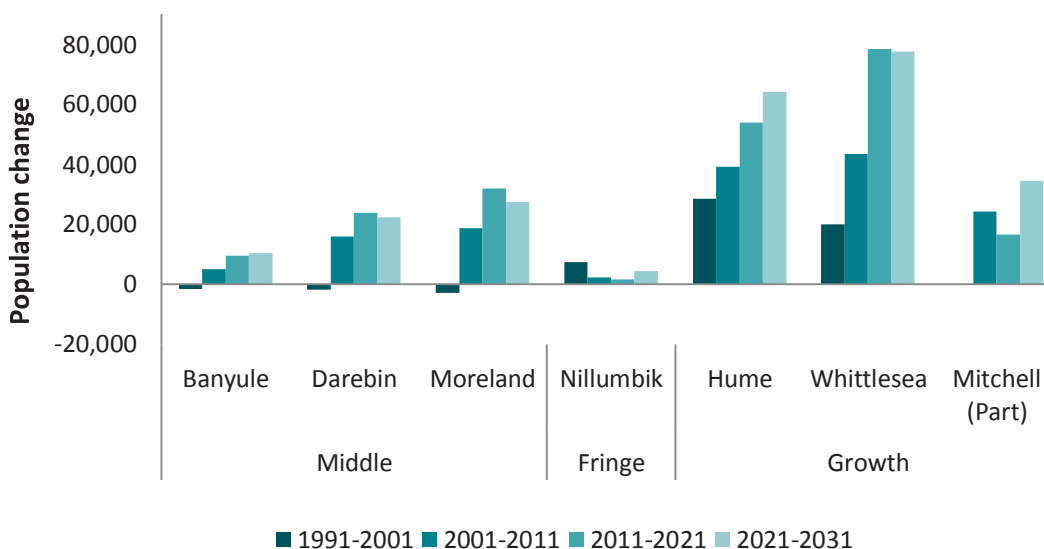


Source: Victoria in Future, 2015 and ABS Regional Population Growth, 2013-2014 (cat .no. 3218.0)

Hume and Whittlesea are collectively projected to add 275,000 people by 2031, which is double the growth experienced between 1991 and 2011.

As metropolitan Melbourne has expanded its boundaries, its northern growth corridor has expanded into the southern parts of the Kilmore-Wallan District in the municipality of Mitchell. This area is now mostly farmland but a large section has been rezoned for broadacre development. Between 2011 and 2031, the population of the Kilmore-Wallan District is projected to increase by 50,000 or 300%.

Northern Subregion: Population change by municipality

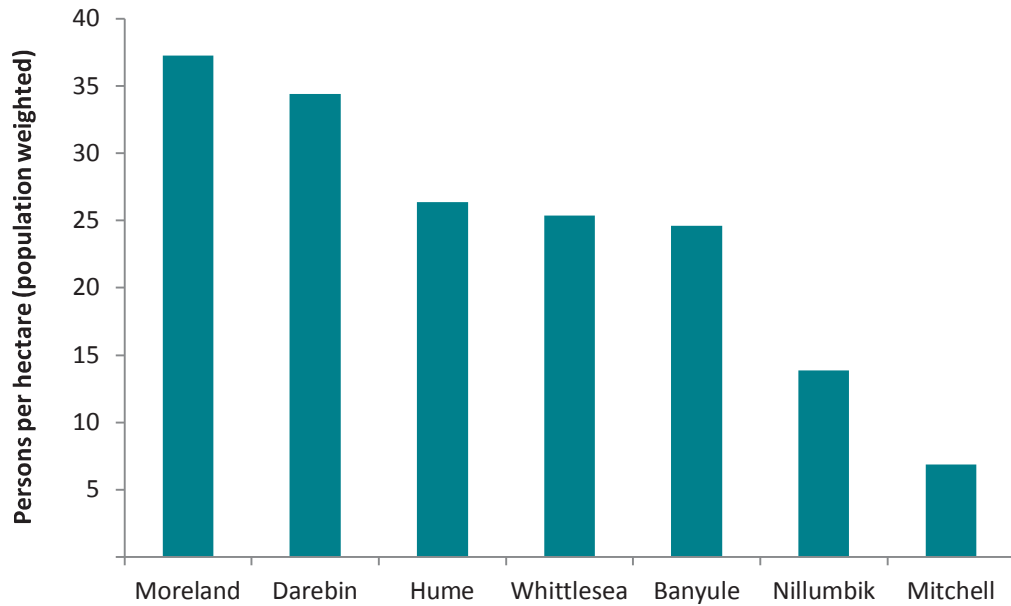


Source: Victoria in Future, 2015 and ABS Regional Population Growth, 2013-2014 (cat .no. 3218.0)

There is significant diversity in population density between the municipalities. Moreland and Darebin have the highest density, partly as they include older established suburbs such as Brunswick and Northcote, while Mitchell and Nillumbik and have the lowest population density in the subregion, as they contain large rural areas.



## Northern Subregion: Population density by municipality



Source: ABS Census data, 2011

## Age

The share of the population aged 65+ in the Northern Subregion is projected to increase from 12.2% in 2011 to 14.9% in 2031, as its existing population (including in the growth areas) ages in place. At the same time the number of people aged 0-24 is also projected to increase significantly.

## Northern Subregion: Population by age cohort

| Age cohort | 1991    |       | 2011    |       | 2021    |       | 2031    |       |
|------------|---------|-------|---------|-------|---------|-------|---------|-------|
|            | No.     | %     | No.     | %     | No.     | %     | No.     | %     |
| 0-14       | 136,000 | 21.1% | 159,000 | 18.8% | 208,000 | 19.7% | 228,000 | 19.7% |
| 15-24      | 112,000 | 17.3% | 119,000 | 14.1% | 125,000 | 11.8% | 142,000 | 12.3% |
| 25-64      | 323,000 | 54.7% | 461,000 | 54.7% | 579,000 | 54.7% | 613,000 | 53.1% |
| 65-84      | 59,000  | 10.7% | 90,000  | 10.7% | 125,000 | 11.8% | 146,000 | 12.7% |
| 85+        | 5,000   | 1.5%  | 13,000  | 1.5%  | 21,000  | 2.0%  | 26,000  | 2.2%  |

Source: Victoria in Future, 2015 and ABS Regional Population Growth, 2013-2014 (cat .no. 3218.0)

The middle municipalities had a larger share of the subregion's population of working age in 2011 than the growth or fringe municipalities. This reflects a range of factors including proximity to jobs in inner Melbourne. By 2031 this gap is projected to increase, as the middle municipalities retain their current age structure while the other areas age. Hume and Whittlesea are projected to experience aging of their populations as well as a large projected increase in the number of those aged 0-24.

## Northern Subregion: Population by age cohort and grouping

| Age cohort | 2011    |        |         | 2031    |        |         |
|------------|---------|--------|---------|---------|--------|---------|
|            | Middle  | Fringe | Growth  | Middle  | Fringe | Growth  |
| 0-14       | 69,000  | 13,000 | 77,000  | 89,000  | 11,000 | 152,000 |
| 15-24      | 55,000  | 10,000 | 54,000  | 63,000  | 8,000  | 89,000  |
| 25-64      | 234,000 | 34,000 | 193,000 | 304,000 | 33,000 | 349,000 |
| 65-84      | 53,000  | 5,000  | 32,000  | 75,000  | 15,000 | 82,000  |
| 85+        | 10,000  | 1000   | 3,000   | 15,000  | 2,000  | 14,000  |

Source: Victoria in Future, 2015 and ABS Regional Population Growth, 2013-2014 (cat .no. 3218.0)

## Zoned land

The majority of land in the Northern Subregion on which further residential development is permitted is zoned GRZ, which means that ongoing incremental housing development is generally permitted in most of the subregion's existing urban areas.

In Hume and Whittlesea, there is over 11,500 hectares of land zoned for broadacre development. This land makes up approximately one third of residential land in the Northern Subregion and is zoned a mixture of GRZ, Urban Growth Zone and Comprehensive Development Zone.

Approximately 20% of residential land is subject to zoning that will limit future residential change. This includes land in the NRZ, which has predominately been applied to the inner and middle suburbs of the subregion and land in the Low Density Residential and Rural Living Zones, which applies to land in North Warrandyte, Yarrambat, Montmorency, Sunbury and the Whittlesea township.

Around 3.7% (or 1,318 hectares) of land is subject to zoning that generally supports higher density development including RGZ, Mixed Use Zone and Commercial 1 Zone. These zones are mostly concentrated in and around shopping strips and shopping centres and along major transport corridors.

## Northern Subregion: Zones that allow for residential development

|                                     | NRZ    | GRZ     | RGZ   | Other  |
|-------------------------------------|--------|---------|-------|--------|
| Number of lots                      | 64,268 | 216,936 | 4,054 | 29,791 |
| Area (Hectares)                     | 3,860  | 15,261  | 231   | 15,778 |
| % of total residentially zoned land | 11.0%  | 43.4%   | 0.7%  | 44.9%  |

## Northern Subregion: Selected other zones that allow for residential development

|                                     | C1Z   | ACZ   | LDRZ  | TZ    | CDZ    | RLZ  | UGZ   |
|-------------------------------------|-------|-------|-------|-------|--------|------|-------|
| Number of lots                      | 6,395 | 2,788 | 3,489 | 1,579 | 12,657 | 331  | 832   |
| Area (Hectares)                     | 510   | 314   | 2,009 | 255   | 2,634  | 715  | 9,078 |
| % of total residentially zoned land | 1.5%  | 0.9%  | 5.7%  | 0.7%  | 7.5%   | 2.0% | 25.8% |

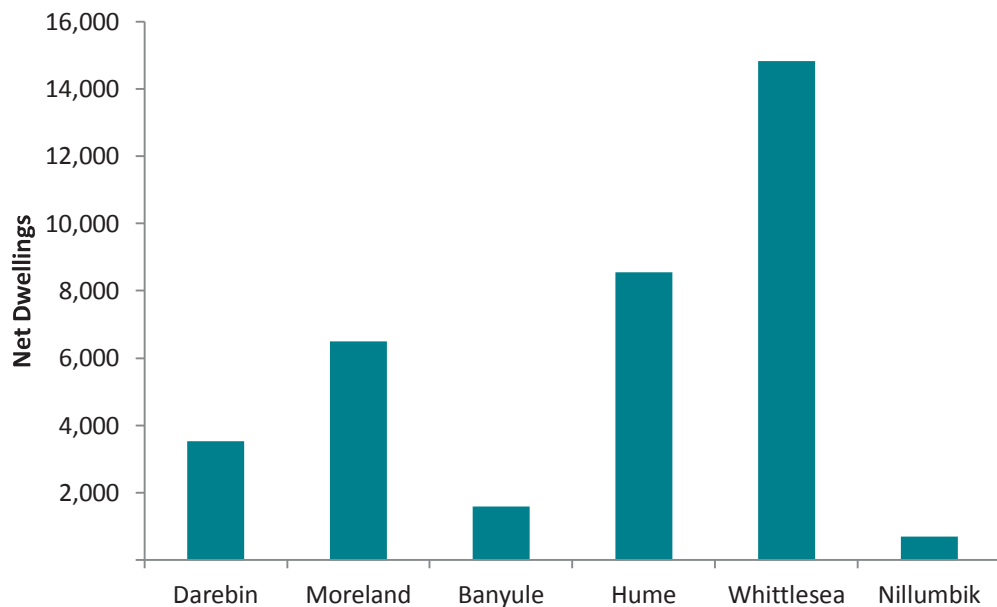
## Recent dwelling supply

As at 2014, there were approximately 330,000 dwellings in the Northern Subregion. Since 2010 the subregion's dwelling stock has been growing at approximately 7,100 dwellings per annum.

Over the 2010-2014 period, most of the Northern Subregion's new dwellings were constructed in Whittlesea and Hume in the form of single, detached dwellings. Moreland and Darebin have also seen relatively high levels of construction, mostly redevelopment of existing residential sites or former industrial sites into medium density and high density housing.

Over the 2010-2014 period, the Northern Subregion yielded 22% of Melbourne's dwelling supply. It currently has 19% of Melbourne's dwelling stock.

### Northern Subregion: Net Dwellings, 2010 -2014



Source: Draft Housing Development Data, 2014 (Data not available for Mitchell)

Over the 2010-2014 period, approximately 60% of new dwellings were developed on land now zoned GRZ. Throughout the region, development in the GRZ has tended to result in low density dwellings.

Significant housing development has occurred in the Comprehensive Development Zone within the subregion's growth areas. There has also been significant broadhectare development in the GRZ, particularly in Whittlesea.

Although the Commercial 1 Zone and Mixed Use Zone only apply to small amounts of land, a relatively large proportion of new dwellings constructed over the 2010-2014 period were in these two zones because development in these zones tends to be high density. In the future, significant growth is expected to continue in these zones as development intensifies around new and existing activity centres.

Northern Subregion: Recent housing construction

|                                    | NRZ   | GRZ    | RGZ | CDZ  | UGZ   | C1Z  | MUZ  | Other |
|------------------------------------|-------|--------|-----|------|-------|------|------|-------|
| Net dwelling increase<br>2010-2014 | 2,568 | 21,050 | 482 | 6234 | 1,028 | 2442 | 1416 | 484   |
| % of net dwellings<br>2010-2014    | 7%    | 59%    | 1%  | 17%  | 3%    | 7%   | 4%   | 2%    |

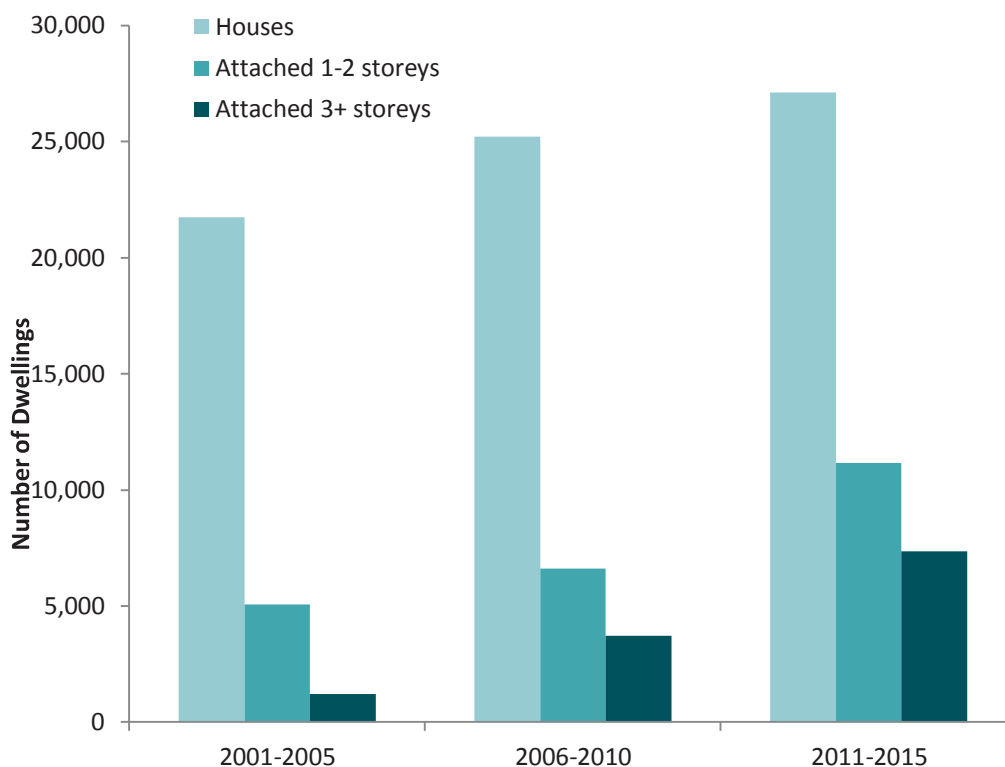
Source: Draft Housing Development Data, 2014 (Note: Data not available for Mitchell)

The Northern Subregion’s housing supply is steadily diversifying. Approvals for medium and high density housing, and more recently apartments, have been steadily increasing over the last 15 years.

Most approvals for apartments have been in Moreland and Darebin. The *Urban Development Program 2015* indicates that a further increase in apartment approvals in these municipalities, and in Banyule, can be expected over the next decade.

Detached housing still forms the majority of approvals in the subregion. Detached housing development is mainly concentrated in broadhectare areas in Hume and Whittlesea.

Northern Subregion: Dwellings approved by built form category, 2001-2015



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)

Anticipated dwellings in major redevelopment sites

Over the next decade approximately 25,000 new dwellings are planned for major redevelopment sites in the Northern Subregion.

Approximately 65% of dwellings in major redevelopment projects are expected to be constructed in the RGZ, Commercial 1 Zone, Mixed Use Zone and Activity Centre Zone, predominantly in large apartment projects. Areas around tram lines in the south of the subregion, including Sydney Road, Lygon Street, Nicholson Street and High Street, are

already seeing significant apartment development. The *Urban Development Program 2015* indicates this change is likely to continue, with approximately 12,000 new apartments anticipated in these areas over the next few years.

