

Managing Residential Development Taskforce

Regional Cities

(Ballarat, Greater Bendigo, Greater Geelong and Latrobe)

Residential Zones State of Play

29 January 2016



Environment,
Land, Water
and Planning

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ABBREVIATIONS

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

GLOSSARY OF TERMS

1 for 1 replacement project	Demolition of a single dwelling followed by construction of a new replacement single dwelling.
20(4) Amendment	A planning scheme amendment that is prepared, adopted and approved without notice pursuant to section 20(4) of the Planning and Environment Act 1987.
ABS Building Approvals	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.
Amendment C##	<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>
Amendment GC##	<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>
Amendment V##	<p>A 'V' amendment makes changes to the Victoria Planning Provisions only.</p> <p>'V' amendments are prepared by the Minister for Planning.</p>
Amendment VC##	<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>

Broadhectare development	<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>
Draft Housing Development Data 2014	<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>
Dual occupancy	<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>
Estimated resident population	<p>This refers to the official Australian Bureau of Statistics population estimate produced for each year respectively as at 30 June.</p>
Green Wedge	<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>
Growth areas	<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>
High density (Housing)	<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>
Low density (Housing)	<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>

Medium density (Housing)	<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>
Metropolitan Melbourne	<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>
New residential zones	<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>
Other (where referring to zones)	<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>
Peri-urban	<p>Comprises the hinterland beyond the proposed metropolitan urban boundary.</p>
Plan Melbourne	<p>The Victoria Government’s metropolitan planning strategy, approved in 2014.</p>
Population density	<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>
Precinct Structure Plans	<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>
ResCode	<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>
Taskforce	<p>The Managing Residential Development Taskforce</p>

Urban Development Program 2015	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.
Urban Growth Boundary	The current geographical limit for the future urban area of Melbourne.
Victoria in Future	<i>Victoria in Future 2015</i> is the latest official state government projection of population and housing.
Victoria Planning Provisions	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.
Zones that allow for residential development	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.
Public land	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 is a combined report for the municipalities of Ballarat, Greater Bendigo, Greater Geelong and Latrobe.

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.

Ballarat

At a glance

The City of Ballarat is located in the Central Highlands region of Victoria and is located between 91 and 128 kilometres west of Melbourne's CBD. It is served by the Ararat-Ballarat-Melbourne railway line, numerous bus routes as well as access to the Western Freeway, Midland Highway, Glenelg Highway, Sunraysia Highway and Ballarat Airport.

Ballarat is predominantly a residential area but also has substantial industrial, commercial and rural areas. The municipality features a number of lakes, reserves and parks. Ballarat has significant heritage buildings and other sites which are a legacy of its 1850s Gold Rush past. The recreated gold township of Sovereign Hill is a popular tourist attraction.

Residential zones history

1998 Council prepared its *Ballarat 2020 Housing Vision Project* and its *Ballarat Strategy Plan*.

1999 Council commenced work for its *Ballarat Urban Character Study*.

2006 Amendment C95 (MSS review and *Canadian Valley Outline Development Plan*) placed on exhibition during November and December 2006.

2007 Amendment C117 (*Ballarat West Structure Plan*) was placed on public exhibition during September and October 2007.

2008 An independent panel held a public hearing for amendment C95 and C117 and delivered a panel report in February and August 2008 respectively.

2009 Amendment C117 was gazetted on 3 September 2009.
Amendment C95 was gazetted on 12 November 2009

2011 Amendment C150 (Alfredton West PSP) was gazetted 2 June 2011.
Amendment C148 (MSS review and *Ballarat Rural Land Use Strategy*) was placed on public exhibition during July and September 2011.

2012 Amendment C152 (MSS review and *Ballarat CBD Strategy*) was gazetted on 31 May 2012.
An independent panel held a public hearing for amendment C148 and delivered a panel report in June 2012.
Amendment C158 (for the remaining three Ballarat West PSPs) was gazetted on 1 November 2012.

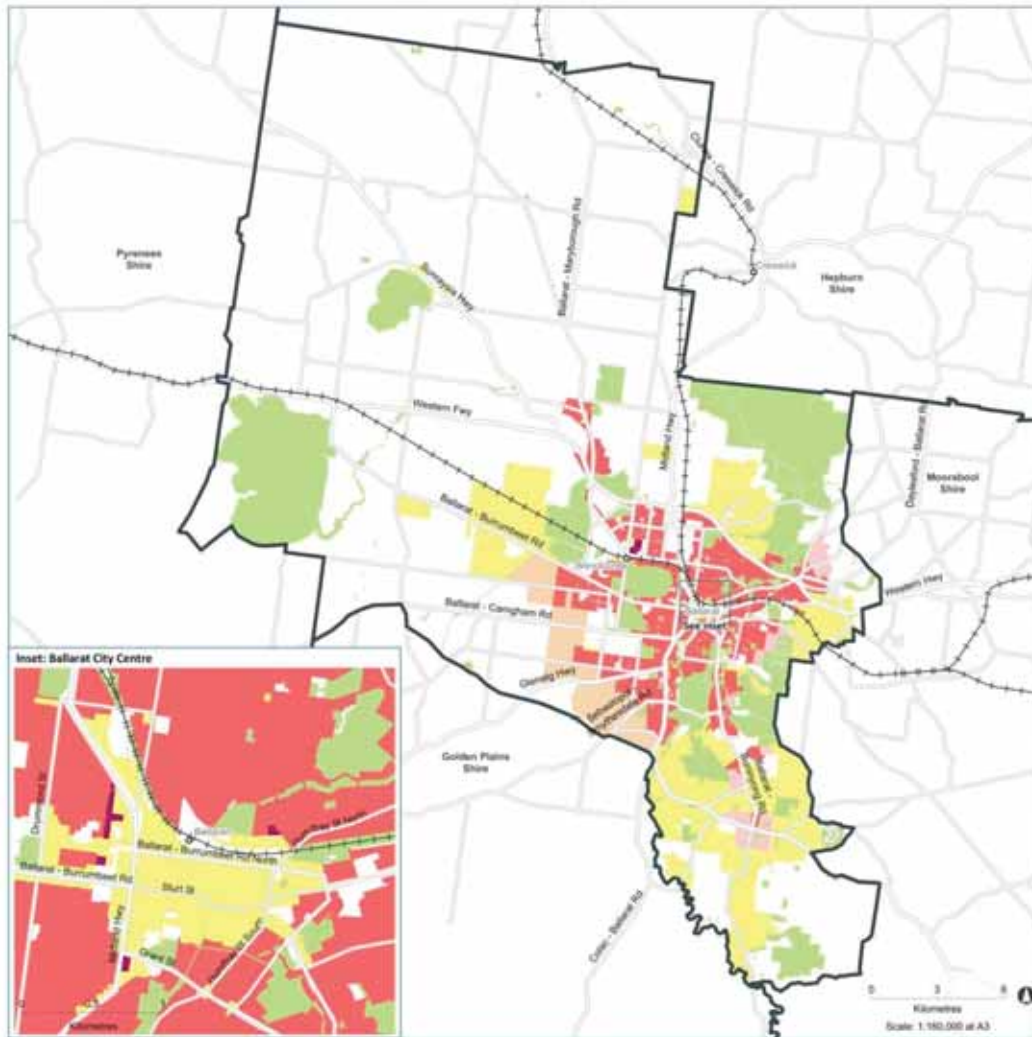
2013 Amendment C148 was gazetted on 7 March 2013.

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

Draft Amendment 177 (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 in May 2014 and delivered its report in June 2014.
Amendment C177 was gazetted on 9 October 2014.

Amendment C190 (NRZ to Buninyong) gazetted 20 November 2014.

