Victorian Department of Transport and Planning updates:

Appendix A: Recent Victorian housing reforms - based on National Planning Reform Blueprint Progress Reports (September 2025)

Initiative	Start	End	National Planning Reform Blueprint Measure	Description
Plan for Victoria (PfV)	Feb-25	ongoing	2	PfV replaces the current metropolitan planning strategy, Plan Melbourne, and regional growth plans, with a new plan that covers the whole state for a 30-year timeframe. It is structured around five pillars: housing for all Victorians, accessible jobs and services, great places, sustainable environments, and self-determination and caring for Country. Regional growth boundaries will be developed to manage outward sprawl of regional towns and settlements and encourage more homes in the centre of town. 22 actions are identified in PfV. For example: Implementing housing targets for every Victorian local government area and implementing new controls to streamline planning in activity centres.
PfV housing targets	Sept-25	ongoing	2	PFV was implemented into all Victorian planning schemes in September 2025 and housing targets put in place for each local government area. As part of the implementation of PfV housing targets, the Victorian Government has developed a new digital tool, the Housing Capacity Assessment Platform (HCAP) to assist councils to assess the capacity of planning schemes to deliver on the housing targets and model the effect of proposed rezonings. HCAP has been rolled out to all Victorian councils.

Train and Tram Zone Activity Centre Program (TTZACP)	Oct-24	Jun-26	3,5	60 train and tram zone activity centres across metropolitan Melbourne have been chosen to deliver more homes close to public transport, jobs and services. Plans for the 60 centres have been finalised. Plans identify the best locations and types of homes within each activity centre. Along with associated planning scheme amendments, the plans propose new rules for building heights, setbacks, and other planning controls to allow more homes to be built there. This is supported by a Built Form Overlay (BFO) and Housing Choice and Transport Zone (HCTZ), introduced in February 2025 as the key planning tools to support housing growth in and around activity centres and other well-serviced locations.
Small second home planning permit exemption	Dec-23	ongoing	3,6	A small second dwelling with a gross floor area of 60 square metres or less (e.g. Granny flat) is exempt from requiring a planning permit in most residential and rural zones if specified requirements are met.
Making it easier to subdivide blocks and build new homes	Sep-25	ongoing	3	The Victorian Government has expanded the streamlined 10-business day VicSmart assessment process to apply to building two dwellings on a lot and for the subdivision of residential zoned land into two lots. Key criteria must be met to achieve the fast approval, such as siting, privacy and design standards. Heritage and environmental overlays still apply.
Priority precincts: Built Form Overlay (BFO) and Precinct Zone (PZ)	Feb-25	ongoing	3,5	Two amendments were introduced into the Victoria Planning Provisions to support priority precincts: A Built Form Overlay (BFO) and a new Precinct Zone (PRZ). The BFO is a streamlined overlay facilitating higher density development and the PRZ is a special purpose zone that provides a framework for the implementation of strategic work (such as structure plans and implementation plans) in priority precincts. The PRZ and BFO and accompanying schedules will facilitate substantial change in use and development in line with the defined role of that precinct; and support streamlined assessment.
Suburban Rail Loop (SRL)	Aug-23	Amendments finalised Jul-26	3	90km orbital rail loop that will link every major railway line from the Frankston line in Melbourne's south-east to the Werribee line in the west. The *Planning and Environment Act 1987* and *Suburban Rail Loop Act 2021* enable the Suburban Rail Loop Authority (SRLA) to function as a planning authority in declared areas around the SRL East stations, alongside local councils. This legislation enables SRLA to undertake structure planning, in consultation with the community, local government and other key stakeholders, to consider land use and requirements for services and amenity outcomes such as open space.

				Final structure plans and planning scheme amendments across the first six SRL East stations were finalised in July 2026.
Government land release and Small Sites Program	Sep-23	ongoing	3,5,6	Victoria's Housing Statement includes a commitment to unlock and rezone surplus government land across 45 sites in metropolitan Melbourne and regional Victoria. As part of this work, a target has been set of at least 10 per cent of affordable homes to be built across these sites. The Small Sites Program unlocks underutilised surplus government land to create more homes near jobs, transport, education and services. The program, launched in July 2024, covers 14 sites across Melbourne, Bendigo and Geelong, aiming to deliver up to 1000 new homes, including 10 per cent affordable housing.
Activate the Arden Precinct	Sep-23	2051	3	Arden Precinct is one of the priority precincts being redeveloped, to create housing near the new Arden Metro Station (which opened in Nov 2025). The intention is to partner with the private sector, industry and investors. A competitive market process is underway to select a development partner for the government owned land in the Arden Precinct, known as Arden Central, which is approximately 12 hectares of land located around the new Arden Metro station.
A 10 year plan for Melbourne's greenfields - New Precinct Structure Plans (PSPs)	Oct-24	2034	3	A 10-year plan for Melbourne's greenfields commits to the preparation of 27 Precinct Structure Plans (PSPs) over three time horizons to 2033-34 that will enable industry to deliver around 180,000 new homes. Staging provisions will be included in future PSPs as required to ensure infrastructure delivery keeps pace with development and land can be adequately serviced when it is released. Government will regularly review the future pipeline of greenfield land supply to make sure it is delivering housing choice in the right areas.
PSP streamlining	Oct-24	ongoing	3	As set out in the 10-year plan for Melbourne's greenfields, the Victorian Government is seeking to reduce PSP preparation timeframes by about a third. A PSP streamlining program is underway and several initiatives are already being delivered on the active program of PSPs to contain scope, simplify engagement, improve issue resolution and utilise alternative planning tools and pathways to reduce plan preparation timeframes.