The *Urban Development Program 2015* also identifies significant redevelopment activity in the GRZ, mostly in the form of large projects such as the former Kodak site in Coburg North and remnant sites on recent broadhectare developments in growth areas such as Mernda and Wollert.

Northern Subregion: Planned major residential development projects

|                                      | NRZ   | GRZ   | RGZ   | C1Z   | ACZ   | MUZ   | PDZ   | Other |
|--------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| Dwellings in planned<br>UDP projects | 1,132 | 5,202 | 1,348 | 6,910 | 5,152 | 2,888 | 1,138 | 1,996 |

Source: *Urban Development Program, 2015*

# Banyule

## At a glance

The City of Banyule is a middle-ring municipality located 7 to 22 kilometres north-east of Melbourne's CBD. It is served by the Hurstbridge railway line as well as access to Greensborough Highway, Metropolitan Ring Road, Greensborough Bypass and Plenty Road.

The majority of land in Banyule has been developed for residential purposes although the municipality contains significant open space and parkland. Banyule's southern border follows the Yarra River and its western border follows the Darebin Creek.

### Residential zones history

- |             |                                                                                                                                                                                                                                          |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1997</b> | Banyule City Council adopted its <i>Housing Statement</i> in July 1997.                                                                                                                                                                  |
| <b>1999</b> | Council adopted its <i>Residential Neighbourhood Character Study</i> in March 1999. Council prepared Amendment C1 ( <i>Residential Neighbourhood Character Study</i> ) and placed it on public exhibition in November and December 1999. |
| <b>2000</b> | An independent panel held a public hearing for Amendment C1 and delivered its report in July 2000.                                                                                                                                       |
| <b>2001</b> | Amendment C1 was gazetted on 10 May 2001.                                                                                                                                                                                                |
| <b>2002</b> | Council prepared Amendment C33 (Housing Policy) and Amendment C34 (Residential Neighbourhood Character Policy) and both were placed on public exhibition in May and June 2002.                                                           |
| <b>2003</b> | An independent panel delivered a panel report for Amendments C33 and C34 in January 2003 and recommended the amendments be abandoned. Council split both C33 and C34 into two parts and commenced work as recommended by the panel.      |
| <b>2004</b> | Amendment C33 Part 1 and C34 Part 1 were gazetted on 5 February 2004. Council prepared a <i>Dwelling Opportunities Analysis</i> in July 2004.                                                                                            |
| <b>2005</b> | Council commenced work on its new <i>Housing Strategy</i> .                                                                                                                                                                              |
| <b>2006</b> | Council undertook consultation for its <i>Housing Strategy</i> and <i>Housing Opportunity Analysis</i> .                                                                                                                                 |
| <b>2008</b> | Council undertook further consultation on its <i>Housing Strategy</i> and completed its <i>Housing Opportunity Analysis</i> in October 2008. Amendment C65 (Residential Neighbourhood Character review) was gazetted on 2 October 2008.  |
| <b>2009</b> | Council adopted its <i>Banyule Housing Strategy</i> in March 2009.                                                                                                                                                                       |
| <b>2010</b> | Amendment C63 ( <i>Banyule Housing Strategy</i> ) was placed on public exhibition in February and March 2010. Amendment C63 was gazetted on 18 November 2010.                                                                            |
| <b>2011</b> | Council undertook consultation on its <i>Neighbourhood Character Strategy</i> and <i>Residential Areas Framework</i> .                                                                                                                   |
| <b>2012</b> | Council adopted its <i>Neighbourhood Character Strategy</i> in July 2012.                                                                                                                                                                |

### Residential zones history

**2013** Amendment C68 (Residential Neighbourhood Character Policy) was gazetted on 20 June 2013.

**2014** Amendment C96 was gazetted 23 January 2014.

Council undertook public consultation on Amendment C100 (new residential zones) in February and March 2014 and requested the Minister for Planning to approve it without notice (20(4) amendment).

Amendment VC116 removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and rezoned land previously in Residential 1, 2 or 3 zones to GRZ. It was gazetted on 1 July 2014.

Amendment C100 was gazetted on 24 July 2014.

Draft Amendment C125 (C100 NRZ schedules) was prepared by the Minister for Planning and the former DTPLI (now DELWP) undertook notice in accordance with the RZSAC Terms of Reference. The RZSAC held a public hearing and delivered its report in December 2014. The RZSAC did not support the amendment.

### New residential zones implementation

The new residential zones were introduced into the Banyule Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C100.

Amendment VC116 applied to a number of Planning Schemes where councils were not in a position to facilitate the conversion to the new residential zones by 1 July 2014. The amendment translated land in the former Residential 1, 2 and 3 Zones to GRZ.

#### Banyule New residential zones implementation

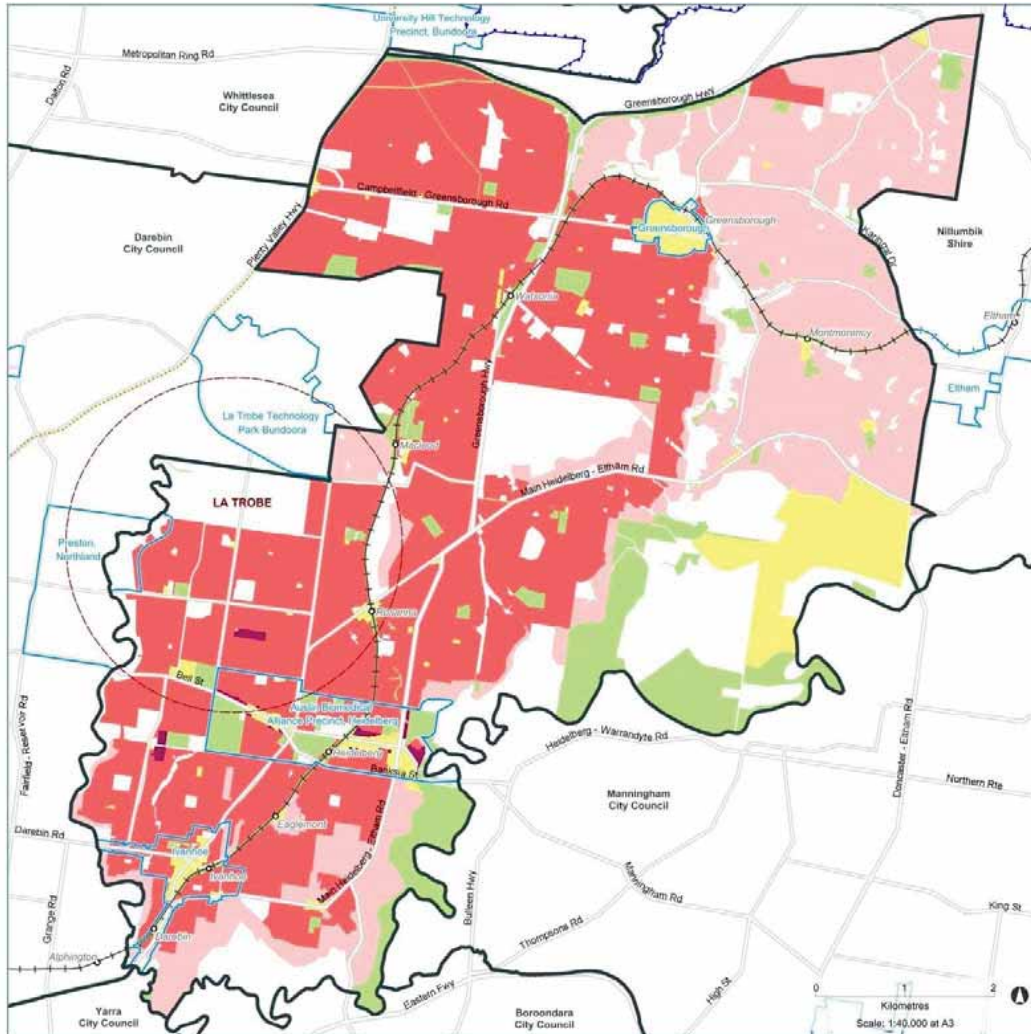
|                                      |                                          |
|--------------------------------------|------------------------------------------|
| <b>Amendment number</b>              | VC116                                    |
| <b>Was it reviewed by the RZSAC?</b> | No                                       |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                      |
| <b>Gazettal Date</b>                 | 1 July 2014                              |
| <b>Supporting strategic work</b>     | Amendment V8 and Banyule Planning Scheme |

Amendment C100 applied the new zones to all land within the municipality that was previously in the Residential 1 Zone. The main strategic basis for the amendment was the Council's Housing Framework at Clause 21.06 in the Banyule Planning Scheme. Following approval of Amendment C100, the Minister prepared Amendment C104 to correct anomalies in the NRZ. Amendment C104 was gazetted on 11 September 2014.

#### Banyule New residential zones implementation

|                                      |                                       |
|--------------------------------------|---------------------------------------|
| <b>Amendment number</b>              | C100                                  |
| <b>Was it reviewed by the RZSAC?</b> | No                                    |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                   |
| <b>Gazettal Date</b>                 | 24 July 2014                          |
| <b>Supporting strategic work</b>     | <i>Banyule Housing Strategy, 2009</i> |

Banyule: Zones that allow for residential development



- Residential Growth Zone (RGZ)
- General Residential Zone (GRZ)
- Neighbourhood Residential Zone (NRZ)
- Other zones that allow for residential development\*
- Public land^
- Urban growth boundary
- Name LGA boundary
- Name Activity centre boundary
- NAME National employment cluster
- Tram route
- Main roads
- Railway and station

Banyule City Council is within the Plan Melbourne Northern Subregion



\*May include one or more of the following zones: ACZ, CIZ, CCZ, CDZ, DZ, LDRZ, MUZ, PDZ, RAZ, RLZ, TZ  
 ^Refer to glossary of terms

Population and households

As at 2011 the population of Banyule was approximately 123,000 residents. Banyule has an average population density of 25 people per hectare of residentially zoned land.

By 2031 it is projected the municipality’s population will grow by 20,000 residents. Over this time population growth, combined with changes to the composition of existing households, is expected to result in an increase of approximately 10,000 households.

Banyule’s projected average annual population increase of 0.7% compares to 1.8% for metropolitan Melbourne.



## Banyule: Victoria in Future population projections

|                                  | 2011    | 2031    | Average annual increase |
|----------------------------------|---------|---------|-------------------------|
| Estimated residential population | 122,983 | 142,764 | 0.7%                    |
| Households                       | 47,745  | 57,664  | 0.9%                    |
| Average household size           | 2.54    | 2.43    | -0.2%                   |

Source: Victoria in Future, 2015

## Zoned land

The majority of Banyule's residential land is zoned GRZ and about one third of residential land is zoned NRZ. The NRZ has generally been applied to land in Montmorency, St Helena and Ivanhoe East that was already subject to the Vegetation Protection Overlay prior to the introduction of the new residential zones. The RGZ has been applied to land in the Heidelberg Activity Centre and a number of major redevelopment areas.

## Banyule: Zones that allow for residential development

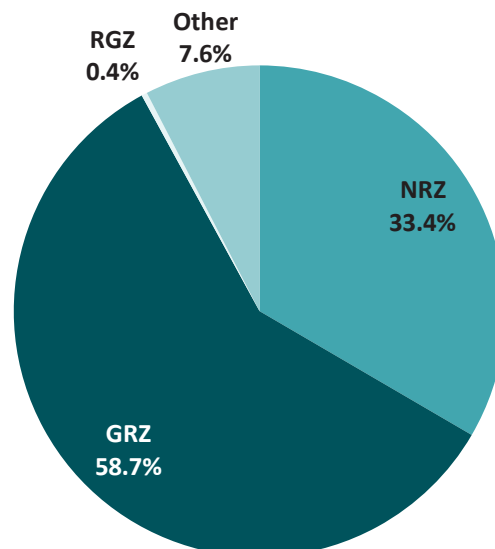
|                                     | NRZ    | GRZ    | RGZ  | Other |
|-------------------------------------|--------|--------|------|-------|
| Number of lots                      | 14,961 | 32,942 | 134  | 1,740 |
| Area (hectares)                     | 1,158  | 2,033  | 13   | 263   |
| % of total residentially zoned land | 33.4%  | 58.7%  | 0.4% | 7.6%  |

The Mixed Use, Commercial 1 and Activity Centre Zones have been applied to most of the land in the Ivanhoe, Heidelberg and Greensborough activity centres. These zones support high density dwellings. The Low Density Residential Zone has been applied to most of Lower Plenty and restricts the scale of residential development.

## Banyule: Other zones that allow for residential development

|                                     | C1Z  | ACZ  | MUZ  | LDRZ |
|-------------------------------------|------|------|------|------|
| Number of lots                      | 964  | 272  | 116  | 388  |
| Area (hectares)                     | 47   | 27   | 7    | 181  |
| % of total residentially zoned land | 1.4% | 0.8% | 0.2% | 5.2% |

## Banyule: Proportion of land in each zone



As at 2014, there were 49,300 dwellings in Banyule. Since 2010, the municipality's dwelling stock has been growing at approximately 320 dwellings per annum. About 70% of this growth has occurred on land now subject to the GRZ, predominantly in the form of infill projects yielding between two and nine new dwellings at low and medium densities.

Development on land that is now zoned NRZ has resulted in low density dwellings, which is a reflection of the fact that the Vegetation Protection Overlay was in place for some time. Therefore, only low density development was allowed in this zone even before the application of the NRZ.

Recent development within the RGZ, Commercial 1 Zone, and Mixed Use Zone has tended to result in high density dwellings.

#### Banyule: Recent housing construction

|                                              | NRZ | GRZ   | RGZ | Other |
|----------------------------------------------|-----|-------|-----|-------|
| Net dwelling increase 2010-2014              | 318 | 1,081 | 104 | 88    |
| Total projects (with net increase) 2010-2014 | 225 | 639   | 3   | 18    |

Source: Draft Housing Development Data, 2014

The *Urban Development Program 2015* data captures planned major redevelopment projects. New dwelling supply in major redevelopment sites is anticipated in Banyule's GRZ from a number of projects that will each yield between 10 and 50 dwellings.

There is significant development planned in the RGZ in major redevelopment sites and in the Commercial 1 Zone, Mixed Use Zone, and Activity Centre zone, predominantly in and around the activity centres of Greensborough, Heidelberg and Ivanhoe.

The 65 dwellings planned within land now zoned NRZ are a legacy of transitional provisions where projects lodged prior to the implementation of the new residential zones will be considered against the previous zones.

#### Banyule: Planned major residential development projects

|                                   | NRZ | GRZ | RGZ | C1Z | MUZ | ACZ | C2Z |
|-----------------------------------|-----|-----|-----|-----|-----|-----|-----|
| Dwellings in planned UDP projects | 65  | 967 | 492 | 875 | 227 | 375 | 75  |
| Number of planned UDP projects    | 5   | 48  | 9   | 13  | 6   | 8   | 1   |

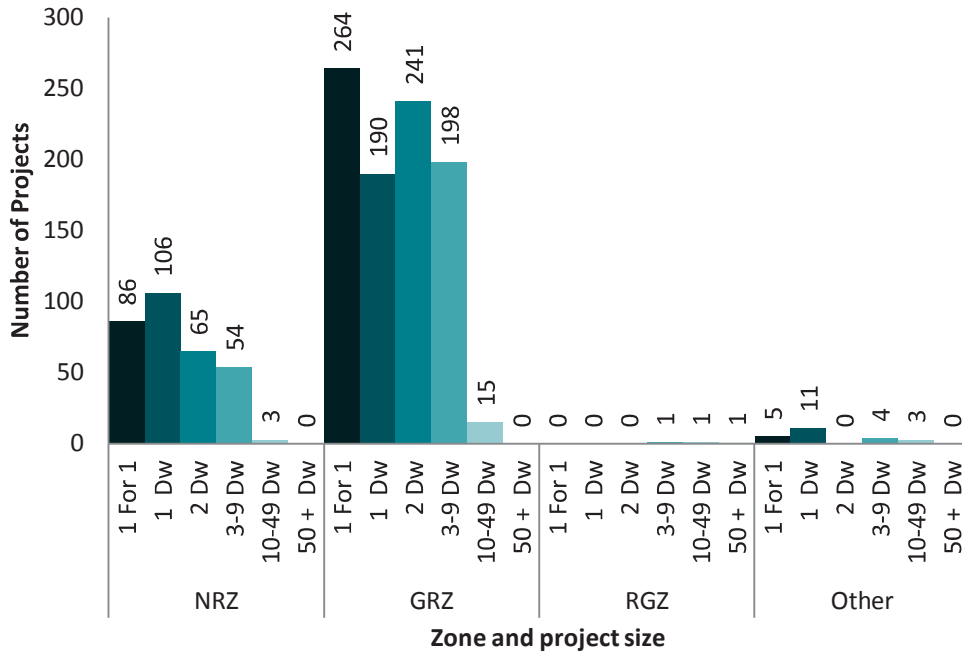
Source: Urban Development Program, 2015

The majority of residential projects in Banyule's GRZ over the 2010-2014 period involved either the construction of a single dwelling or small-scale multi-unit development.