Ballarat: 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^A
- LGA boundary
- Main roads
- Railway and station



*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 Ballarat Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C177 and Amendment C190.

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.

Ballarat: 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 Ballarat Planning Scheme

Amendment C177 introduced the new residential zones with associated schedules and replaced all references to the former residential zones. The main basis for the amendment was existing local and state policy. Amendment C177 applied the GRZ to most areas of Ballarat. It also applied the NRZ to areas with noted environmental sensitivity and established policy regarding elements of neighbourhood character and minimum lot sizes. It applied the RGZ to areas identified in Precinct Structure Plans that were located in or around activity centres.

Ballarat: New residential zones implementation

Amendment number	C177
Was it reviewed by the RZSAC?	Yes (Stage One)
Was it a 20(4) Amendment?	Yes
Gazettal Date	9 October 2014
Supporting strategic work	Ballarat Planning Scheme

Amendment C190 introduced a new Schedule 2 to the NRZ, which specifies site coverage, setback and permeability and applied NRZ2 to specified parcels of GRZ within the Buninyong Township south of Learmonth Street, east of Inglis Street and adjacent to and west of Winter Street. The main basis for the amendment was existing local policy which sought to enforce larger lot sizes and appropriate densities of development in Buninyong in recognition of the township's character and density.

Ballarat: New residential zones implementation

Amendment number	C190
Was it reviewed by the RZSAC?	No
Was it a 20(4) Amendment?	Yes
Gazettal Date	20 November 2014
Supporting strategic work	Ballarat Planning Scheme

Population and households

As at the 2011 Census, the population of Ballarat was approximately 95,000 residents, with a population density of 15 persons per hectare.

By 2031 the municipality's population is projected to grow by 44,000 residents. Over this time population growth, combined with changes to household composition, is expected to result in an increase of approximately 19,000 households.

Ballarat's projected annual average population increase of 1.9% compares to 1.2% for the whole of regional Victoria. The projected annual average growth rate is 1.4% for the 10 regional cities combined, 1.8% for metropolitan Melbourne, and 1.7% for the whole of Victoria.

Ballarat: Victoria in Future population projections

	2011	2031	Average annual increase
Estimated residential population	95,192	139,650	1.9%
Households	39,215	58,222	2.0%
Average household size	2.37	2.35	-0.1%

Source: Victoria in Future, 2015

Zoned land

The GRZ has been applied to the majority of Ballarat's existing urban area, allowing for a variety of residential dwelling types at low to medium densities.

The NRZ has been applied to small pockets of land in Ballarat East and Mount Clear as well as large areas to the north of Brown Hill and to the east of Mount Helen. In these areas, the NRZ has been applied to limit development abutting large areas of native vegetation. The NRZ has also been applied to the majority of Buninyong where it limits development in existing residential areas.

The 0.2% of residential land that is zoned RGZ has been applied to a small number of individual sites and precincts around central Ballarat, where higher density development is encouraged. A larger area surrounding the Wendouree shopping centre has also been zoned RGZ.

Ballarat: Zones that allow for residential development

	NRZ	GRZ	RGZ	Other
Number of lots	2,119	43,040	372	6,573
Area (hectares)	478	3,527	29	8,506
% of total residentially zoned land	3.8%	28.1%	0.2%	67.8%

The majority (41%) of land on the edges of the town of Ballarat is zoned Rural Living Zone and applied as a buffer between residential and rural uses to limit development and maintain rural character. The Rural Living Zone has also been applied to land around the edges of Buninyong. The Low Density Residential Zone has been applied to parts of the western fringe of Ballarat to maintain the area's low density residential character and limit subdivision in unsewered areas.

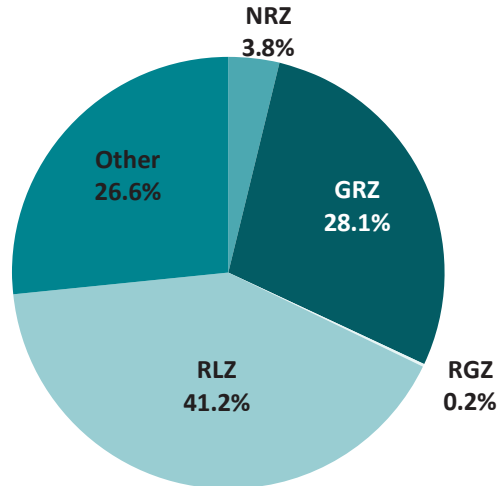
The Comprehensive Development Zone and Urban Growth Zone have been applied along the western edge of Ballarat's existing residential areas to support future broadhectare development.

The Commercial 1 Zone has been applied to an area in central Ballarat and both the Commercial 1 Zone and the Mixed Use Zone have been applied to smaller activity centres including those in Buninyong, Wendouree, Golden Point and Warrenheip. These areas are predominantly used for commercial activities but also allow for dwellings.

Ballarat: Other zones that allow for residential development

	C1Z	MUZ	LDRZ	TZ	CDZ	RLZ	UGZ
Number of lots	1,850	976	310	490	15	1,797	1,135
Area (hectares)	151	131	429	284	620	5,173	1,719
% of total residentially zoned land	1.2%	1.0%	3.4%	2.3%	4.9%	41.2%	13.7%

Ballarat: Proportion of land in each zone

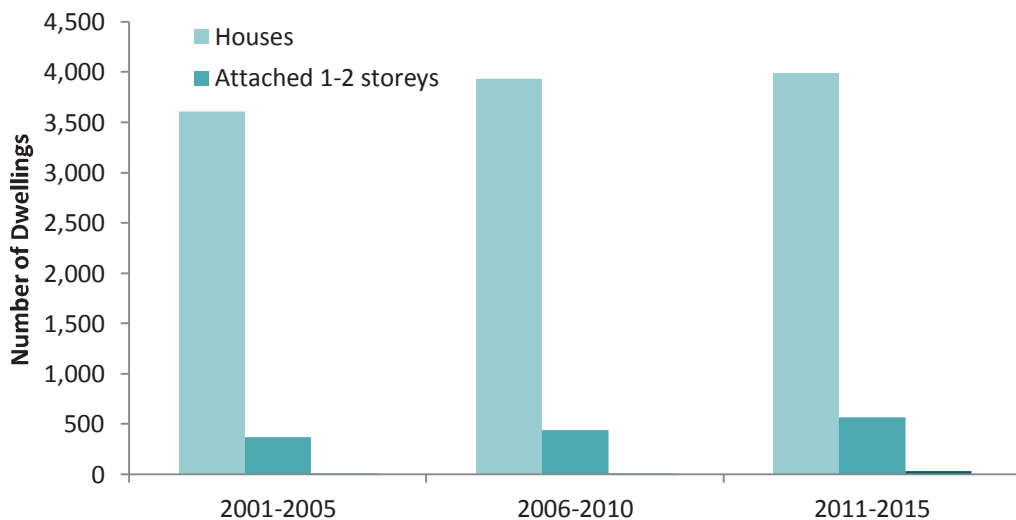


The majority of residential development in Ballarat involves the construction of detached dwellings, which has remained steady over the last 15 years.

With significant broadhectare land zoned Urban Growth Zone and Comprehensive Development Zone still available in Ballarat West, detached dwelling development is expected to continue and is likely to account for the majority of new residential construction in coming years. Additional areas of growth are proposed in Ballarat’s north around Miners Rest and east of the city in Warrenheip although these areas are still in the early planning phase.

Since 2001 there has been some increase in attached dwellings of one to two storeys, and this is expected to continue as activity centres grow with the wider expansion of the Ballarat urban area.