Greenfield Subdivision Concierge	Jun-25	ongoing	3	The Greenfield Subdivision Concierge was established on 30 June 2025 to support councils and industry to unlock constrained zoned industrial, employment and housing land, as well as identifying and addressing issues preventing high yield zoned land from being developed.
Review existing PSPs	Oct-24	Dec-26	3	The Victorian Government will review existing PSPs that are not yet fully developed to understand opportunities for increasing the number and types of homes where there is sufficient planned infrastructure (transport, schools and community facilities) to support them.
Future Homes Program	Sep-23	ongoing	5	The Future Homes program offers a streamlined planning pathway for three storey apartment developments that utilise the adaptable Future Homes exemplar designs. The development must be located in either the General Residential Zone (GRZ) or Housing Choice and Transport Zone (HCTZ), and within 800 metres of an activity centre or passenger railway station.
Great Design Fast Track pathway	Apr-25	ongoing	5	The 'Great Design Fast Track' (GDFT) is a new fast-tracked pathway to promote, reward and expedite the construction of high quality, sustainable and innovative townhouses and apartment buildings (two to eight storeys comprising eight or more homes that demonstrate specified principles for great design). In April 2025, Amendment VC280 introduced Clause 53.25 GDFT into the Victoria Planning Provisions and all planning schemes. Decisions made under the GDFT cannot be appealed by third parties, such as neighbours, at the Victorian Civil and Administrative Tribunal (VCAT).
State Design Book	Oct-24	ongoing	5	The State Design Book complements the GDFT by showing examples of well-designed developments to provide confidence to developers and communities about the townhouses and apartments they can expect to see delivered through the GDFT. The Victorian Government will also help to get these well-designed buildings off the ground by securing government-owned land for innovative 'demonstration' developments. These demonstration buildings will then be made available to become homes for Victorians to buy or rent. The State Design Book includes three parts:

- **Part 1: Design Principles** - contains the GDFT Design Principles and gives guidance on how they can be interpreted
- **Part 2: Community Choice** - showcases 28 projects across Victoria as nominated by the community and selected by an independent panel of design experts
- **Part 3: University Showcase** – includes a selection of high-quality housing design work from Victorian university students

Built Form Overlay (BFO)	Feb-25	ongoing	5	The Built Form Overlay (BFO) and accompanying local schedules sets out specific design and built form requirements to facilitate the preferred scale of development in identified activity centres and priority precincts.
Housing Choice and Transport Zone (HCTZ)	Feb-25	ongoing	5	The Housing Choice and Transport Zone (HCTZ) facilitates a diversity of housing at increased densities in locations around identified activity centres and other well-serviced locations with convenient access to jobs, public transport and services.
Car Parking Reforms	Dec-25	Dec-25	5	Updated car parking requirements have been implemented across Victoria to better align car parking supply with access to public transport. Most car parking rates were reduced, particularly in areas with good public transport connectivity.
Full review and rewrite of the Planning and Environment Act 1987	Sep-23	Oct-27	5	Victoria's Housing Statement committed to undertaking a full review and rewrite of the *Planning and Environment Act 1987*. The *Planning Amendment (Better Decisions Made Faster) Act 2026* (Reform Act) received Royal Assent on 17 February 2026. The Reform Act introduces streamlined pathways for planning permits and planning scheme amendments that are proportionate to complexity, risk and the potential impacts of projects. It also establishes a new head of power for affordable housing contributions, a hierarchy for state and regional plans, and delivers reforms across referral processes, third-party appeal rights, restrictive covenants, enforcement powers, compensation legislation, Distinctive Area Landscapes, Registered Aboriginal Parties, Infrastructure Contributions Plans, and parliamentary scrutiny processes. Work is underway to implement these reforms in stages by no later than 29 October 2027, the default commencement date of the Reform Act.

Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025	Sep-23	Mar-25	5	The *Consumer and Planning Legislation Amendment (Housing Statement Reform) Act 2025* received Royal Assent on 18 March 2025. It implements Red Tape Commissioner recommendations to improve planning permit and amendment processes as well as streamline planning panel processes and proceedings before VCAT. The benefits of these reforms are likely to be minor for each relevant application, but when multiplied over the large number of permit applications and other activities the amendments relate to, they are expected to deliver significant benefits.
Unlocking Strategic Sites pathway	Sep-25	ongoing	5	The Development Facilitation Program was expanded to include a new Unlocking Strategic Sites pathway. The new pathway focuses on opportunities to unlock housing and employment opportunities on large, underutilised sites, including industrial or institutional sites, golf courses, racing tracks, and surplus government land. Following an EOI process a total of 19 sites have been chosen to be assessed under the program.
Commercial to Residential program	Mar-24	Mar-26	5	The Victorian Government has completed working with industry to explore the barriers to the conversion of commercial buildings for residential use. The program demonstrated the utility of assessing adaptive reuse proposals through the expedited pathways, however, it also highlighted that financial feasibility remains the core challenge in delivering adaptive reuse developments.
New Infrastructure Contribution System	Oct-24	ongoing	3,5	The Victorian Government has introduced a simpler and more flexible infrastructure contributions system for its Train and Tram Zone Activity Centres and SRL precincts. Under this new system, developers will pay standardised contribution rates for residential, commercial and industrial development to support the delivery of essential infrastructure required to accommodate future housing growth, including parks, community services, schools and transport infrastructure. The new system will commence in the initial 10 pilot activity centres and SRL East Precincts from January 2027 before expanding to additional train and tram zone activity centres from July 2027.
Government funded housing development	Dec-24	ongoing	6	Introduced in 2021, Clause 52.20 was established to expedite delivery of Big Housing Build projects by creating a permit exemption pathway for eligible government-funded housing developments delivered by or on behalf of Homes Victoria. In 2024, pathway eligibility was broadened to housing developments that are wholly or partly funded by either the Victorian or Commonwealth Government. Under the streamlined pathway the Minister for Planning issues a permit exemption and approves the project and plans, instead of the local council.

Significant Residential Development with Affordable Housing	Sep-23	ongoing	6	A state-led fast-track planning application pathway for Significant Residential Development with Affordable Housing at Clause 53.23 of the VPP. To be eligible residential development must include at least 10 per cent of the total number of dwellings to be affordable housing. Proposals are assessed through the Development Facilitation Program.
Land Coordinator General	Jan-23	ongoing	6	Established a Land Coordinator General (LCG) to act as a single-entry point into government, to coordinate significant projects across departments which meet the Victorian Government's housing and growth policy objectives.
Establish a new dedicated case management team	Sep-23	ongoing	6	As part of the 'Clear the Backlog' initiative in Victoria's Housing Statement a new team was established to work with project proponents, local councils, and referral agencies to resolve issues delaying council decision-making and avoid projects ending up at VCAT.
Regional Planning Hub and the Rural and Regional Planning Cadet Program	2022	ongoing	6	Initially launched in 2021, the Regional Planning Hub provides direct statutory and strategic planning support to regional councils, helping manage peak workloads and progress priority developments. The Regional Planning Hub also supports the Rural and Regional Planning Cadet Program to build long-term workforce capacity and address skill shortages by subsidising the training of new planners in rural and regional councils.
Townhouse and Low-Rise Code	Mar-25	ongoing	6	The codification of residential development standards commenced in September 2023 following the release of Victoria's Housing Statement. The introduction of the Townhouse and Low-Rise Code implemented new 'deemed to comply' standards for assessing multi-residential developments of three storeys or less and formed a key part of the broader codification program. Planning applications that are 'deemed to comply' with these standards, benefit from a faster and more certain permit process. Where all the applicable standards are met, there will be no third party right of appeal (objector appeal).
Single dwelling rules	Sep-23	ongoing	6	Amended the Victoria Planning Provisions and relevant planning schemes to remove the ability to specify a permit requirement to construct or extend one dwelling or construct or extend a fence within 3 metres of a street on a lot of

				between 300 to 500 square metres. Also allowed for single dwellings on lots less than 300 square metres to qualify for the VicSmart permit process – meaning permit applications will be decided in 10-days.
Single Home Code	Aug-25	ongoing	6	Introduces new 'deemed to comply' residential development planning assessment provisions to single dwelling development at clause 54. If applicable standards are met, no further assessment is required and the application cannot be refused based on that requirement. If a development meets all applicable standards there are no third-party appeal rights.
Mid-Rise Code	Mar-26	ongoing	6	Introduces new 'deemed to comply' standards for four-to-six storey residential development. This allows faster permits and greater certainty for mid-rise apartment buildings if they meet new design quality and street amenity standards. Under the deemed to comply pathway, there will be no right of appeal process for planning applications that meet these standards.
Environment Effects Statement (EES) Reform	Dec-24	Mar-26	6	The Victorian Government has progressed a range of initiatives to streamline processes and support proponents. This includes launching the new EES digital system into modernise the process, developing new advisory notes and in-system support, introducing new focused risk-based scoping requirements, new streamlined model for Technical Reference Group (TRG) agency engagement, and focused terms of reference for EES Inquiries. Collectively these initiatives increase efficiency of EES assessments under the *Environment Effects Act 1978*. DTP has also normalised and increased the use of Environment Reports.