The relatively high number of multiple dwelling projects in land now zoned GRZ is expected to continue or increase. One and two dwelling developments on land now zoned NRZ are also expected to continue although developments yielding more than two dwellings are not permitted in the NRZ.

The relatively high number of 1 for 1 replacement projects in Banyule's GRZ and NRZ indicates that older housing stock is nearing the end of its life and is being redeveloped.

Banyule: Number of residential development projects by project size, 2010-2014

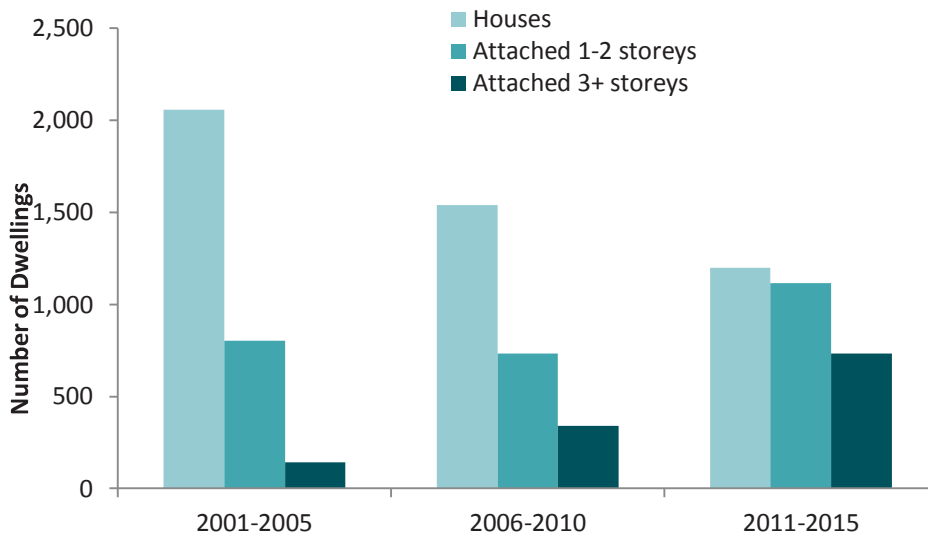


Source: Draft Housing Development Data, 2014

Since 2010 apartment and unit/townhouse development has steadily increased as a proportion of new housing in the municipality. The most recent five-year period has seen unit townhouse/development grow to nearly equal detached housing development. There are still significant approvals for single detached dwellings although many of these approvals are likely to be approvals for 1 for 1 replacement projects and detached dual occupancy projects.

There has also been a significant increase in the number of apartments approved over the last five years. The *Urban Development Program 2015* indicates that further growth in apartment approvals in Banyule can be expected in the future.

Banyule: Dwellings approved by built form category 2001-2015



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)

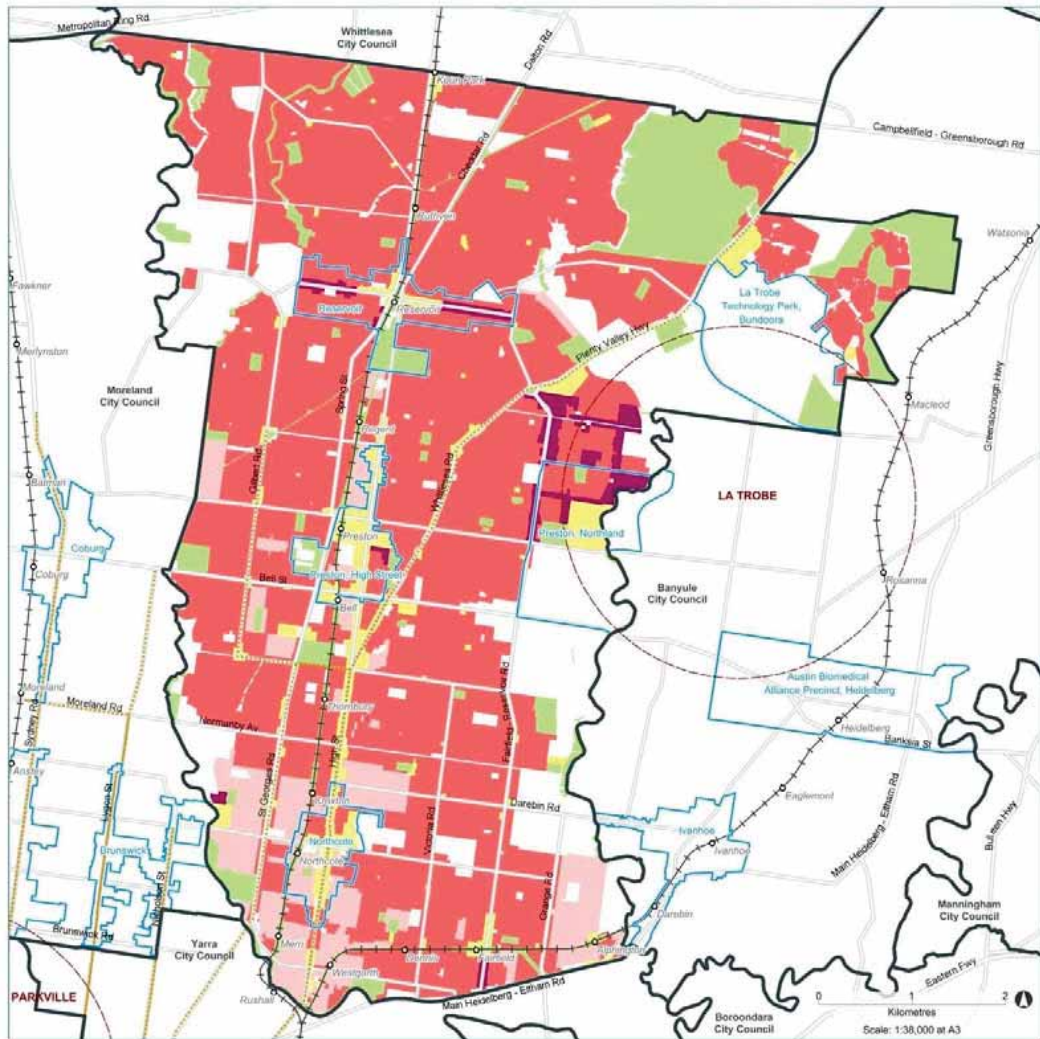
# Darebin

The City of Darebin is a middle-ring municipality located 4 to 15 kilometres north of Melbourne’s CBD. The municipality is served by the Hurstbridge and South Moran railway lines and numerous tram and bus routes as well as access to St Georges Road and Plenty Road.

Darebin is characterised by residential land use with a mix of industrial, commercial, educational and parklands. Suburbs towards the south of the municipality, closer to Melbourne’s CBD are undergoing significant change and population growth, while the municipality’s northern suburbs, such as Preston and Reservoir, are experiencing smaller scale changes.

| Residential zones history |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>2002</b>               | Darebin City Council undertook consultation on its <i>Integrated Housing Strategy</i> in October 2002.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>2004</b>               | Amendment C55 (MSS review) was placed on exhibition during February and March 2004. An independent panel conducted hearings and delivered a panel report in November 2004.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>2005</b>               | Amendment C55 was gazetted on 22 December 2005.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>2007</b>               | Council released its <i>Neighbourhood Character Study, 2007</i> in January 2007.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>2008</b>               | Amendment C88 (MSS review and <i>Neighbourhood Character Study, 2007</i> ) was placed on exhibition during May and June 2008. Amendment C88 was gazetted on 23 October 2008.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>2010</b>               | Council undertook consultation on its <i>Darebin Housing Strategy</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>2012</b>               | Council undertook further consultation on its <i>Darebin Housing Strategy</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>2013</b>               | Amendment C138 (MSS review) was placed on public review during July and October 2013.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>2014</b>               | Amendment VC116 removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and rezoned land previously in Residential 1, 2 or 3 zones to GRZ. It was gazetted on 1 July 2014.<br><br>An independent panel held a public hearing for Amendment C138 and delivered a panel report in August 2014.<br><br>Draft Amendment C144 (GRZ and NRZ) was prepared by Council which undertook notice in accordance with the RZSAC Terms of Reference. The RZSAC held a public hearing and delivered its report in June 2014. Amendment C144 was gazetted on 30 October 2014<br><br>Draft Amendment C147 (RGZ) was prepared by Council and it notice in accordance with the RZSAC Terms of Reference. The RZSAC held a public hearing and delivered its report in January 2015. |
| <b>2015</b>               | Amendment C147 was gazetted 15 October 2015.<br><br>Amendment C138 was gazetted 15 October 2015.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

Darebin: Zones that allow for residential development



- Residential Growth Zone (RGZ)
  - General Residential Zone (GRZ)
  - Neighbourhood Residential Zone (NRZ)
  - Other zones that allow for residential development\*
  - Public land^
- Name LGA boundary
  - Name Activity centre boundary
  - Name National employment cluster
  - Tram route
  - Main roads
  - Railway and station

Darebin City Council is within the Plan Melbourne Northern Subregion



\*May include one or more of the following zones: ACZ, C1Z, CCZ, CDZ, DZ, LDRZ, MUZ, PDZ, RAZ, RLZ, TZ  
 ^Refer to glossary of terms

New residential zones implementation

The new residential zones were introduced into the Darebin Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C144 and C147.

Amendment VC116 applied to a number of Planning Schemes where councils were not in a position to facilitate the conversion to the new residential zones by 1 July 2014. The amendment translated land in the former Residential 1, 2 and 3 Zones to GRZ.

## Darebin: New residential zones implementation

|                               |                                          |
|-------------------------------|------------------------------------------|
| Amendment number              | VC116                                    |
| Was it reviewed by the RZSAC? | No                                       |
| Was it a 20(4) Amendment?     | Yes                                      |
| Gazettal Date                 | 1 July 2014                              |
| Supporting strategic work     | Amendment V8 and Darebin Planning Scheme |

Amendment C144 rezoned land within the GRZ and the Mixed Use Zone to either the GRZ or NRZ. The basis of the amendment was Council's *Darebin Housing Strategy, 2013*, which divides the municipality into 'minimal change', 'incremental change' and 'substantial change' housing areas. Amendment C144 applied the NRZ to the 'minimal change' areas and the GRZ to 'incremental change' areas.

## Darebin: New residential zones implementation

|                               |                                            |
|-------------------------------|--------------------------------------------|
| Amendment number              | C144                                       |
| Was it reviewed by the RZSAC? | Yes (Stage One)                            |
| Was it a 20(4) Amendment?     | Yes                                        |
| Gazettal Date                 | 30 October 2014                            |
| Supporting strategic work     | <i>Darebin Housing Strategy, 2013-2033</i> |

Amendment C147 rezoned four areas within Darebin to the RGZ in accordance with the principles and recommendations of the *Darebin Housing Strategy, 2013*. The amendment rezoned land identified as 'substantial change' to the RGZ and applied the Design and Development Overlay with associated schedules to key areas identified for growth as per the *Darebin Housing Strategy, 2013*.

## Darebin: New residential zones implementation

|                               |                                            |
|-------------------------------|--------------------------------------------|
| Amendment number              | C147                                       |
| Was it reviewed by the RZSAC? | Yes (Stage Two)                            |
| Was it a 20(4) Amendment?     | Yes                                        |
| Gazettal Date                 | 15 October 2015                            |
| Supporting strategic work     | <i>Darebin Housing Strategy, 2013-2033</i> |

## Population and households

As at 2011, the population of Darebin was approximately 143,000 residents. Darebin has an average population density of 34 people per hectare.

By 2031 it is projected the municipality's population is expected to grow by 46,000 residents. Over this time population growth, combined with changes to the composition of existing households, is expected to result in an increase of approximately 20,000 households.

Darebin's projected average annual population increase of 1.4% compares to 1.8% for metropolitan Melbourne.

## Darebin: Victoria in Future population projections

|                                  | 2011    | 2031    | Average annual increase |
|----------------------------------|---------|---------|-------------------------|
| Estimated residential population | 142,942 | 189,127 | 1.4%                    |
| Households                       | 57,610  | 77,841  | 1.5%                    |
| Average household size           | 2.42    | 2.37    | -0.1%                   |

Source: Victoria in Future, 2015

## Zoned land

The majority (83%) of Darebin's residential land is zoned GRZ. Residential land zoned NRZ covers 9% of residential land and is generally in the south of the municipality and in areas along the railway corridor, which includes older housing stock. Many of these NRZ areas have existing Heritage Overlays and were generally constrained under previous planning controls.

The RGZ has been applied to land in the Reservoir, High Street Preston and Northland activity centres. It has also been applied to the Reservoir Secondary College site, the former Preston East Campus, an area north of the Northland Activity Centre, and along Station Street in Fairfield.

## Darebin: Zones that allow for residential development

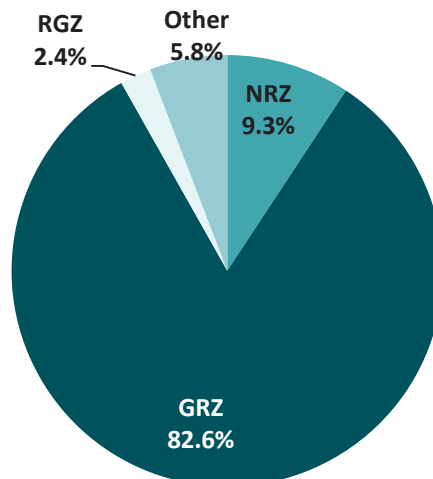
|                                     | NRZ   | GRZ    | RGZ   | Other |
|-------------------------------------|-------|--------|-------|-------|
| Number of lots                      | 6,235 | 47,240 | 1,040 | 2,557 |
| Area (hectares)                     | 259   | 2,306  | 66    | 163   |
| % of total residentially zoned land | 9.3%  | 82.6%  | 2.4%  | 5.8%  |

The Commercial 1 Zone, Mixed Use Zone, and Priority Development Zone have been applied to land within Darebin's activity centres and along its tram corridors. These zones generally support high density dwelling development.

## Darebin: Other zones that allow for residential development

|                                     | C1Z   | MUZ  | PDZ  |
|-------------------------------------|-------|------|------|
| Number of lots                      | 1,901 | 248  | 408  |
| Area (hectares)                     | 102   | 28   | 32   |
| % of total residentially zoned land | 3.7%  | 1.0% | 1.1% |

## Darebin: Proportion of land in each zone



As at 2014, there were 61,500 dwellings in Darebin. Since 2010 the municipality's dwelling stock has been growing at approximately 710 dwellings per annum, which is close to the median annual number of dwellings constructed for Melbourne's municipalities.

Over the 2010-2014 period, nearly three quarters of Darebin's housing growth occurred on land now zoned GRZ and tended to result in medium density dwellings. A large number of higher density dwellings were developed in the municipality's commercial and mixed use areas. There has been minimal development on land now zoned NRZ most likely reflecting planning controls such as Heritage Overlays that have been in place for some years.

#### Darebin: Recent housing construction

|                                              | NRZ | GRZ   | RGZ | Other |
|----------------------------------------------|-----|-------|-----|-------|
| Net dwelling increase 2010-2014              | 326 | 2,518 | 73  | 619   |
| Total projects (with net increase) 2010-2014 | 61  | 996   | 49  | 30    |

Source: Draft Housing Development Data, 2014

Darebin currently has some of the highest levels of housing construction of Melbourne's middle-ring municipalities. *Urban Development Program 2015* data indicates that high levels of new housing construction will continue over the next decade, particularly in the Commercial 1 Zone, Mixed Use Zone and Priority Development Zone. This includes substantial high density development along High Street in the Northcote and Preston activity centres (in the Priority Development Zone) and in the Reservoir Activity Centre. There is also major redevelopment planned in Bundoora along Plenty Road, including the former Polaris site redevelopment (341 dwellings), which is currently under construction.

Redevelopment on land now zoned GRZ is expected to comprise smaller medium density infill projects across the municipality.