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



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

Greater Bendigo

At a glance

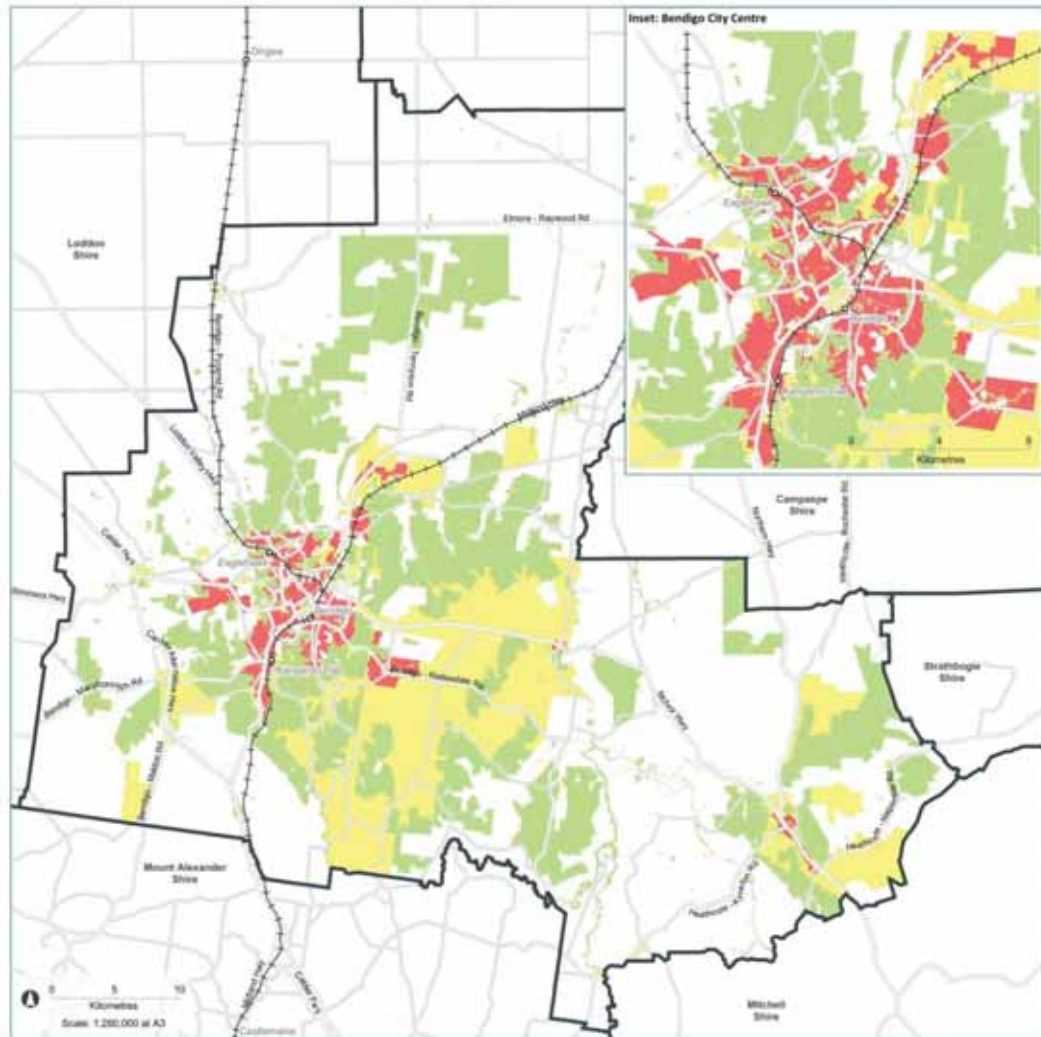
The City of Greater Bendigo is located in north central Victoria and is located between 92 and 168 kilometres north-west of Melbourne's CBD. It is served by the Melbourne-Bendigo-Echuca railway line, numerous bus routes and access to the Calder Highway, Loddon Valley Highway, McIvor Highway, Midland Highway, and Bendigo Airport.

Bendigo is the third largest city in regional Victoria with key industries including finance and insurance, manufacturing, healthcare, education and tourism. Bendigo also includes a large peri-urban hinterland.

Residential zones history

- 2004** City of Greater Bendigo adopted its *Residential Development Strategy 2004*. Amendment C60 (MSS review and *Residential Development Strategy 2004*) was placed on exhibition during July and August 2004. An independent panel held a public hearing for amendment C60 and delivered a panel report April 2004.
- 2006** Amendment C60 was gazetted on 2 March 2006.
- 2007** Council commenced work on its *Jackass Flat Structure Plan*.
- 2008** Amendment C102 Part 1 (*Jackass Flat Structure Plan 2007*) was placed on public exhibition during February and March 2008. An independent panel held a public hearing and delivered a panel report in July 2008.
- 2009** Council adopted its *Huntly Township Plan 2009* in February 2009. Amendment C102 Part 1 was gazetted on 19 March 2009. Council commenced review of *Jackass Flat Structure Plan 2007*. Council commenced work on its *Strathfieldsaye Township Plan*.
- 2010** Amendment C133 (revised *Jackass Flat Structure Plan 2009*) was placed on public exhibition during March and April 2010. An independent panel held a public hearing and delivered a panel report in October 2010. Amendment C136 (*Huntly Township Plan 2009*) was placed on exhibition during January and February 2010. An independent panel held a public hearing and delivered a panel report in September 2010. Amendment C137 (*Strathfieldsaye Township Plan 2009*) was placed on exhibition during May and June 2010. An independent panel held a public hearing and delivered a panel report in November 2010.
- 2011** Amendments C133 and C136 were gazetted on 31 March 2011.
- 2012** Amendment C137 was gazetted on 22 March 2012
- 2013** Council prepared Amendment C205 (GRZ) in August 2013 and requested the Minister for Planning approve it without notice (20(4) amendment).
- 2014** Amendment C205 was gazetted on 23 January 2014. Council adopted its revised *Greater Bendigo Residential Strategy* in October 2014.
- 2015** Amendment C215 (*Greater Bendigo Residential Strategy 2014*) was placed on exhibition during February and March 2015. An independent panel held a public hearing and delivered a panel report in November 2015.

Greater Bendigo: Zones that allow for residential development



- General Residential Zone (GRZ)
 - Other zones that allow for residential development*
 - Urban Growth Zone (UGZ)
 - Public land[^]
- LGA boundary
 - Main roads
 - Railway and station



*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 Greater Bendigo Planning Scheme through Amendment C205. The amendment was a conversion of residential land in Greater Bendigo to the GRZ. Council intends to apply the RGZ and the NRZ through Amendment C215, which will be based on the revised *Greater Bendigo Residential Development Strategy, 2014*

Greater Bendigo: New residential zones implementation

Amendment number	C205
Was it reviewed by the RZSAC?	No
Was it a 20(4) Amendment?	Yes
Gazettal Date	23 January 2014
Supporting strategic work	Greater Bendigo Planning Scheme

Population and households

As at the 2011 Census, the population of Greater Bendigo was approximately 102,000 residents at an average population density of 10 persons per hectare.

By 2031 the municipality's population is expected to grow by 43,000 residents. Over this time population growth, and changes to household composition, are expected to result in an increase of approximately 19,000 households.

Greater Bendigo's projected annual average population increase of 1.8% compares to an annual increase of 1.2% for the whole of regional Victoria. The projected annual average growth rate is 1.4% for the 10 regional cities combined, 1.8% for metropolitan Melbourne, and 1.7% for the whole of Victoria.