#### Darebin: Planned major residential development projects

|                               | NRZ | GRZ   | RGZ | C1Z   | MUZ   | PDZ   | PUZ |
|-------------------------------|-----|-------|-----|-------|-------|-------|-----|
| Dwellings in planned projects | 269 | 1,585 | 198 | 2,173 | 1,510 | 1,138 | 23  |
| Number of planned projects    | 2   | 62    | 5   | 40    | 11    | 15    | 1   |

Source: Urban Development Program, 2015

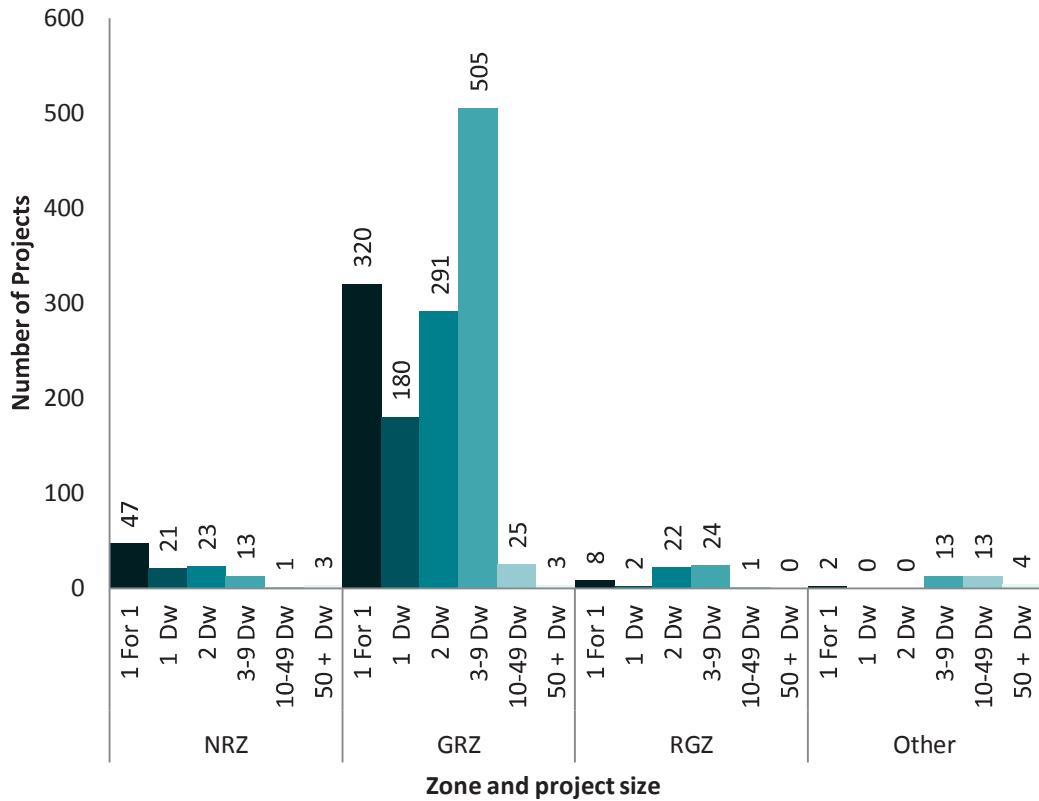
Most residential projects developed in Darebin over the 2010-2014 period were in the GRZ. The majority of this development has consisted of projects yielding less than 10 dwellings. This form of development is expected to continue and potentially increase in the years ahead. Additionally the GRZ has seen a relatively high number of 1 for 1 replacement projects, which suggests that some older housing stock is ready for redevelopment.

Relative to the GRZ, there have been very few development projects in the RGZ and Commercial 1 Zone. However, these projects tend to yield significant numbers of dwellings at high densities.

The use and transformation of land in commercial areas is particularly efficient in terms of producing a relatively large number of dwellings on a small amount of land. In the 2010-2014 period, 501 dwellings were built in the Commercial 1 Zone on 2.2 hectares of land, which translates to an average density of 232 dwellings per hectare. In the GRZ, 2,518 dwellings were developed on 73 hectares of land at an average density of 48 dwellings per hectare.



Darebin: Number of residential development projects by project size, 2010-2014

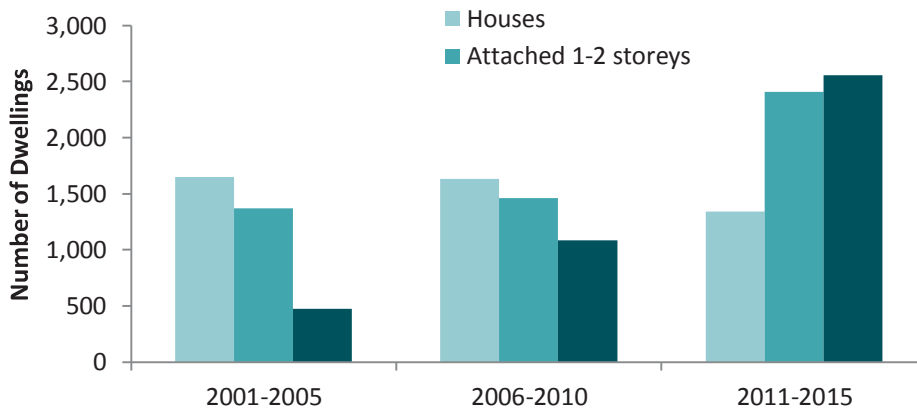


Source: Draft Housing Development Data, 2014

Since 2010 apartment and unit/townhouse development has become the primary source of new housing in Darebin, indicating a shift in housing demand but also reflecting the limited land availability for new single detached housing in the municipality. *Urban Development Program 2015* data indicates that high levels of apartment construction are likely to continue.

There are still significant approvals for detached dwellings although many of these approvals are likely to be 1 for 1 replacement projects and dual occupancy developments.

Darebin: Dwellings approved by built form category, 2001-2015



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)

## Hume

### At a glance

The City of Hume is an outer-ring municipality located 14 to 45 kilometres north-west of Melbourne's CBD. The municipality is served by the Craigieburn, Sunbury, Upfield and Melbourne-Bendigo railway lines, numerous bus routes as well as the Hume Highway, Western Ring Road, Calder Freeway, Hume Freeway, Tullamarine Freeway and access to the Melbourne airport..

Hume is characterised by its expanding urban areas as well as surrounding rural areas. A significant portion of land is outside the Urban Growth Boundary and is known as Hume's Green Wedge. Suburbs towards the south of the municipality, closer to Melbourne's CBD are well-established residential areas whereas the northern part of Hume have a strong rural character.

#### Residential zones history

- 2002** Hume City Council undertook consultation on its *Hume Neighbourhood Character Study*.  
Council adopted its *Hume Neighbourhood Character Study* in June 2003
- 2004** Amendment C45 (MSS review and *Hume Neighbourhood Character Study, 2003*) was placed on exhibition during February and March 2004.
- 2005** Amendment C45 was gazetted on 22 December 2005.
- 2014** Amendment GC9 translated land in the R1Z and R2Z to the GRZ. It was gazetted on 13 June 2014.

### New residential zones implementation

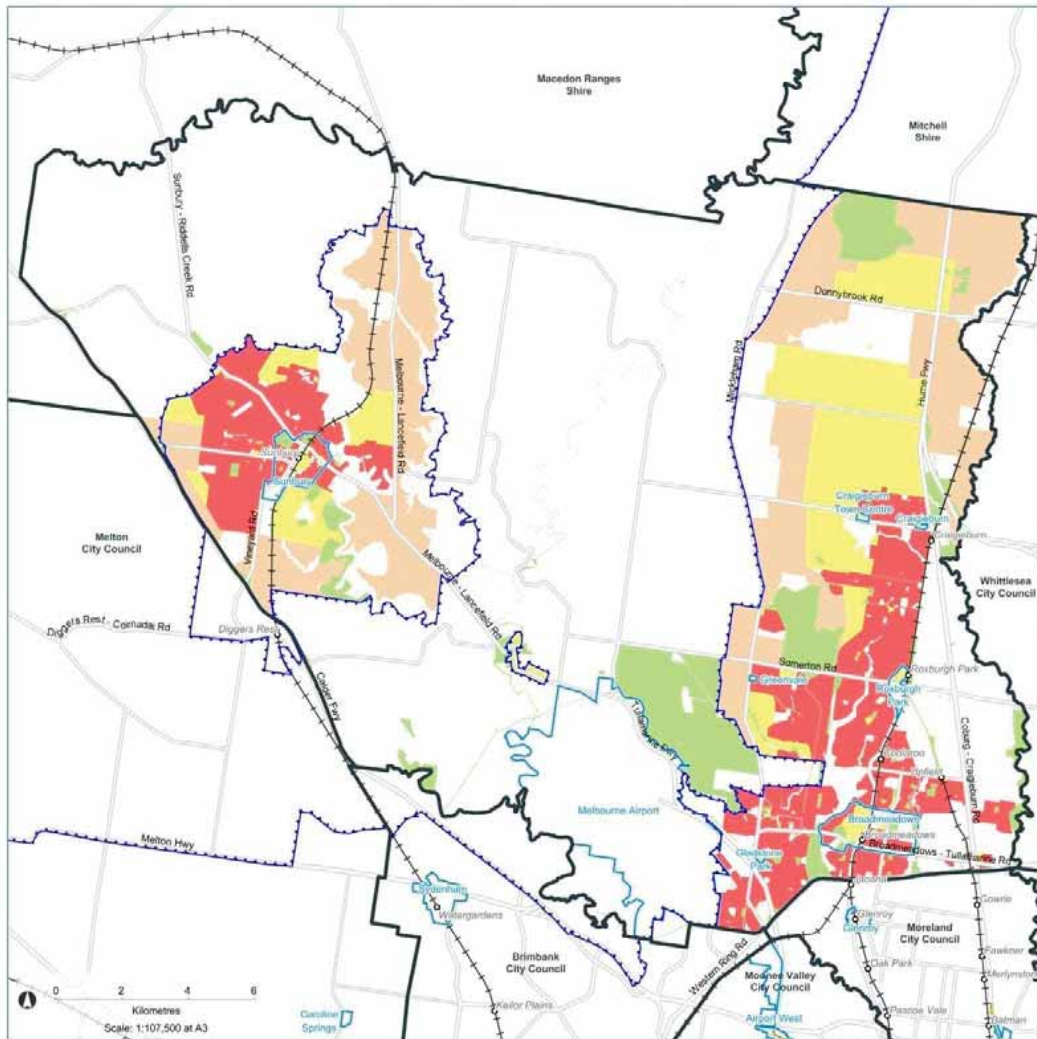
The new residential zones were introduced into the Hume Planning Scheme through Amendment GC9.

Amendment GC9 applied to five metropolitan Melbourne Planning Schemes where councils were not in a position to facilitate the conversion to the new residential zones by 1 July 2014. The amendment translated land in the former Residential 1 and 2 Zones to GRZ.

#### Hume: New residential zones implementation

|                               |                                       |
|-------------------------------|---------------------------------------|
| Amendment number              | GC9                                   |
| Was it reviewed by the RZSAC? | No                                    |
| Was it a 20(4) Amendment?     | Yes                                   |
| Gazettal Date                 | 13 June 2014                          |
| Supporting strategic work     | Amendment V8 and Hume Planning Scheme |

Hume: Zones that allow for residential development



- General Residential Zone (GRZ)
- Other zones that allow for residential development\*
- Urban Growth Zone (UGZ)
- Public land^
- Urban growth boundary
- LGA boundary
- Activity centre boundary
- Tram route
- Main roads
- +++ Railway and station

Hume City Council is within the Plan Melbourne Northern Subregion



\*May include one or more of the following zones: ACZ, C1Z, CCZ, CDZ, DZ, LDRZ, MUZ, PDZ, RAZ, RLZ, TZ  
 ^Refer to glossary of terms

Population and households

As at 2011, the population of Hume was approximately 174,000 residents. Hume has an average population density of 26 people per hectare.

By 2031 it is projected that Hume’s population will grow by 118,000 residents. Over this time population growth, combined with changes to the composition of existing households, is expected to result in an increase of approximately 42,000 households.

Hume's projected average annual population increase of 2.6% compares to 1.8% for metropolitan Melbourne.

Hume: Victoria in Future population projections

|                                  | 2011    | 2031    | Average annual increase |
|----------------------------------|---------|---------|-------------------------|
| Estimated residential population | 174,291 | 292,301 | 2.6%                    |
| Households                       | 57,132  | 99,038  | 2.8%                    |
| Average household size           | 3.03    | 2.93    | -0.2%                   |

Source: Victoria in Future, 2015

Zoned land

The majority of residential land in Hume allows for either incremental residential development (land in the GRZ) or for broadhectare development in growth area locations (land in the Urban Growth Zone and Comprehensive Development Zone).

Hume currently has over 8,000 hectares of land zoned for broadhectare development. Most of this land is in the Urban Growth Zone in the north-east of the municipality and around Sunbury. These areas are seeing significant numbers of new dwellings constructed predominantly in the form of single detached dwellings in accordance with relevant Precinct Structure Plans.

The GRZ has been applied throughout established urban areas of the municipality.

Hume: Zones that allow for residential development

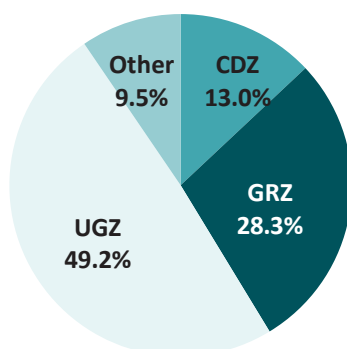
|                                     | GRZ    | UGZ   | CDZ    | Other |
|-------------------------------------|--------|-------|--------|-------|
| Number of lots                      | 49,490 | 726   | 11,331 | 1,963 |
| Area (hectares)                     | 3,843  | 6,681 | 1,763  | 1,291 |
| % of total residentially zoned land | 28.3%  | 49.2% | 13.0%  | 9.5%  |

The Low Density Residential Zone and Rural Living Zone has been applied to some areas at the north of Craigieburn and in pockets around Sunbury. Hume also has some land zoned Commercial 1, primarily within the activity centres of Broadmeadows, Sunbury and Craigieburn.

Hume: Other zones that allow for residential development

|                                     | C1Z  | MUZ  | LDRZ | TZ   | RLZ  |
|-------------------------------------|------|------|------|------|------|
| Number of lots                      | 703  | 109  | 621  | 199  | 331  |
| Area (hectares)                     | 136  | 14   | 360  | 66   | 715  |
| % of total residentially zoned land | 1.0% | 0.1% | 2.6% | 0.5% | 5.3% |

Hume: Proportion of land in each zone



As at 2014, there were 64,300 dwellings in Hume. Since 2010 the municipality's dwelling stock has been growing at approximately 1,710 dwellings per annum. Over this time the majority of development has occurred around Craigieburn and Sunbury in the Comprehensive Development Zone. There has also been significant development in the GRZ predominantly on remnant broadhectare land.

#### Hume: Recent housing construction

|                                              | GRZ   | UGZ   | CDZ   | Other |
|----------------------------------------------|-------|-------|-------|-------|
| Net dwelling increase 2010-2014              | 2,427 | 1,028 | 4,908 | 190   |
| Total projects (with net increase) 2010-2014 | 1,556 | 516   | 2,379 | 90    |

Source: Draft Housing Development Data, 2014

A significant number of new dwellings are planned for broadhectare areas, which are generally zoned GRZ, Comprehensive Development Zone or Urban Growth Zone. *Urban Development Program 2015* data reveals that 1,400 broadhectare lots were under construction as at July 2015.

In addition, there are a number of higher density projects planned within Hume's Commercial 1 Zone, in Fawkner and in the Broadmeadows Activity Centre.

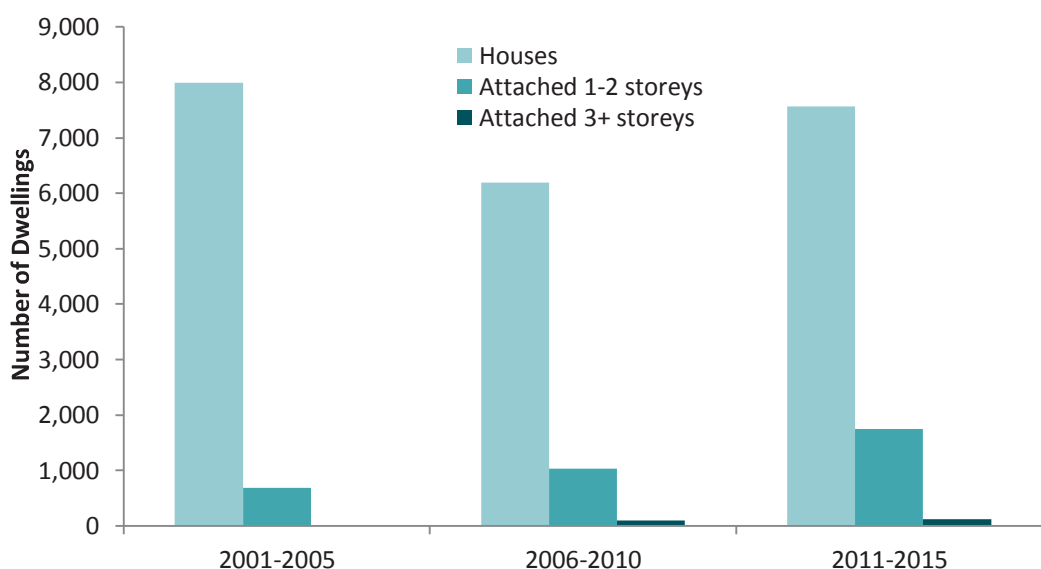
#### Hume: Planned major residential development projects

|                                   | GRZ | CDZ | C1Z | UGZ | PPRZ |
|-----------------------------------|-----|-----|-----|-----|------|
| Dwellings in planned UDP projects | 304 | 504 | 256 | 77  | 500  |
| Number of planned UDP projects    | 17  | 16  | 2   | 3   | 1    |

Source: Urban Development Program, 2015

Most housing development in Hume consists of detached dwellings. Since the mid-2000s there has been some increase in multi-unit development particularly near town centres and within Hume's southern established suburbs. With significant broadhectare land still available in Hume, single dwelling developments are expected to remain the dominant form of housing production into the future.

#### Hume: Dwellings approved by built form category, 2001-2015



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)

## Mitchell

### At a glance

Mitchell Shire is a growth regional municipality located 33 to 109 kilometres north of Melbourne's CBD. It is served by the Melbourne to Wodonga railway line as well as access to the Hume Freeway, the Northern Highway.

Only the area in the southern part of municipality of Mitchell, inside the Urban Growth Boundary, is included in the Northern Subregion in *Plan Melbourne*. For the purpose of this report, the term 'Mitchell (part)' refers to the Statistical Areas of Wallan and Kilmore-Broadford (ABS Statistical Area Level 2). Some of the land in these two Statistical Areas are outside the Urban Growth Boundary, but most of the development activity occurs inside the Urban Growth Boundary.

Mitchell includes a number of significant historic precincts, farmland, waterways and other natural and agricultural landscapes.

#### Residential zones history

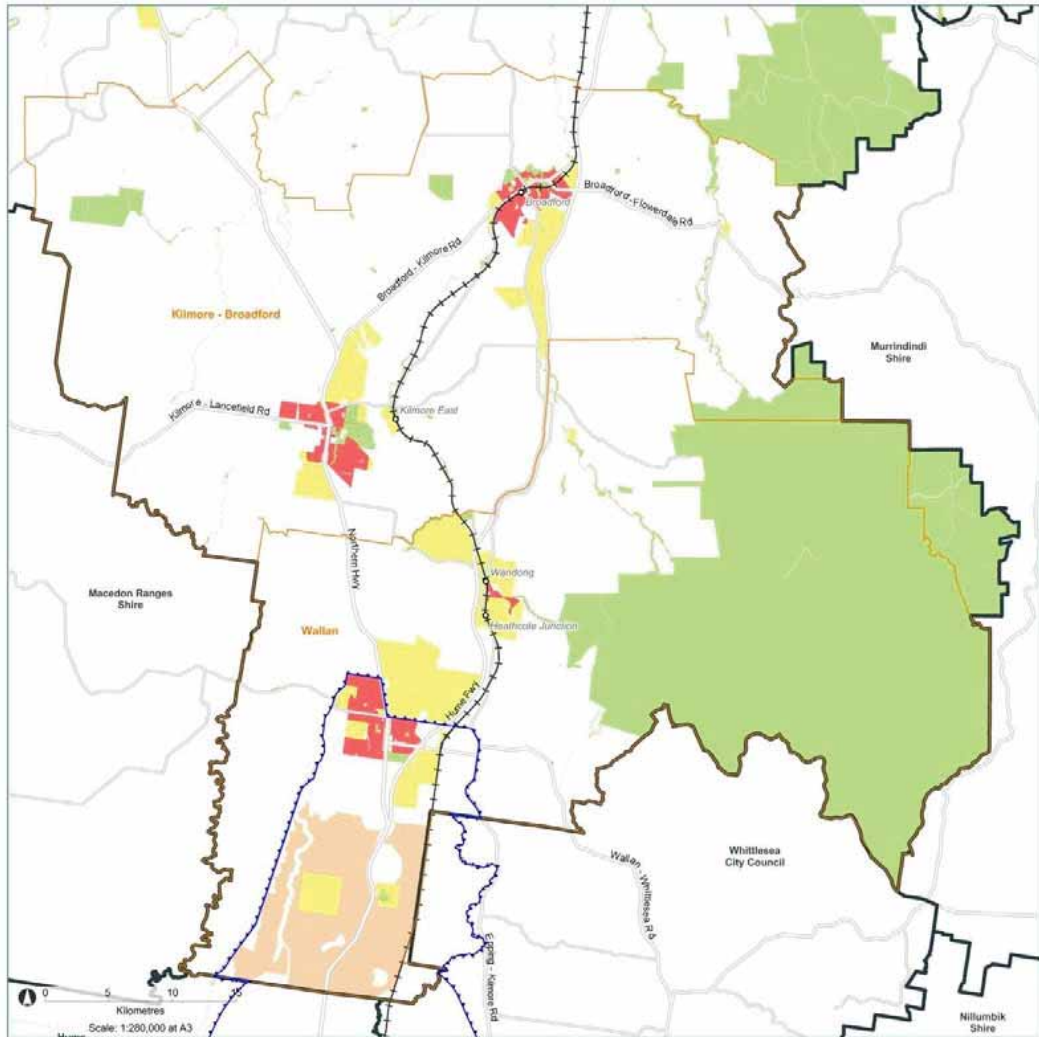
- 2013** Mitchell Shire Council commenced work on its *Wallan Structure Plan* and *Infrastructure Coordination Plan*. Council adopted its *Wallan Structure Plan Instruction Coordination Plan* in December 2013. Council prepared Amendment C96 (Development Plan Overlay and *Wallan Structure Plan Instruction Coordination Plan*) and placed it on public exhibition September 2013.
- 2014** An independent panel conducted hearings for Amendment C96 and delivered a panel report in February 2014. Amendment C96 was gazetted on 5 June 2014.
- 2014** Amendment GC9 translated land in the R1Z and R2Z to the GRZ. It was gazetted on 13 June 2014.
- 2015** Council adopted the *Wallan Structure Plan* in March 2015
- 2015** Amendment C108 (MSS review and *Wallan Structure Plan*) placed on public exhibition during March and April 2015.

#### New residential zones implementation

The new residential zones were introduced into the Mitchell Planning Scheme through Amendment GC9.

Amendment GC9 applied to five metropolitan Melbourne Planning Schemes where councils were not in a position to facilitate the conversion to the new residential zones by 1 July 2014. The amendment translated land in the former Residential 1 and 2 Zones to GRZ.

Mitchell: Zones that allow for residential development



- General Residential Zone (GRZ)
- Other zones that allow for residential development\*
- Urban Growth Zone (UGZ)
- Public land^
- Urban growth boundary
- Name LGA boundary
- Name Statistical Area Level 2 boundary
- Main roads
- Railway and station

Mitchell (part) is within the Plan Melbourne Northern Subregion



\*May include one or more of the following zones: ACZ, C1Z, CCZ, CDZ, DZ, LDRZ, MUZ, PDZ, RAZ, RLZ, TZ  
 ^Refer to glossary of terms

Mitchell: New residential zones implementation

|                                      |                                           |
|--------------------------------------|-------------------------------------------|
| <b>Amendment number</b>              | GC9                                       |
| <b>Was it reviewed by the RZSAC?</b> | No                                        |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                       |
| <b>Gazettal Date</b>                 | 13 June 2014                              |
| <b>Supporting strategic work</b>     | Amendment V8 and Mitchell Planning Scheme |

## Population and households

As at 2011, the population of Mitchell was approximately 35,000 residents, at an average population density of seven people per hectare.

By 2031 Mitchell's population is expected to grow by 51,000 residents. Over this time population growth, combined with changes to the composition of existing households, is expected to result in an increase of approximately 18,000 households.

Mitchell's projected annual average population increase of 4.6% compares to 1.8% for metropolitan Melbourne.

### Mitchell: Victoria in Future population projections

|                                  | 2011   | 2031   | Average annual increase |
|----------------------------------|--------|--------|-------------------------|
| Estimated residential population | 24,227 | 75,109 | 5.8%                    |
| Households                       | 8,571  | 26,334 | 5.8%                    |
| Average household size           | 2.80   | 2.83   | 0.1%                    |

Source: Victoria in Future, 2015

## Zoned land

Of the new residential zones introduced in Victoria, only the GRZ has been applied in Mitchell, to Wallan and areas on the edge of Wallan.

The majority of residential land in the Mitchell (part) area is zoned Urban Growth Zone and Comprehensive Development Zone. In the future this land will support significant numbers of new dwellings predominantly in the form of detached dwellings in accordance with relevant Precinct Structure Plans. Development of land in the Comprehensive Development Zone is already well underway and much of this is in estates surrounding two golf courses.

### Mitchell: Zones that allow for residential development

|                                     | GRZ   | UGZ   | CDZ   | Other |
|-------------------------------------|-------|-------|-------|-------|
| Number of lots                      | 8,392 | 326   | 1,646 | 3,345 |
| Area (hectares)                     | 1,828 | 4,522 | 1,708 | 3,008 |
| % of total residentially zoned land | 16.5% | 40.9% | 15.4% | 27.2% |

Mitchell (part) also contains large areas of land zoned Rural Living and Low Density Residential, generally located around the rural townships of Kilmore, Broadford and Wandong, with Wallan also containing some pockets of land in the Low Density Residential Zone. The Commercial 1 Zone has been applied to the centres of these townships and the Township Zone has been applied to the centres of smaller towns, including Pyalong, Tallarook and Tyaak.

The Mixed Use Zone has been applied to a large area of Wallan East which is expected to undergo future residential and commercial development.

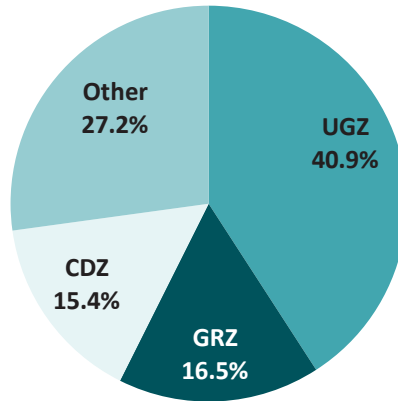
### Mitchell: Other zones that allow for residential development

|                                     | C1Z  | MUZ  | LDRZ  | TZ   | RLZ   |
|-------------------------------------|------|------|-------|------|-------|
| Number of lots                      | 380  | 737  | 1,316 | 274  | 638   |
| Area (hectares)                     | 41   | 418  | 845   | 136  | 1,568 |
| % of total residentially zoned land | 0.4% | 3.8% | 7.6%  | 1.2% | 14.2% |



Development in the broadhectare areas of Mitchell (part) is already occurring and is expected to increase over time. *Urban Development Program 2015* data shows that during 2014-2015, 70 broadhectare lots were constructed within the Urban Growth Boundary of Mitchell (part), compared to 780 in the previous year. This is not indicative of a decline in development but more that development can be quite variable as housing estates begin development and then wind down over time as they near completion. As at July 2015 there were 150 lots identified as being under construction.

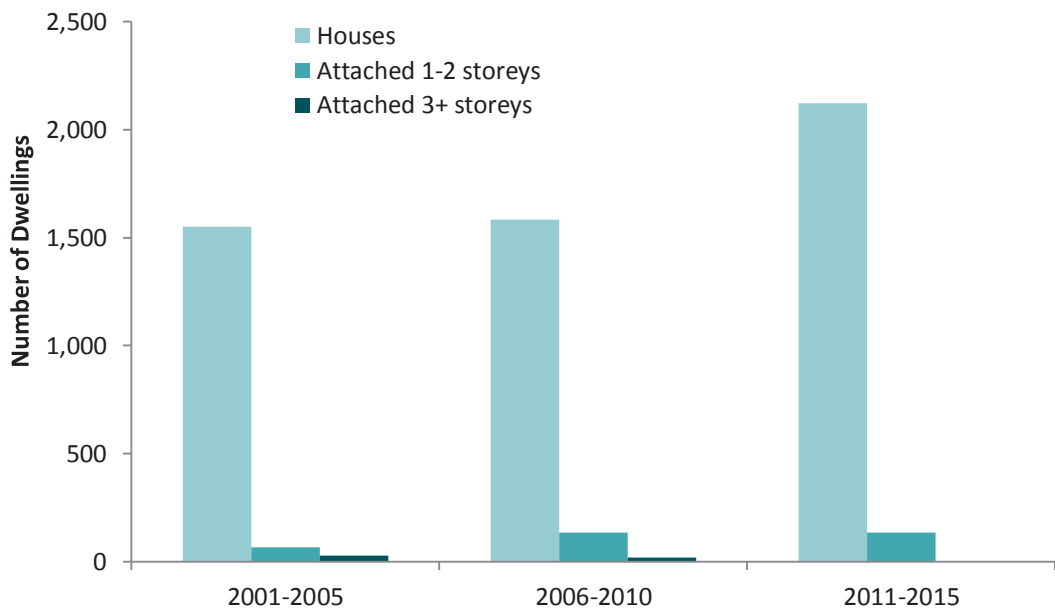
Mitchell: Proportion of land in each zone



Recent housing construction

Single dwelling development dominates dwelling construction in Mitchell (part). Development of detached dwellings will remain the dominant form of housing yield in the municipality into the future as large areas of land allocated for broadhectare construction are developed. A low level of attached townhouse (one to two storey) development is also expected to continue and possibly increase as Mitchell’s town centres develop and expand.

Mitchell: Dwellings approved by built form category, 2001-2015



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)

## Moreland

### At a glance

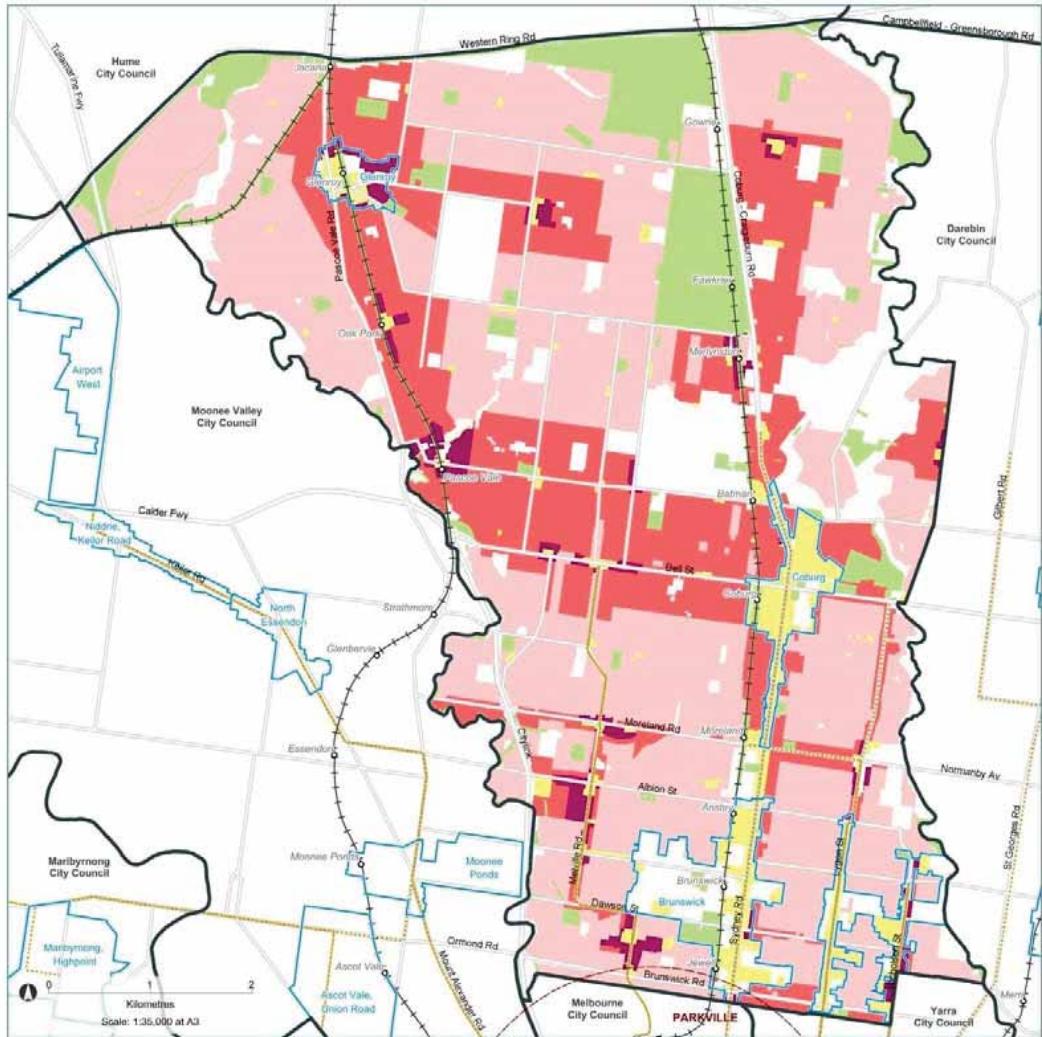
The City of Moreland is a middle-ring municipality located 4 to 14 kilometres north of Melbourne's CBD. The municipality is served by the Craigieburn and Upfield railway lines, numerous tram and bus routes as well as access to CityLink and the Western Ring Road.