Greater Bendigo: Victoria in Future population projections

	2011	2031	Average annual increase
Estimated residential population	102,009	144,751	1.8%
Households	41,618	60,176	1.9%
Average household size	2.41	2.36	-0.1%

Source: *Victoria in Future, 2015*

Zoned land

The GRZ has been applied to the majority of the existing urban area of Greater Bendigo, allowing for low density and medium density development. The GRZ has also been applied to broadhectare areas including Huntly, Maiden Gully and Strathfieldsaye.

Three quarters of residential land is zoned Rural Living Zone, covering the majority of land between Lake Eppalock and Strathfieldsaye/Mandurang South, pockets to the north-east and south-west of Bendigo, and around Heathcote in the south-east of the municipality. The Rural Living Zone aims to limit development and maintain a semi-rural character.

The Low Density Residential Zone has been applied to 8% of residential land in Greater Bendigo, including land around Axedale, Ascot, East Bendigo (near the airport), Heathcote, Huntly, Junortoun, Kangaroo Flat, Lockwood South, Mandurang South, Myers Flat and White Hills. The Low Density Residential Zone has been applied to protect the natural environment, maintain low density residential character and limit subdivision in unsewered areas.

Greater Bendigo: Zones that allow for residential development

	GRZ	RLZ	LDRZ	Other
Number of lots	46,130	4,222	2,740	4,075
Area (hectares)	5,869	30,082	3,359	855
% of total residentially zoned land	14.6%	74.9%	8.4%	2.1%

The Commercial 1 Zone has been applied to central Bendigo, and the Commercial 1 Zone and the Mixed Use Zone have been applied to land in the smaller activity centres. These areas are predominantly used for commercial activities but also allow for residential development.

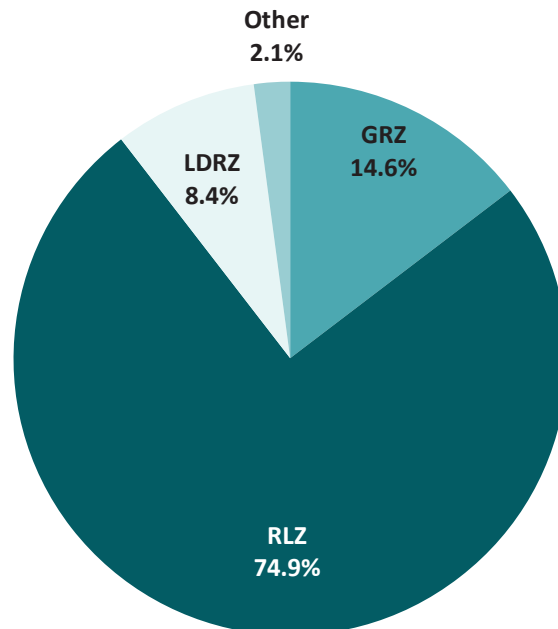
The Township Zone has been applied to land in the municipality's smaller towns including Elmore, Marong, Raywood, Redesdale and Goornong to allow for a mixture of uses.

The Urban Growth Zone is has been applied to 43 hectares of broadhectare land in Huntly.

Greater Bendigo: Other zones that allow for residential development

	C1Z	MUZ	TZ	CDZ	UGZ
Number of lots	2,042	253	1,765	12	3
Area (hectares)	180	70	468	94	43
% of total residentially zoned land	0.4%	0.2%	1.2%	0.2%	0.1%

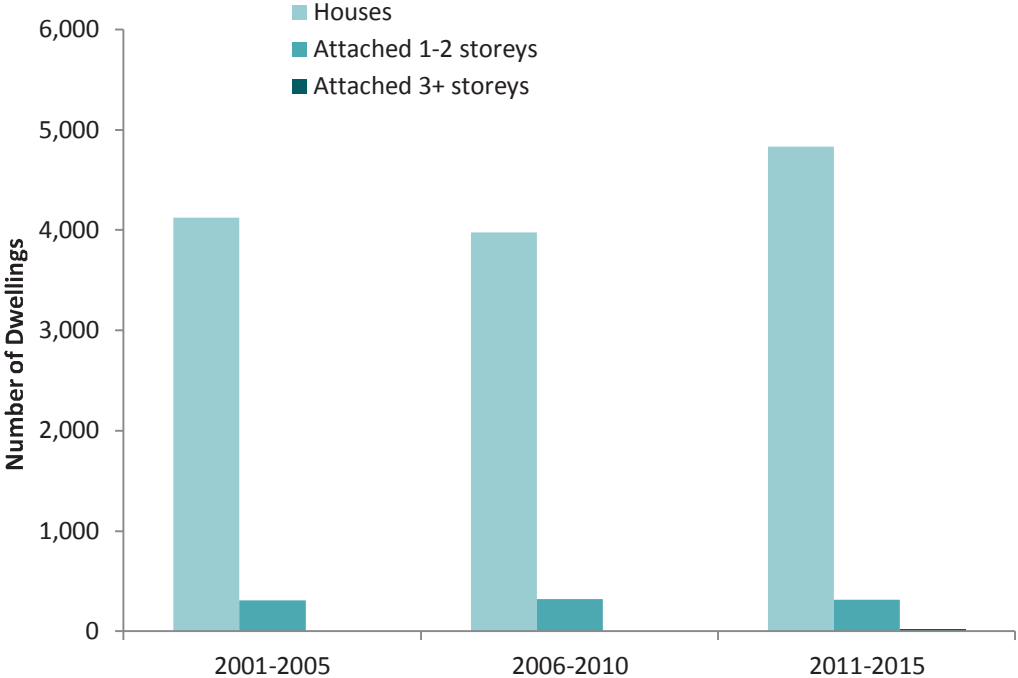
Greater Bendigo: Proportion of land in each zone



Most dwelling construction over the last 15 years in Greater Bendigo has taken the form of detached housing. With broadhectare land still available within the GRZ in Maiden Gully, Jackass Flat, Huntly and Strathfieldsaye, development of detached houses is expected to continue to make up the majority of housing in the future.

Since 2001 there has been a small but steady level of construction of attached one to two storey dwellings and this is expected to continue, particularly in central Bendigo and some smaller activity centres.

Greater Bendigo: Dwellings approved by built form category, 2001-2015



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

Greater Geelong

At a glance

The City of Greater Geelong is located in south-western Victoria and is located between 39 and 79 kilometres from Melbourne's CBD. It is served by the Melbourne-Geelong-Warrnambool railway line, numerous bus routes as well as access to the Princes Freeway, Bellarine Highway, Hamilton Highway, Midland Highway, Princes Highway, Surf Coast Highway and Avalon Airport

Geelong is a rural, residential, resort, industrial and commercial area. It is the largest regional city in Victoria and the leading commercial centre for south-western Victoria. Most of the municipality's population live in urban areas of Geelong. Greater Geelong also features historic coastal townships and resort areas such as Barwon Heads and Ocean Grove.