Moreland is characterised predominately by residential land with areas of industrial and commercial as well. Over the last few years the municipality has experienced high population growth, which has created changes to the local economy and the urban fabric.

#### Residential zones history

- 2011** Council commissioned the *Local Housing Market Analysis, January 2011*.
- 2012** Council commissioned the *Moreland Activity Centre and Housing Strategy, August 2012*.
- 2013** Council undertook consultation on its MSS, designation of Neighbourhood Centres and new residential zones.
- 2014** Council adopted the *Moreland Activity Centre Framework 2014*.  
Council adopted Amendment 152 (MSS review and *Moreland Activity Centre Framework, 2014*).  
Council commissioned *Housing Analysis, Proposed New Residential Zones, April 2014 and Property Analysis, Impacts of Proposed New Residential Zones, February 2014*.  
Draft Amendment C153 (new residential zones) was prepared by Council and it undertook notice in accordance with the RZSAC Terms of Reference. The RZSAC held a public hearing and delivered its report in June 2014.  
Amendment VC116 removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and rezoned land previously in Residential 1, 2 or 3 zones to GRZ. It was gazetted on 1 July 2014.
- 2015** Amendment C152 was gazetted on 29 January 2015.  
Amendment C153 was gazetted on 30 April 2015.  
Council commenced work on its *Draft Neighbourhood Centres Strategy* in November 2015.  
Council prepared Amendment C159 (*Neighbourhood Centres Strategy*) and submitted it to the Minister for authorisation in December 2015.  
Council prepared *Draft Capacity Analysis of Moreland's Activity and Neighbourhood Centres 2015*, which was reviewed by the Metropolitan Planning Authority.

Moreland: Zones that allow for residential development



- Residential Growth Zone (RGZ)
  - General Residential Zone (GRZ)
  - Neighbourhood Residential Zone (NRZ)
  - Other zones that allow for residential development\*
  - Public land^
- Name LGA boundary
  - Name Activity centre boundary
  - NAME National employment cluster
  - Tram route
  - Main roads
  - Railway and station

Moreland City Council is within the Plan Melbourne Northern Subregion



\*May include one or more of the following zones: ACZ, C1Z, CCZ, CDZ, DZ, LDRZ, MUZ, PDZ, RAZ, RLZ, TZ  
 ^Refer to glossary of terms

**New residential zones implementation**

The new residential zones were introduced into the Moreland Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C153.

Amendment VC116 applied to a number of Planning Schemes where councils were not in a position to facilitate the conversion to the new residential zones by 1 July 2014. The amendment translated land in the former Residential 1, 2 and 3 Zones to GRZ.

## Moreland: New residential zones implementation

|                                      |                                           |
|--------------------------------------|-------------------------------------------|
| <b>Amendment number</b>              | VC116                                     |
| <b>Was it reviewed by the RZSAC?</b> | No                                        |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                       |
| <b>Gazettal Date</b>                 | 1 July 2014                               |
| <b>Supporting strategic work</b>     | Amendment V8 and Moreland Planning Scheme |

Amendment C153 rezoned land in the former residential zones to one of the three new residential zones. The basis of the amendment was Council's Municipal Strategic Statement and Neighborhood Character Local Policy. The amendment applied the NRZ to areas with a Heritage Overlay, the GRZ to areas designated for moderate housing growth, and the RGZ to land in identified activity centres.

## Moreland: New residential zones implementation

|                                      |                                                                        |
|--------------------------------------|------------------------------------------------------------------------|
| <b>Amendment number</b>              | C153                                                                   |
| <b>Was it reviewed by the RZSAC?</b> | Yes (Stage One)                                                        |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                                                    |
| <b>Gazettal Date</b>                 | 30 April 2015                                                          |
| <b>Supporting strategic work</b>     | Moreland Planning Scheme, MSS and Neighborhood Character Local Policy. |

## Population and households

As at 2011, the population of Moreland was approximately 154,000 residents at an average population density of 37 people per hectare.

By 2031 it is projected the municipality's population will grow by 59,000 residents. Over this time population growth, combined with changes to the composition of existing households, is expected to result in an increase of approximately 25,000 households.

Moreland's projected average annual population increase of 1.6% compares to 1.8% for metropolitan Melbourne.

## Moreland: Victoria in Future population projections

|                                  | 2011    | 2031    | Average annual increase |
|----------------------------------|---------|---------|-------------------------|
| Estimated residential population | 154,246 | 213,628 | 1.6%                    |
| Households                       | 62,377  | 87,862  | 1.7%                    |
| Average household size           | 2.44    | 2.40    | -0.1%                   |

Source: *Victoria in Future, 2015*

## Zoned land

A total of 62% of Moreland's residential land is zoned NRZ. The GRZ has been applied to the north of the municipality in Coburg, Pascoe Vale and Glenroy, and to land close to public transport corridors and strip shopping centres such as Melville Road, Moreland Road, Holmes Street and Sydney Road. The RGZ has been applied to land in Pascoe Vale, Brunswick West, the Grantham Street Activity Centre, and along Nicholson Street.

## Moreland: Zones that allow for residential development

|                                     | NRZ    | GRZ    | RGZ   | Other |
|-------------------------------------|--------|--------|-------|-------|
| Number of lots                      | 36,996 | 17,480 | 1,577 | 3,349 |
| Area (hectares)                     | 1,784  | 856    | 77    | 172   |
| % of total residentially zoned land | 61.7%  | 29.6%  | 2.7%  | 6.0%  |

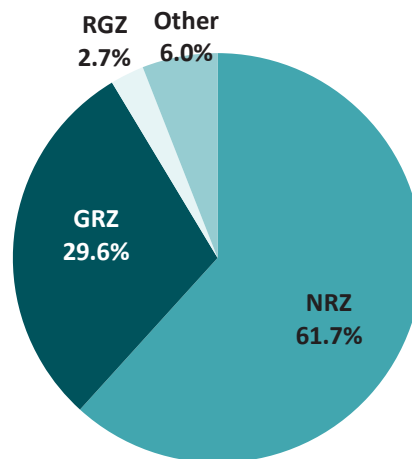
The Activity Centre Zone has been applied to the Coburg Activity Centre, which takes in its core commercial area and to the former Pentridge Prison redevelopment.

## Moreland: Other zones that allow for residential development

|                                     | C1Z   | ACZ  | MUZ  |
|-------------------------------------|-------|------|------|
| Number of lots                      | 2,047 | 612  | 690  |
| Area (hectares)                     | 90    | 52   | 30   |
| % of total residentially zoned land | 3.1%  | 1.8% | 1.0% |

The Mixed Use Zone, Activity Centre Zone and Commercial 1 Zone make up the majority of other zones in which residential development is permitted. These zones have mostly been applied to parts of Moreland's activity centres along Sydney Road and Lygon Street, and allow for high density development.

## Moreland: Proportion of land in each zone



As at 2014, there were 68,800 dwellings in Moreland. Since 2010 the municipality's dwelling stock has been growing at approximately 1,300 dwellings per annum which is above the average for Melbourne's municipalities.

Over the 2010-2014 period, about 25% of the municipality's housing growth occurred on land now zoned NRZ and tended to result in medium density dwellings.

Development on land that is now zoned GRZ has tended to result in lower density housing than in the NRZ over 2010-2014 period. However, the density of development in Moreland's GRZ may increase as this zone is used to support a greater share of the municipality's medium density dwellings under the new zones.

Around 50% of new dwellings in the 2010-2014 period have occurred in the Mixed Use Zone, Commercial 1 Zone and Activity Centre Zone. This development has resulted in a significant increase in high density dwellings and population growth within the municipality's activity centres and along its transport corridors, and is consistent with Council policy.

## Moreland: Recent housing construction

|                                                 | NRZ   | GRZ   | RGZ | Other |
|-------------------------------------------------|-------|-------|-----|-------|
| Net dwelling increase 2010-2014                 | 1,721 | 1,363 | 234 | 3,186 |
| Total projects (with net increase)<br>2010-2014 | 882   | 642   | 64  | 84    |

Source: Draft Housing Development Data, 2014

The *Urban Development Program 2015* indicates that Moreland's high level of housing construction is to continue. *Urban Development Program 2015* data identifies significant numbers of dwellings in projects planned in the Commercial 1 Zone, Mixed Use Zone and Activity Centre Zone. This includes substantial high density development projects in commercial areas along Sydney Road in Brunswick, Lygon Street in Brunswick East, and in mixed use areas in Brunswick West.

Significant residential development activity is also expected in the GRZ, particularly redevelopment of the old Kodak site in Coburg East and a number of smaller projects particularly in Coburg, Pascoe Vale South, Oak Park and Brunswick. Two major projects are planned on land in the RGZ – one on Nicholson Street in Brunswick East and the other in Pascoe Vale South.

The 39 projects planned within land now zoned NRZ are a legacy of transitional provisions where projects lodged prior to the implementation of the new residential zones are assessed under the previous zones.

## Moreland: Planned major residential development projects

|                                   | NRZ | GRZ   | RGZ | C1Z   | ACZ   | MUZ   |
|-----------------------------------|-----|-------|-----|-------|-------|-------|
| Dwellings in planned UDP projects | 779 | 1,028 | 393 | 3,488 | 4,275 | 1,091 |
| Number of planned UDP projects    | 39  | 29    | 13  | 58    | 14    | 20    |

Source: *Urban Development Program, 2015*

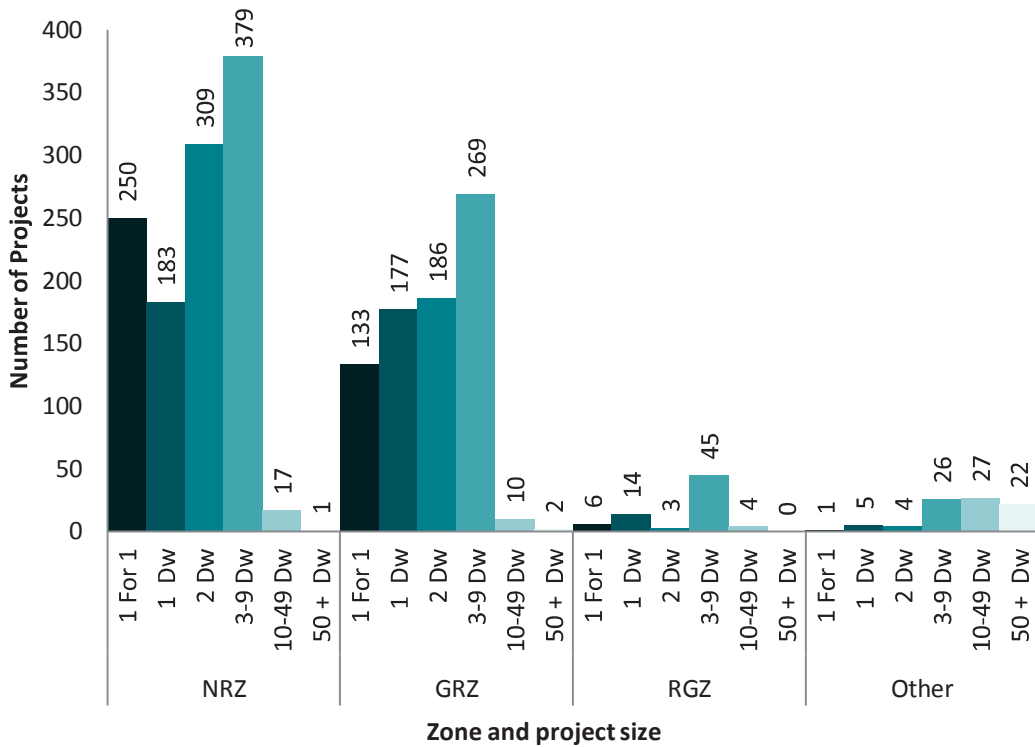
A significant number of projects resulting in three to nine dwellings have been developed on land now zoned NRZ. These projects are not permitted under the NRZ, which allows for a maximum of two dwellings on a lot. However, by implementing the NRZ, Council has allowed for more than two dwellings per lot on larger lots, so that some higher yielding projects are expected to continue. In addition, relatively high numbers of 1 for 1 replacement projects in the NRZ are to continue as older housing stock is redeveloped.

The high number of multiple dwelling projects in land now zoned GRZ may well increase as this zone provides certainty to developers who are looking to construct these kinds of projects.

*Urban Development Program 2015* data reveals there are very few planned development projects in the Commercial 1 Zone, Mixed Use Zone and Activity Centre Zone, compared to the NRZ and GRZ. However, these projects have tended to yield a significant number of dwellings and have provided approximately 50% of new dwellings in Moreland at a high density.

The use and transformation of land in these commercial zones has been highly efficient in that it has yielded 1,748 dwellings on 5.6 hectares of land, which translates to an average density of 314 dwellings per hectare. In the NRZ, 1,721 dwellings were developed on 61 hectares of land at an average density of 42 dwellings per hectare.

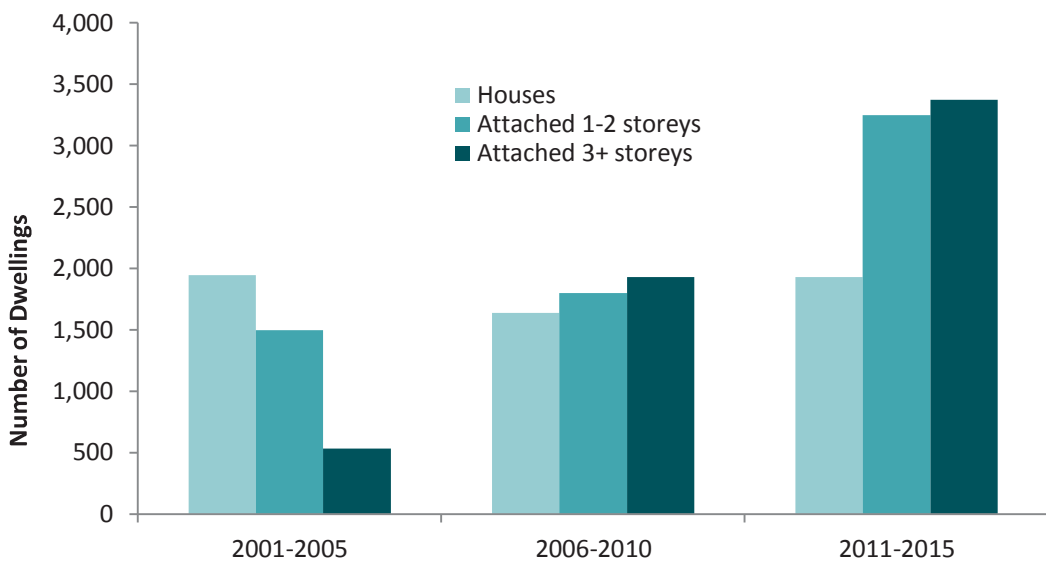
Moreland: Number of residential development projects by project size, 2010-2014



Source: Draft Housing Development Data, 2014

There has been a steady and significant increase in apartments of three or more storeys over the last 15 years in Moreland. Over the last five years nearly 3,500 apartments have been approved, compared to only 500 in the 2001-2005 period. Dwellings within one and two storey attached developments have also increased significantly, nearly doubling to over 3,000 dwellings in the last five years. Detached housing has remained fairly steady since 2001 and now yields less than a quarter of new dwellings in Moreland. *Urban Development Program 2015* data indicates that a high level of apartment approvals is to continue.

Moreland: Dwellings approved by built form category, 2001-2015



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)

## Nillumbik

### At a glance

The Shire of Nillumbik is a peri-urban municipality located 17 to 46 kilometres north-east of Melbourne's CBD. Nillumbik Shire is served by the Hurstbridge railway line, numerous bus routes as well as access to Metropolitan Ring Road.

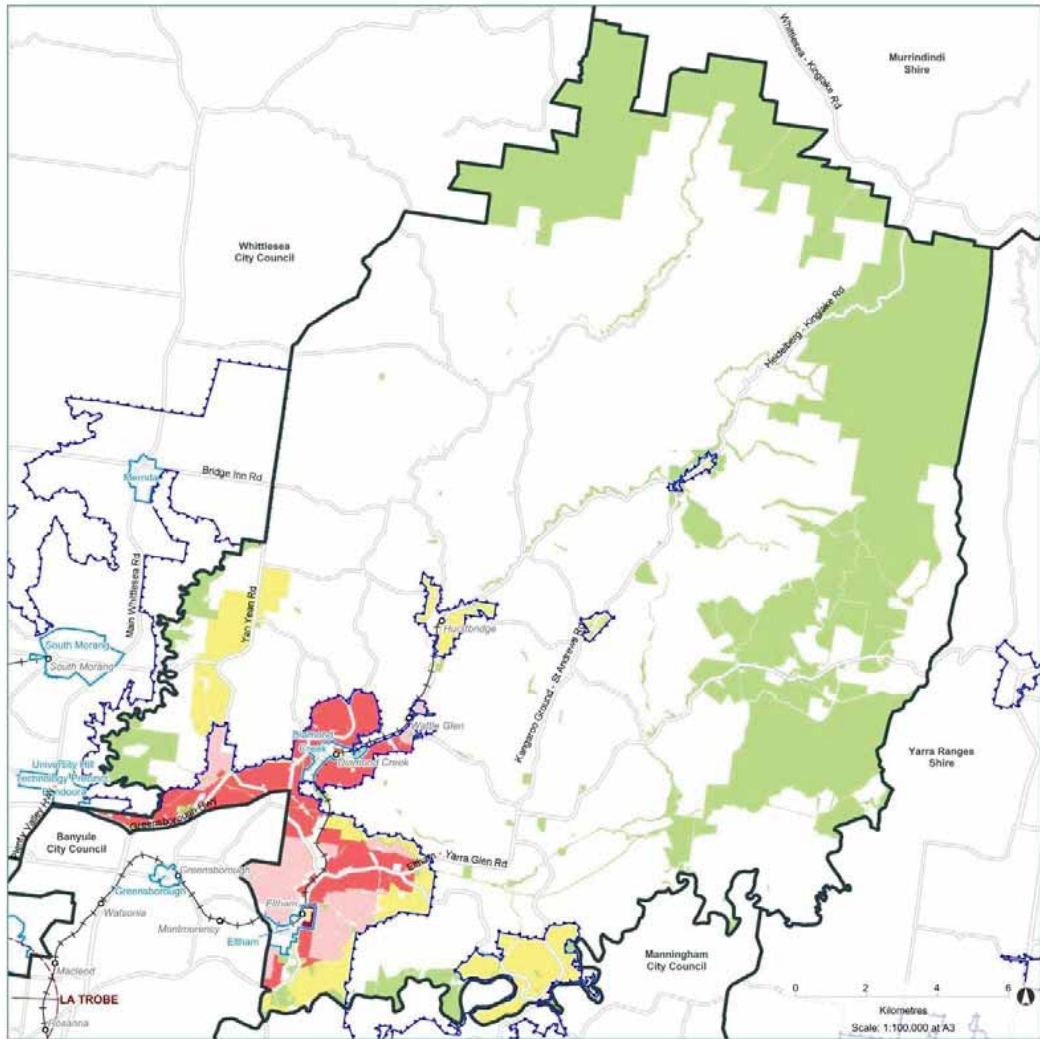
Nillumbik has significant areas of Green Wedge land and the predominant land use is agriculture. Nillumbik's townships in the southern part of the municipality range from typical urban settings to remote bush properties surrounded by native vegetation.

#### Residential zones history

- 1999** Nillumbik Shire Council undertook consultation on its *Neighbourhood Character Study* and *Nillumbik Residential Design Guidelines*.
- 2000** Council adopted its *Neighbourhood Character Study* and *Nillumbik Residential Design Guidelines*.
- 2001** Council adopted its *Housing Strategy Framework* in April 2001.
- 2001** Amendment C12 (MSS review and *Neighbourhood Character Study* and *Residential Design Guidelines*) was placed on public exhibition between September and December 2001.
- 2003** An independent panel conducted a public hearing for Amendment C12 and delivered a panel report in May 2003.
- 2004** Amendment C12 was gazetted on 6 May 2004.
- 2012** Council adopted its *St Andrews Township Design Guidelines* in April 2012.
- 2014** Council prepared Amendment C87 (new residential zones) in April and requested the Minister for Planning to approve it without notice (20(4) amendment). Amendment VC116 removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and rezoned land previously in Residential 1, 2 or 3 zones to GRZ. It was gazetted on 1 July 2014.  
Amendment C87 was gazetted on 24 July 2014.  
Draft Amendment C99 (C87 NRZ Schedules) was prepared by the Minister for Planning and the former DTPLI (now DELWP) undertook notice in accordance with the RZSAC Terms of Reference. The RZSAC held a public hearing delivered its report in November 2014. The RZSAC did not support the amendment.  
Amendment C93 (apply Design and Development Overlay to St Andrews Township) was placed on public exhibition during September and November 2014.
- 2015** Amendment C105 (NRZ correction) was gazette on 21 May 2015.  
An independent panel held a public hearing for Amendment C93 and delivered its report in March 2015. Amendment C93 was gazetted on 23 July 2015.



Nillumbik: Zones that allow for residential development



- Residential Growth Zone (RGZ)
- General Residential Zone (GRZ)
- Neighbourhood Residential Zone (NRZ)
- Other zones that allow for residential development\*
- Public land^
- Urban growth boundary
- Name LGA boundary
- Name Activity centre boundary
- NAME National employment cluster
- Tram route
- Main roads
- Railway and station

Nillumbik Shire is within the Plan Melbourne Northern Subregion



\*May include one or more of the following zones: ACZ, C1Z, CCZ, CDZ, DZ, LDRZ, MUZ, PDZ, RAZ, RIU, TZ.  
^Refer to glossary of terms

New residential zones implementation

The new residential zones were introduced into the Nillumbik Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C87 and C105.

Amendment VC116 applied to a number of Planning Schemes where councils were not in a position to facilitate the conversion to the new residential zones by 1 July 2014. The amendment translated land in the former Residential 1, 2 and 3 Zones to GRZ.

## Nillumbik: New residential zones implementation

|                               |                                            |
|-------------------------------|--------------------------------------------|
| Amendment number              | VC116                                      |
| Was it reviewed by the RZSAC? | No                                         |
| Was it a 20(4) Amendment?     | Yes                                        |
| Gazettal Date                 | 1 July 2014                                |
| Supporting strategic work     | Amendment V8 and Nillumbik Planning Scheme |

Amendment C87 rezoned land in the former Residential 1 Zone to one of the three new residential zones and also made changes to the Local Planning Policy Framework. The amendment applied the GRZ to areas within 400 metres of Main Road, Eltham and other areas not affected by Design and Development overlays. It also applied the NRZ to areas affected by Design and Development Overlays and applied the RGZ to areas identified for higher density residential development as per the *Eltham Major Activity Structure Plan*. The main basis for the amendment was the existing local policy.

## Nillumbik: New residential zones implementation

|                               |                                             |
|-------------------------------|---------------------------------------------|
| Amendment number              | C87                                         |
| Was it reviewed by the RZSAC? | No                                          |
| Was it a 20(4) Amendment?     | Yes                                         |
| Gazettal Date                 | 24 July 2014                                |
| Supporting strategic work     | <i>Eltham Major Activity Structure Plan</i> |

Draft Amendment C99 was prepared by the Minister for Planning and proposed the application of six schedules in various areas zoned NRZ, which were originally proposed but not approved in Amendment C87. The amendment was referred to the RZSAC for consideration. Following the release of the RZSAC report in May 2014, the Minister approved C105 which applied a maximum height of 9 metres to Schedule 7 of the NRZ as per the RZSAC recommendation.

## Nillumbik: New residential zones implementation

|                               |                          |
|-------------------------------|--------------------------|
| Amendment number              | C105                     |
| Was it reviewed by the RZSAC? | No (C99 RZSAC Stage Two) |
| Was it a 20(4) Amendment?     | Yes                      |
| Gazettal Date                 | 21 May 2016              |
| Supporting strategic work     | Draft Amendment C99      |

## Population and households

As at 2011, the population of Nillumbik was approximately 63,000 residents at average population density of 14 people per hectare.

By 2031 the municipality's population is expected to grow by 6,000 residents. As the population grows it will also age considerably resulting in a decrease in household size. This is expected to result in an increase of approximately 5,000 households by 2031.

Nillumbik's projected average annual population increase of 0.5% compares to 1.8% for metropolitan Melbourne.

## Nillumbik: Victoria in Future population projections

|                                  | 2011   | 2031   | Average annual increase |
|----------------------------------|--------|--------|-------------------------|
| Estimated residential population | 62,716 | 68,679 | 0.5%                    |
| Households                       | 20,968 | 26,096 | 1.1%                    |
| Average household size           | 2.98   | 2.60   | -0.7%                   |

Source: Victoria in Future, 2015

## Zoned land

Most of Nillumbik is in the Green Wedge, including areas towards the south-east of the municipality that can be considered part of Melbourne's established suburbs.

The GRZ has been applied to one third of residential land in Nillumbik, and is generally located towards the north of Eltham and outside the Diamond Creek Activity Centre, while the RGZ has been applied to land in the Eltham Activity Centre. The NRZ has mostly been applied to land on the east and west of Eltham and to smaller areas along the railway corridor at Wattle Glen and west of Diamond Creek.

## Nillumbik: Zones that allow for residential development

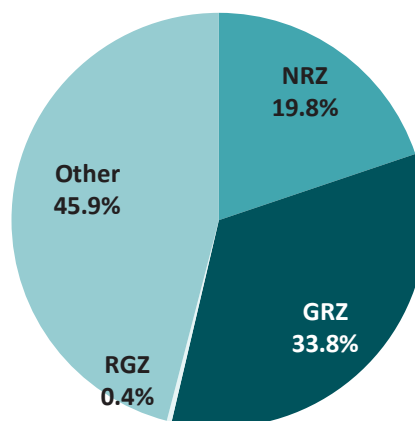
|                                     | NRZ   | GRZ   | RGZ  | Other |
|-------------------------------------|-------|-------|------|-------|
| Number of lots                      | 5,161 | 9,758 | 237  | 3,712 |
| Area (hectares)                     | 602   | 1,028 | 12   | 1,396 |
| % of total residentially zoned land | 19.8% | 33.8% | 0.4% | 45.9% |

## Nillumbik: Other zones that allow for residential development

|                                     | C1Z  | MUZ  | LDRZ  | TZ    |
|-------------------------------------|------|------|-------|-------|
| Number of lots                      | 218  | 125  | 2,264 | 1,105 |
| Area (hectares)                     | 14   | 11   | 1,217 | 154   |
| % of total residentially zoned land | 0.5% | 0.4% | 40.1% | 5.1%  |

About 40% of land in Nillumbik that supports residential development has been zoned Low Density Residential Zone. Most of this land is in the south-west of the municipality between Plenty and Yarrambat. The Commercial 1 Zone has been applied to the Diamond Creek and Eltham activity centres. There is also a strip of Mixed Use Zone land along the railway corridor in Eltham.

## Nillumbik: Proportion of land in each zone



As at 2014, there were 20,800 dwellings in Nillumbik. Since 2010 the municipality’s dwelling stock has been growing at approximately 140 dwellings per annum. Most of this growth has occurred on land now zoned GRZ, predominantly in the form of small broadacre developments.

**Nillumbik: Recent housing construction**

|                                              | NRZ | GRZ | RGZ | Other |
|----------------------------------------------|-----|-----|-----|-------|
| Net dwelling increase 2010-2014              | 129 | 466 | 4   | 92    |
| Total projects (with net increase) 2010-2014 | 119 | 317 | 2   | 92    |

Source: Draft Housing Development Data, 2014

The *Urban Development Program 2015* identifies a small number of residential redevelopment projects planned in Nillumbik. Projects proposed in the RGZ and Mixed Use Zone are in the Eltham Activity Centre. Projects proposed in the GRZ are spread between Diamond Creek, Eltham and Plenty.

Major redevelopment on land now zoned NRZ is unlikely to occur in the future as transitional provisions only enable existing permits under the former Residential 1 Zone to be approved for a limited time.

**Nillumbik: Planned major residential development projects**

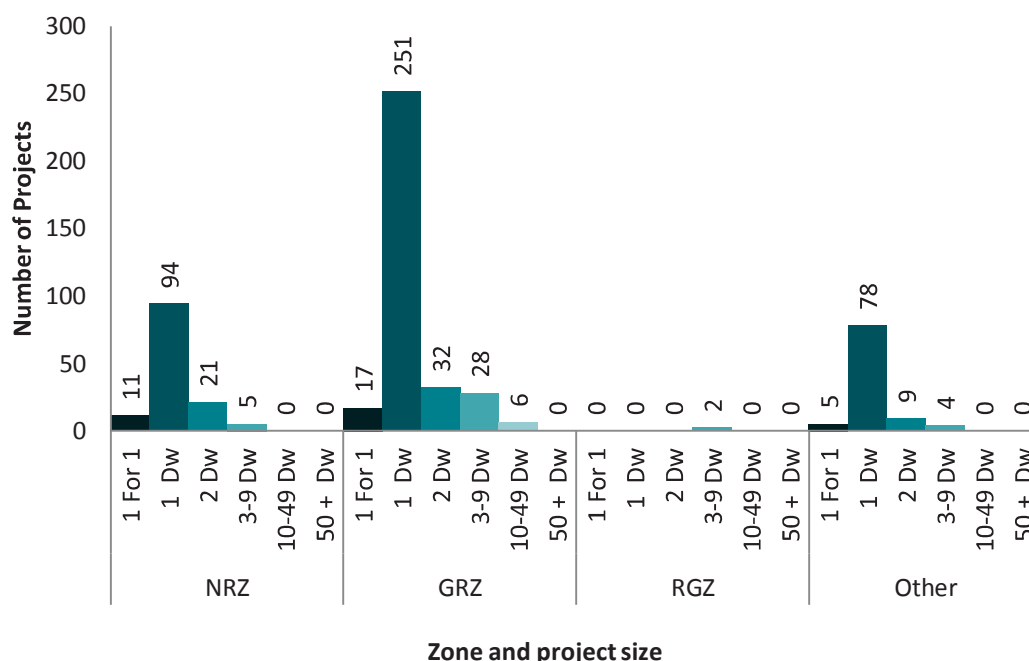
|                                   | NRZ | GRZ | RGZ | MUZ |
|-----------------------------------|-----|-----|-----|-----|
| Dwellings in planned UDP projects | 19  | 164 | 57  | 46  |
| Number of planned UDP projects    | 1   | 6   | 4   | 2   |

Source: Urban Development Program, 2015

The majority of building and construction activity in the municipality consists of the development of single detached dwellings.

There have also been a number of dual occupancy and multi-dwelling developments yielding between three and nine new dwellings in areas now zoned GRZ.

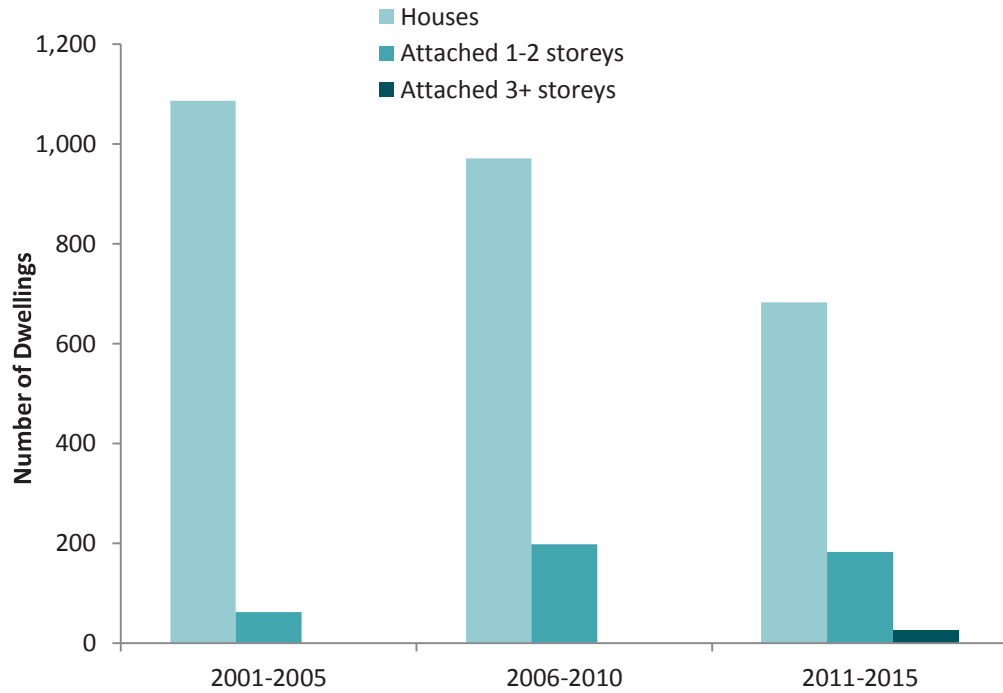
**Nillumbik: Number of residential development projects by project size, 2010-2014**



Source: Draft Housing Development Data, 2014

Detached dwelling development is the main form of residential development in Nillumbik. However, the overall yield of detached dwellings has been steadily declining in recent years while the number of attached dwellings has increased. This most likely reflects a decline in the availability of remnant broadhectare land in Nillumbik. It is anticipated there will be an increase in townhouse/unit and apartment construction in the future.

Nillumbik: Dwellings approved by built form category, 2001-2015



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)

## Whittlesea

### At a glance

The City of Whittlesea is a peri-urban municipality located 14 to 48 kilometres north of Melbourne's CBD. The municipality is served South Morang railway line, numerous bus routes as well as access to the Hume Freeway and several arterial roads.