Residential zones history

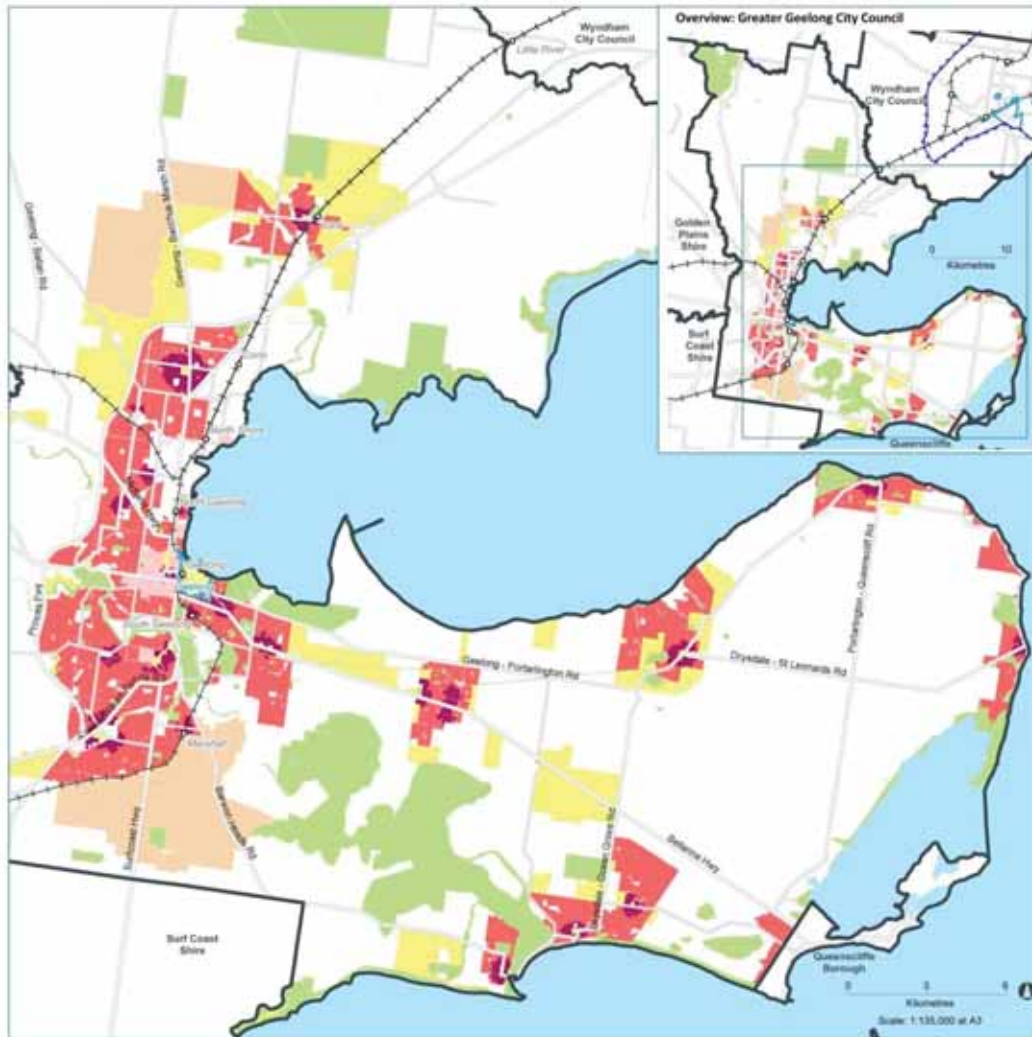
- 2007** The City of Greater Geelong undertook consultation for its *Medium Density Housing Strategy* in April 2007.
- Council adopted its *Housing Diversity Strategy* in July 2007
- Amendment C129 Part 1 (MSS review) was placed on exhibition during October and December 2007
- 2010** Amendment C129 was gazetted 28 January 2010.
- 2013** Council completed *Reformed Residential Zones Implementation Report* in October 2013.
- Amendment C300 (new residential zones) was placed on public exhibition during November 2013.
- 2014** An independent panel held a public hearing for Amendment C300 and delivered a panel report in April 2014.
- Amendment VC116 removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and rezoned land previously in a Residential 1, 2 or 3 Zone to GRZ. It was gazetted on 1 July 2014.
- Amendment C300 was gazetted on 13 November 2014.

New residential zones implementation

The new residential zones were introduced into the Greater Geelong Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C300.

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.

Greater Geelong: 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^
- Urban growth boundary
- LGA boundary
- Activity centre boundary
- Main roads
- ++ Railway and station



*May include one or more of the following zones: ACE, C3Z, CCE, CDZ, E2Z, LD2Z, M2Z, PDZ, RAZ, RLZ, TZ
 ^Refer to glossary of terms

Greater Geelong: 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 Latrobe Planning Scheme

Amendment C300 applied the new residential zones to all land in the former residential zones. The main basis for the amendment was Council’s *Housing Diversity Strategy, 2007*. Amendment C300 applied the RGZ to ‘Key Development Areas’ and ‘Increased

Housing Diversity Areas', the GRZ to 'Incremental Change Areas', and the NRZ to limited change areas.

Greater Geelong: New residential zones implementation

Amendment number	C300
Was it reviewed by the RZSAC?	No
Was it a 20(4) Amendment?	No
Gazettal Date	13 November 2014
Supporting strategic work	<i>Housing Diversity Strategy, 2007</i>

Population and households

As at the 2011 Census, the population of Greater Geelong was approximately 216,000 residents, at a population density of 19 persons per hectare.

By 2031 the municipality's population is expected to grow by 78,000 residents. Over this time population growth, combined with changing household composition, are expected to result in an increase of approximately 35,000 households.

Greater Geelong's projected annual average population increase of 1.5% compares to 1.2% for the whole of regional Victoria. The projected annual average growth rate is 1.4% for the 10 regional cities combined, 1.8% for metropolitan Melbourne, and 1.7% for the whole of Victoria.

Greater Geelong: Victoria in Future population projections

	2011	2031	Average annual increase
Estimated residential population	215,833	293,342	1.5%
Households	88,279	123,364	1.7%
Average household size	2.39	2.32	-0.1%

Source: *Victoria in Future, 2015*

Zoned land

The GRZ has been applied to nearly all of Greater Geelong's urban area allowing for low density and medium density housing construction.

The 4.5% of residential land zoned RGZ allows for higher density development and has been applied to land near central Geelong, Lara and around a number of activity centres within the Geelong metropolitan area including Grovedale, Belmont, Highton, Corio, Newcomb, Geelong West, Manifold Heights, Bell Park and Hamlyn Heights.

Outside metropolitan Geelong, the RGZ has been applied to the activity centres of coastal towns such as Leopold, Drysdale, Portarlington, St Leonards, Ocean Grove and Barwon Heads. The GRZ has been applied to most of the land in these towns outside of activity centres.

The NRZ has been applied to large areas of Geelong West and Newtown and small pockets of Belmont, Drumcondra and North Shore. The NRZ has been used to protect heritage areas and areas of particular neighbourhood character.

Greater Geelong: Zones that allow for residential development

	NRZ	GRZ	RGZ	Other
Number of lots	4,888	88,053	13,191	11,358
Area (hectares)	245	7,644	855	10,152
% of total residentially zoned land	1.3%	40.5%	4.5%	53.7%

Aside from the three main residential zones, the majority of other land that supports residential development is zoned Rural Living Zone or Urban Growth Zone. The Rural Living Zone has been applied to some large lot subdivisions around Lovely Banks and Lara. The Urban Growth Zone has been applied to the growth areas of Armstrong Creek and Lara West.

The Activity Centre Zone has been applied to the centre of Geelong to provide specific controls for residential and commercial use.

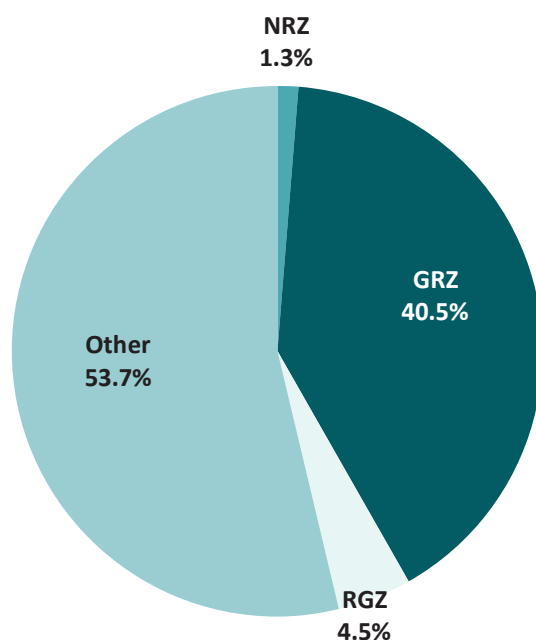
The Commercial 1 Zone and Mixed Use Zone have been applied to land in activity centres including Grovedale, Belmont, Highton, Corio, Newcomb, Geelong West, Manifold Heights, Bell Park and Hamlyn Heights. These areas are predominantly used for commercial activities but also allow for residential development. The Commercial 1 Zone and Mixed Use Zone have also been applied to parts of some smaller coastal towns.

The Township Zone has been used in the municipality’s smaller towns including Ceres, Batesford, Anakie and Breamlea to allow for a mixture of uses.

Greater Geelong: Other zones that allow for residential development

	C1Z	ACZ	MUZ	LDRZ	TZ	CDZ	RLZ	UGZ
Number of lots	1,719	1,176	396	1,126	284	251	2,381	4,025
Area (hectares)	157	81	44	483	61	409	4,135	4,782
% of total residentially zoned land	0.8%	0.4%	0.2%	2.6%	0.3%	2.2%	21.9%	25.3%

Greater Geelong: Proportion of land in each zone

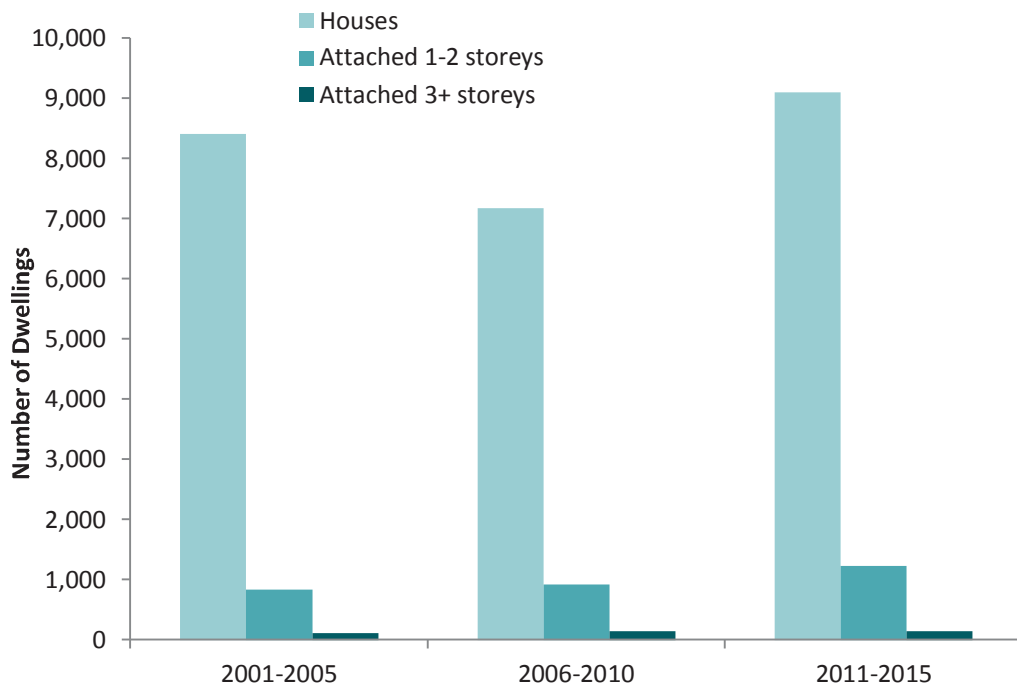


The majority of dwellings constructed in Greater Geelong over the last 15 years have been detached houses. Over the last five years approvals of detached houses increased to 9,000, which reflects strong broadhectare development.

With significant broadhectare land still available in Greater Geelong, the high number of detached dwelling approvals can be expected to continue. The focus of this development is expected to be around Armstrong Creek, Lara and along the Princes Freeway between Wandana Heights and Fyansford. Smaller broadhectare-type development precincts are also under construction at Ocean Grove, Leopold and Clifton Springs. A large area of primarily industrial land along the Barwon River in South Geelong has been identified as a potential residential redevelopment area.

Since 2001 there has been an increase in the construction of townhouse/units in Greater Geelong and this is expected to continue with the redevelopment of some existing suburbs. While there have been very few dwellings of 3+ stories approved over the last 15 years, there have been more approvals of these dwellings than in other regional cities.

Greater Geelong: Dwellings approved by built form category, 2001-2015



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

Latrobe

At a glance

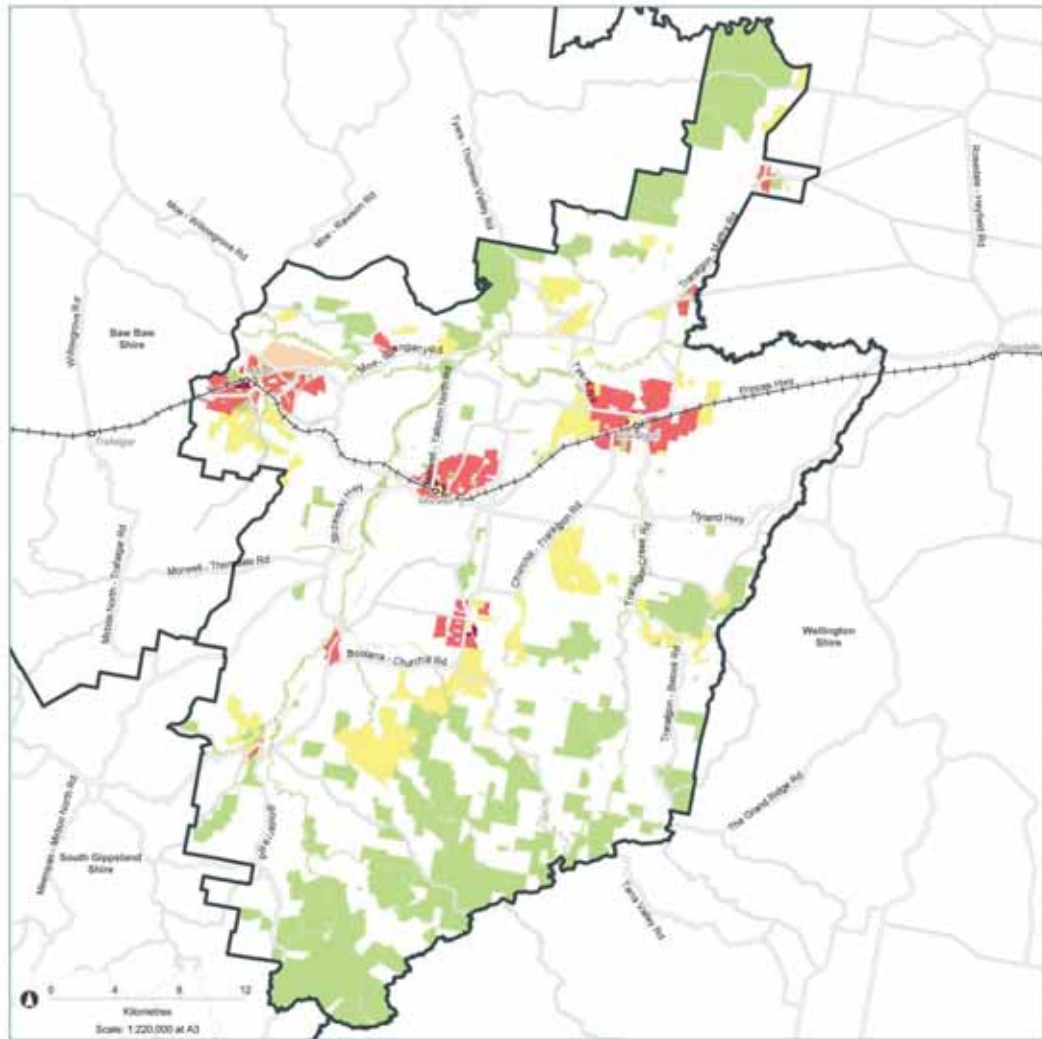
The City of Latrobe is located in eastern Victoria and is located between 118 and 158 kilometres from the Melbourne's CBD. Latrobe is served by the Traralgon-Melbourne railway line, numerous bus routes and access to the Princes Freeway and the Latrobe Regional Airport.