Whittlesea encompasses a mixture of uses including residential urban areas, historic townships, rural ranges characterised by farming and grazing and also native forests and sites of conservation significance as well as RMIT University's Bundoora campus.

Whittlesea has been identified as one of Melbourne's major growth areas.

#### Residential zones history

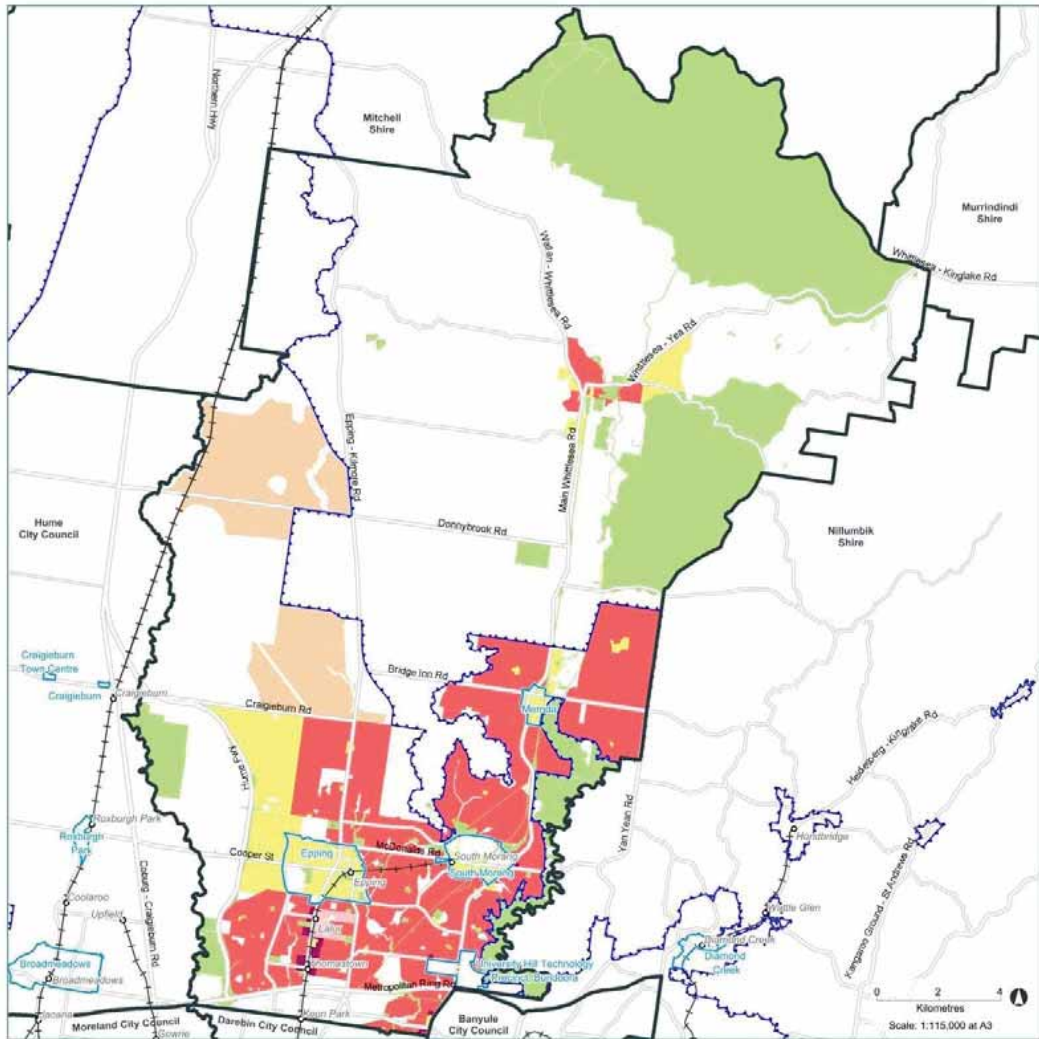
- 1998** Whittlesea City Council undertook consultation on its *Urban Character Assessment*.
- 1998** Council undertook consultation on its *Housing Strategy*.
- 1999** Council adopted its *Urban Character Assessment* in October 1999.
- 2001** Council adopted its *Housing Strategy* in August 2001
- 2009** Council commenced work on its *Housing Diversity Project* for the development of its *Housing Diversity Strategy*.
- 2013** Council adopted its *Housing Diversity Strategy 2013-2033*.
- 2014** Amendment C182 (GRZ) was prepared by Council and the RZSAC undertook notice in accordance with its Terms of Reference. The RZSAC held a public hearing in April and May 2014 and delivered its report in June 2014.  
  
Amendment VC116 (which removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and rezoned land previously in Residential 1, 2 or 3 zones to GRZ) was gazetted on 1 July 2014.  
  
Council prepared Amendment C181 (NRZ and RGZ) and placed it on public exhibition in March and April 2014. The submissions were referred to the RZSAC and it held a public hearing in September 2014. The RZSAC delivered its report in October 2014.  
  
Amendment C182 was gazetted on 9 October 2014.
- 2015** Amendment C181 was gazetted on 22 October 2015.

### New residential zones implementation

The new residential zones were introduced into the Whittlesea Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C182 and C181.

Amendment VC116 applied to a number of Planning Schemes where councils were not in a position to facilitate the conversion to the new residential zones by 1 July 2014. The amendment translated land in the former Residential 1, 2 and 3 Zones to GRZ.

Whittlesea: Zones that allow for residential development



- Residential Growth Zone (RGZ)
- General Residential Zone (GRZ)
- Neighbourhood Residential Zone (NRZ)
- Other zones that allow for residential development\*
- Urban Growth Zone (UGZ)
- Public land<sup>^</sup>
- Urban growth boundary
- LGA boundary
- Activity centre boundary
- Tram route
- Main roads
- Railway and station

Whittlesea City Council is within the Plan Melbourne Northern Subregion



\*May include one or more of the following zones: ACZ, C1Z, CCZ, CDZ, DZ, LDRZ, MUZ, PDZ, RAZ, RLZ, TZ  
<sup>^</sup>Refer to glossary of terms

Whittlesea: New residential zones implementation

|                                      |                                             |
|--------------------------------------|---------------------------------------------|
| <b>Amendment number</b>              | VC116                                       |
| <b>Was it reviewed by the RZSAC?</b> | No                                          |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                         |
| <b>Gazettal Date</b>                 | 1 July 2014                                 |
| <b>Supporting strategic work</b>     | Amendment V8 and Whittlesea Planning Scheme |

Draft Amendment C182 was prepared by Council and proposed the application of the GRZ to newly developed areas at Mernda, Doreen, parts of South Morang, Epping North and Wollert. The RZSAC considered draft Amendment C182 and supported it. Following the release of the RZSAC report in June 2014, the Minister approved Amendment C182 and applied the GRZ as per the RZSAC recommendation.

#### Whittlesea: New residential zones implementation

|                                      |                                               |
|--------------------------------------|-----------------------------------------------|
| <b>Amendment number</b>              | C182                                          |
| <b>Was it reviewed by the RZSAC?</b> | Yes (Stage One)                               |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                           |
| <b>Gazettal Date</b>                 | 9 October 2014                                |
| <b>Supporting strategic work</b>     | <i>Housing Diversity Strategy , 2013-2033</i> |

Amendment C181 was prepared by Council and proposed the application of the NRZ to the Peter Lalor Housing Cooperative Precinct and the RGZ to land along the railway corridor from Thomaston to Lalor as identified in the *Housing Diversity Strategy, 2013-20133*. Following exhibition, Council referred the submissions to the RZSAC. The RZSAC supported the Amendment.

#### Whittlesea: New residential zones implementation

|                                      |                                               |
|--------------------------------------|-----------------------------------------------|
| <b>Amendment number</b>              | C181                                          |
| <b>Was it reviewed by the RZSAC?</b> | Yes (Stage Two)                               |
| <b>Was it a 20(4) Amendment?</b>     | Yes                                           |
| <b>Gazettal Date</b>                 | 22 October 2015                               |
| <b>Supporting strategic work</b>     | <i>Housing Diversity Strategy , 2013-2033</i> |

## Population and households

As at 2011, the population of Whittlesea was approximately 161,000 residents, at an average population density of 25 people per hectare.

By 2031 the municipality's population is projected to grow by 156,000 residents. Over this time population growth, combined with changes to the composition of existing households, is expected to result in an increase of approximately 54,000 households.

Whittlesea's projected average annual population increase of 3.5% compares to 1.8% for metropolitan Melbourne.

#### Whittlesea: Victoria in Future population projections

|                                  | 2011    | 2031    | Average annual increase |
|----------------------------------|---------|---------|-------------------------|
| Estimated residential population | 160,800 | 316,919 | 3.5%                    |
| Households                       | 54,337  | 108,199 | 3.5%                    |
| Average household size           | 2.94    | 2.89    | -0.1%                   |

Source: *Victoria in Future 2015*



## Zoned land

The majority of residential land in Whittlesea either allows for incremental residential development in established residential areas (mostly GRZ) or broadhectare development on growth area land (land zoned GRZ, Urban Growth Zone and Comprehensive Development Zone).

Land zoned GRZ is predominantly along the urban corridor between Thomastown in the municipality's south to Mernda in the north and around the township of Whittlesea. There is also GRZ land in broadhectare locations in Mernda, Doreen, Epping, Wollert and South Morang. In the future this land will support significant numbers of new dwellings predominantly in the form of detached dwellings in accordance with Precinct Structure Plans.

The Urban Growth Zone has primarily been applied to areas north of Epping around Wollert and between Donnybrook and Woodstock. This land is also expected to support significant detached housing development in accordance with Precinct Structure Plans.

Residential land zoned NRZ and RGZ makes up a small proportion of residential land in Whittlesea. The NRZ has been applied to land to the east of Lalor railway station and the RGZ has mostly been applied to land along the railway corridor between Lalor and Thomastown.

### Whittlesea: Zones that allow for residential development

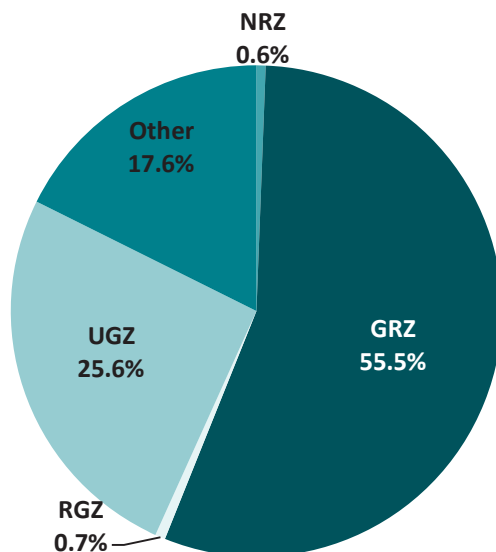
|                                     | NRZ  | GRZ    | RGZ   | UGZ   | Other |
|-------------------------------------|------|--------|-------|-------|-------|
| Number of lots                      | 915  | 60,026 | 1,066 | 106   | 4,307 |
| Area (hectares)                     | 57   | 5,195  | 63    | 2,397 | 1,653 |
| % of total residentially zoned land | 0.6% | 55.5%  | 0.7%  | 25.6% | 17.6% |

The Comprehensive Development Zone has been applied to a large amount of land to the west of Epping and Wollert, which will support broadhectare development. The Comprehensive Development Zone has been applied to the Mernda Activity Centre to facilitate medium density housing development.

### Whittlesea: Other zones that allow for residential development

|                                     | C1Z  | ACZ   | MUZ  | LDRZ | TZ   | CDZ   | PDZ  |
|-------------------------------------|------|-------|------|------|------|-------|------|
| Number of lots                      | 562  | 1,904 | 22   | 216  | 275  | 1,326 | 2    |
| Area (hectares)                     | 121  | 235   | 6    | 252  | 35   | 871   | 134  |
| % of total residentially zoned land | 1.3% | 2.5%  | 0.1% | 2.7% | 0.4% | 9.3%  | 1.4% |

Whittlesea: Proportion of land in each zone



As at 2014, there were 62,800 dwellings in Whittlesea. Since 2010 the municipality’s dwelling stock has been growing at approximately 2,970 dwellings per annum. This is one of the highest levels of new housing construction in metropolitan Melbourne.

Over the 2010-2014 period nearly 90% of the municipality’s housing growth occurred on land now zoned GRZ, mostly in broadhectare areas. The Comprehensive Development Zone has also seen significant levels of development.

Whittlesea: Recent housing construction

|                                              | NRZ | GRZ    | RGZ | CDZ   | Other |
|----------------------------------------------|-----|--------|-----|-------|-------|
| Net dwelling increase 2010-2014              | 74  | 13,195 | 67  | 1,326 | 167   |
| Total projects (with net increase) 2010-2014 | 40  | 7,535  | 30  | 737   | 87    |

Source: Draft Housing Development Data, 2014

Over the next few years a significant number of new dwellings are planned for broadhectare land in Whittlesea, particularly on land zoned GRZ. Land within the Urban Growth Zone will also see significant broadhectare development. *Urban Development Program 2015* data identified 1,700 broadhectare lots under construction as at July 2015.

*Urban Development Program 2015* data shows a number of medium to high density projects are planned in the Activity Centre Zone in Epping and the Special Use Zone at University Hill in Bundoora. Outside existing activity centres, medium to high density development is planned within the Comprehensive Development Zone near the Doreen, Epping, Mernda and Wollert town centres. Medium to high density development projects are also planned in the Commercial 1 Zone in the commercial areas of Thomastown and Mill Park.

Whittlesea: Planned major residential development projects

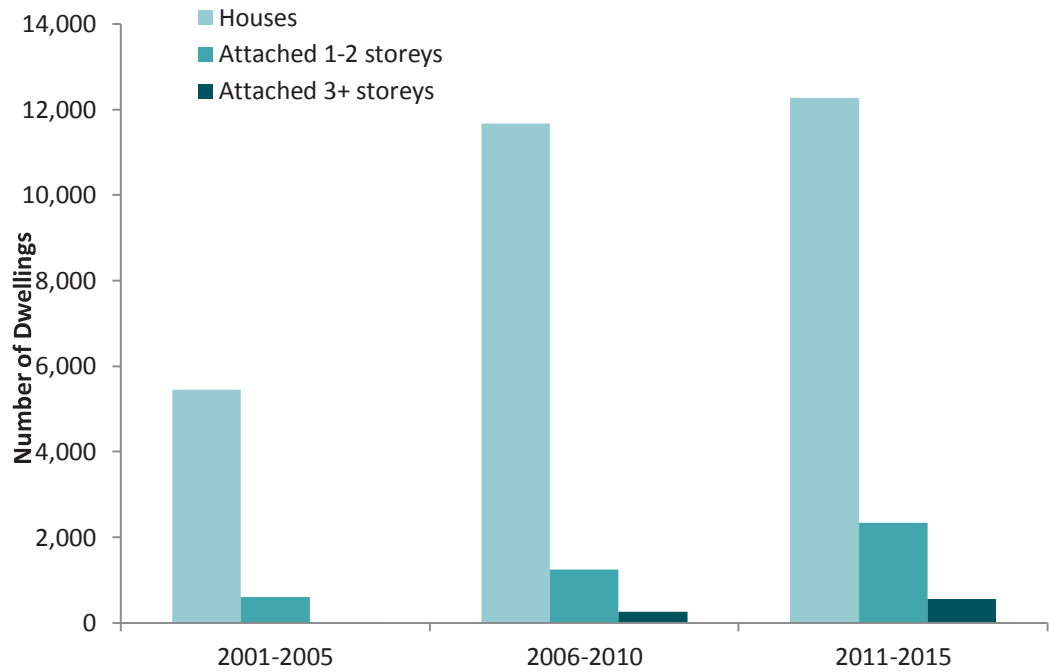
|                                   | GRZ   | RGZ | C1Z | ACZ | CDZ | SUZ | Other |
|-----------------------------------|-------|-----|-----|-----|-----|-----|-------|
| Dwellings in planned UDP projects | 1,154 | 208 | 118 | 502 | 125 | 680 | 26    |
| Number of planned UDP projects    | 39    | 7   | 3   | 9   | 6   | 6   | 2     |

Source: Urban Development Program, 2015

The majority of residential development in Whittlesea consists of detached dwellings. There has also been a significant increase in the number of attached dwellings approved

in Whittlesea over the last 15 years, particularly near town centres and within established suburbs in the south of the municipality. However, this increase comes from a low base and the number of attached dwellings is still dwarfed by detached dwellings. With significant broadhectare land still available, detached dwelling development is expected to remain the dominant form of housing yield in the municipality over the coming decades. At the same time, some increase in multi-unit and apartment development can be expected.

**Whittlesea: Dwellings approved by built form category, 2001-2015**



Source: ABS Building Approvals, September 2015 (cat. no. 8731.0)