The majority of Latrobe's population lives in the four major towns of Moe, Morwell, Churchill and Traralgon. Latrobe is recognised as Gippsland's 'regional city'. It is the centre of Victoria's electricity industry, with some of the world's largest brown coal reserves, and also has strong manufacturing and construction sectors.

Residential zones history

- 2003** Latrobe City Council commenced work on its *Latrobe Transit-centred Precincts Report* and its *Housing Strategy*. Amendment C27 (*Urban Residential Land Supply*) was placed on public exhibition during November and December 2003.
- 2004/06** An independent panel held a public hearing for Amendment C27 and delivered a panel report in June 2004. Amendment C27 Part 1 was gazetted on 2 December 2004 and Part 2 on 14 December 2006.
- 2007** Council commenced work on its *Housing Strategy* and *Main Town Structure Plans*. Amendment C50 (MSS review and *Urban and Regional Settlement Strategies*) was placed on public exhibition during March and April 2007. It was gazetted on 6 September 2007.
- 2008/09** Amendment C62 (*Four Year Planning Scheme Review*) was placed on public review during November and December 2008. An independent panel held a public hearing and delivered a panel report in July 2009. Amendment C24 (*Latrobe City Council Residential and Rural Residential Land Assessment 2009* and *Small Town Structure Plans*) was placed on public exhibition during September and October 2009.
- 2010** Amendment C62 was gazetted on 14 January 2010. Amendment C24 Part 1 (Boolarra and Tyers) was gazetted on 13 May 2010.
- 2011** Amendment C24 Part 2 (Glengarry) was gazetted on 10 February 2011. Amendment C47 (*part Latrobe City Structure Plans for Churchill, Moe/Newborough, Morwell and Traralgon*) was gazetted on 3 March 2011. Amendment C56 (*part Latrobe City Structure Plans for Churchill, Moe/Newborough, Morwell and Traralgon*) was gazetted on 5 May 2011.
- 2012** Amendment C58 (*part Latrobe City Structure Plans for Churchill, Moe/Newborough, Morwell and Traralgon*) was gazetted on 2 February 2012.
- 2014** Amendment VC116 removed the Residential 1, 2 and 3 zones from the Victoria Planning Provisions and rezoned land previously in a Residential 1, 2 or 3 Zone to GRZ. It was gazetted on 1 July 2014. Draft Amendment C84 (residential zones) was prepared by Council and it undertook notice in accordance with the RZSAC Terms of Reference. The RZSAC held a public hearing in May 2014 and delivered its report in June 2014. It was gazetted on 9 October 2014.
- 2015** Council commenced work on its *Live Work Latrobe* in October 2015.

Latrobe: Zones that allow for residential development

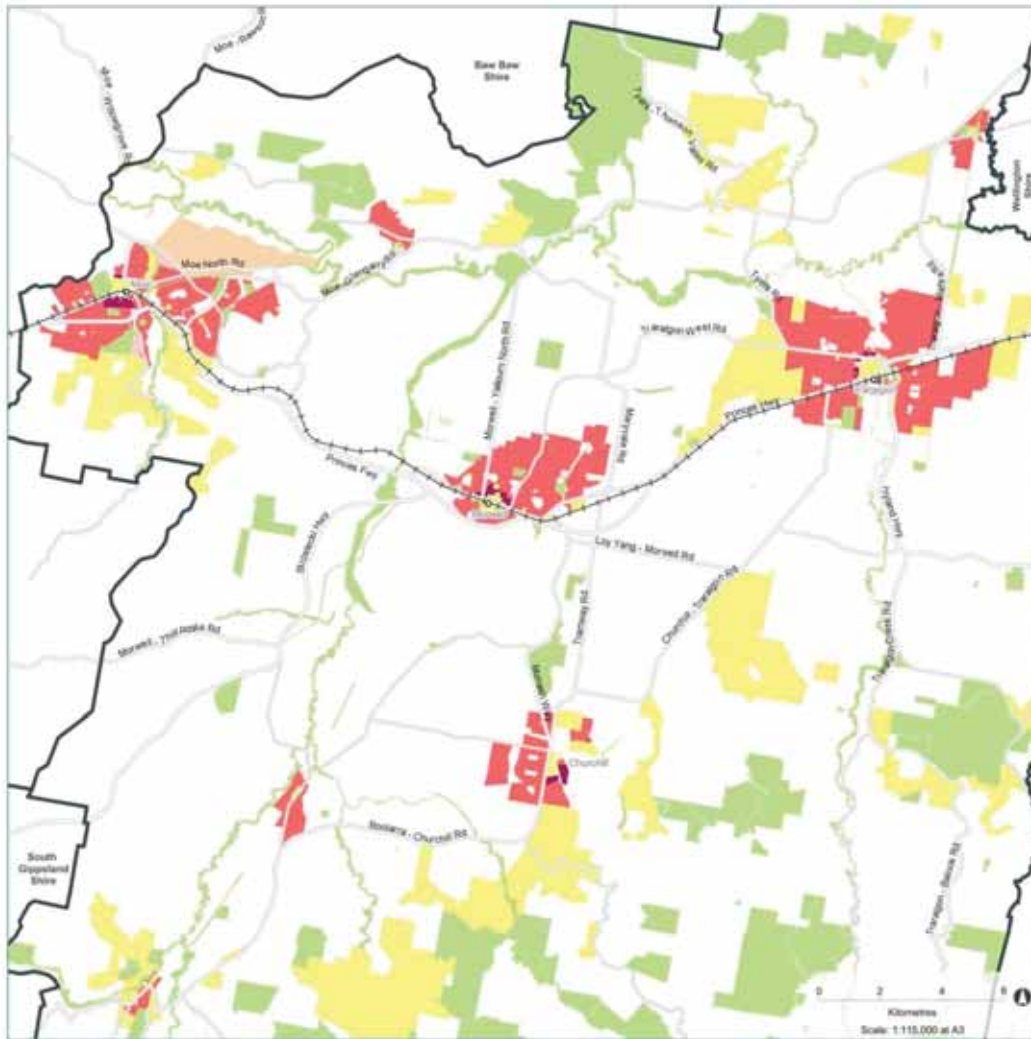


- Residential Growth Zone (RGZ)
- General Residential Zone (GRZ)
- Neighbourhood Residential Zone (NRZ)
- Other zones that allow for residential development*
- Urban Growth Zone (UGZ)
- Public land[^]
- LGA boundary
- Main roads
- ++ Railway and station



*May include one or more of the following zones:
ACZ, C1Z, CCZ, CZ, LDRZ, MUZ, PDZ, RAZ, RLZ, YZ
*Refer to glossary of terms

Moe, Morwell, Traralgon, Churchill: 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^
- LGA boundary
- Main roads
- Railway and station



*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 Latrobe Planning Scheme through Amendment VC116 and the Planning Scheme was further amended through Amendment C84.

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.

Latrobe: 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 Latrobe Planning Scheme

Amendment C84 applied the new residential zones to all land in the former residential zones. The main basis for the amendment was an extensive amount of local and state policy documents, including *Plan Melbourne* and the *Gippsland Regional Growth Plan, 2013*. The amendment applied the NRZ to areas identified for limited growth, the GRZ to areas identified for modest housing growth and diversity, and the RGZ to areas identified for new housing growth in and around activity centres.

Latrobe: New residential zones implementation

Amendment number	C84
Was it reviewed by the RZSAC?	Yes (Stage One)
Was it a 20(4) Amendment?	Yes
Gazettal Date	9 October 2015
Supporting strategic work	<i>Latrobe Planning Scheme</i>

Population and households

As at the 2011 Census, the population of Latrobe was approximately 74,000 residents at a population density of 13 persons per hectare.

By 2031 the municipality's population is expected to grow by 9,000 residents. Over this time population growth, combined with changing household composition, are expected to result in an increase of approximately 5,000 households.

Latrobe's projected annual average population increase of 0.6% compares to 1.2% for the whole of regional Victoria. The projected annual average growth rate is 1.4% for the 10 regional cities combined, 1.8% for metropolitan Melbourne, and 1.7% for the whole of Victoria.

Latrobe: Victoria in Future population projections

	2011	2031	Average annual increase
Estimated residential population	73,788	82,455	0.6%
Households	30,892	36,267	0.8%
Average household size	2.35	2.23	-0.3%

Source: *Victoria in Future, 2015*

Zoned land

Latrobe has applied all three of the new residential zones.

The GRZ has been applied to most of the existing urban areas of the four major towns of Moe, Morwell, Traralgon and Churchill, allowing for medium density and low density residential development. The GRZ has been applied to broadhectare areas on the fringes of these towns, and to most land in the smaller towns of Glengarry and Toongabbie.

The NRZ has been applied to small pockets of land in Traralgon and Moe to limit development. Most of these areas were already subject to planning controls that restricted development, such as the Floodway Overlay, the Land Subject to Inundation Overlay or the Heritage Overlay.

The 0.8% of residential land that has been zoned RGZ consists of a small number of individual sites and precincts around the four major town centres where high density development is encouraged.

The majority (59.6%) of residential land is zoned Rural Living Zone and has been applied to land close to the major towns and around smaller townships including Tyers, Jeeralang Junction, Hazelwood North, Hazelwood South, Yinnar South and Boolarra. The Rural Living Zone aims to limit development and maintain semi-rural character.

Latrobe: Zones that allow for residential development

	NRZ	GRZ	RGZ	RLZ	Other
Number of lots	336	30,407	1,203	2,709	2,172
Area (hectares)	58	4,050	96	6,982	1,093
% of total residentially zoned land	0.5%	33.0%	0.8%	56.9%	8.9%

The Low Density Residential Zone has been applied to land in Tyers, Churchill, Traralgon and Boolarra to ensure lot sizes are large enough to accommodate onsite sewerage retention, maintain the existing character of these areas, or to restrict development density.

The Commercial 1 Zone and the Mixed Use Zone have been applied to parts of the four major towns to provide for a mix of commercial and residential development.

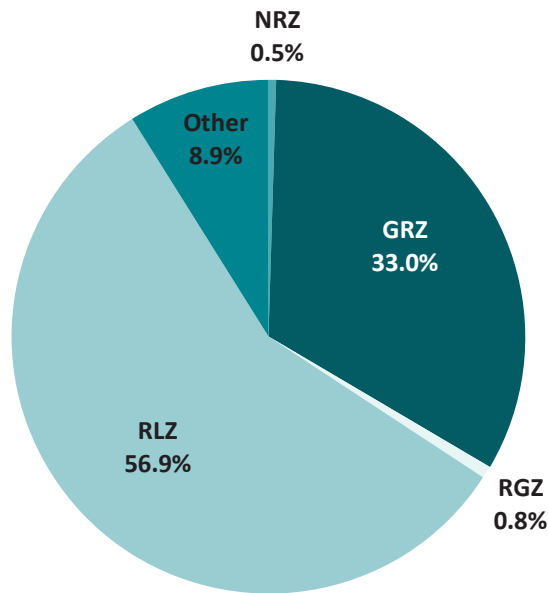
The 4.1% of residential land that is zoned Urban Growth Zone consists of a broadhectare area to the north of Newborough and south of Lake Narracan. A Precinct Structure Plan has been prepared to guide development of this land.

The Township Zone has been used in the municipality's smaller towns including Traralgon South, Boolarra, Tyers, Toongabbie and Glengarry to allow for a mixture of uses.

Latrobe: Other zones that allow for residential development

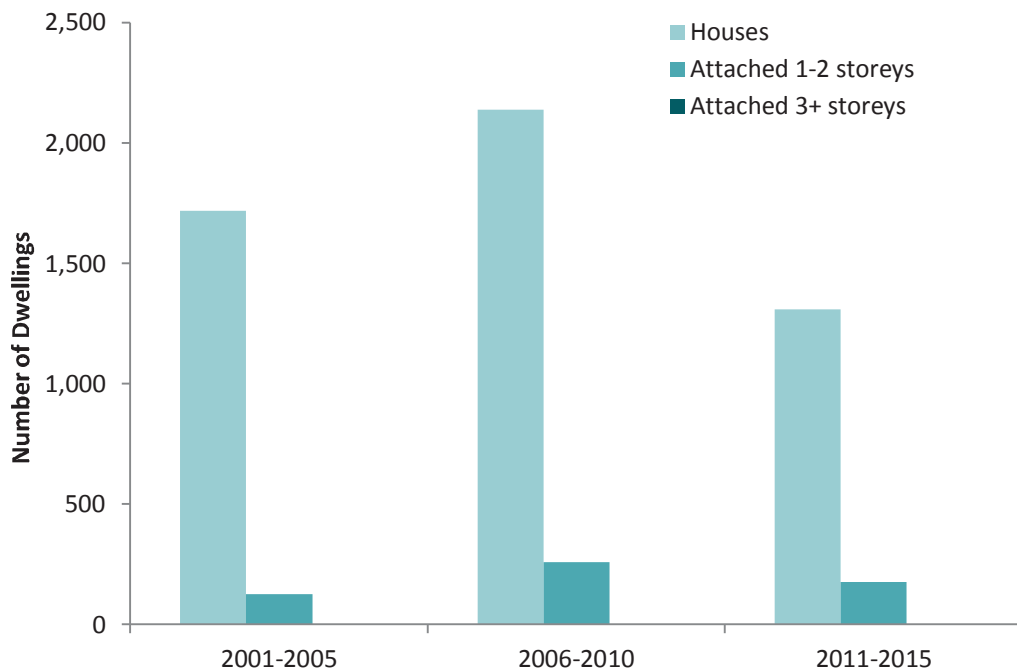
	C1Z	MUZ	LDRZ	TZ	UGZ
Number of lots	1,100	465	206	335	66
Area (Hectares)	100	57	327	100	509
% of total residentially zoned land	0.8%	0.5%	2.7%	0.8%	4.1%

Latrobe: Proportion of land in each zone



The majority of new dwelling construction in Latrobe consists of detached houses. With a large supply of broadhectare land still available in the Urban Growth Zone in the Lake Narracan Precinct, north of Newborough, and in the GRZ on the fringes of Moe, Morwell, Traralgon and Churchill, construction should be able to keep up with demand for some years. However, residential development approvals have declined over the last five years, so demand for new dwellings appears to be relatively low compared to the other municipalities discussed in this report.

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



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