

LIBERAL
VICTORIA

THE NATIONALS
for Regional Victoria

More Homes, More Choice.

A new plan to restore the
dream of home ownership.



A Fresh Start
for Victoria

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**A new plan to restore the
dream of home ownership.**

1. Fast-tracking home building in existing, identified growth areas.

The Government's focus on in-fill development in existing suburbs has left new growth areas neglected.

This has reduced access to family homes and affordable land, limited housing choice and pushed up prices by artificially restricting the supply of serviced lots.

At the centre of the problem is a Precinct Structure Planning (PSP) system defined by delay, fragmentation and excessive regulation. Precincts are currently taking up to a decade to progress, with some commencement timelines stretching into the late 2030s.

Meanwhile, Growth Areas Infrastructure Contribution (GAIC) revenue is being withheld instead of reinvested into the communities where it is collected.

A Liberal and Nationals Government will:

- Set clear end dates from commencement for all PSPs to enable proper sequencing and timely delivery in new suburbs
- Ensure GAIC revenue is spent on infrastructure in the communities from which it is collected and allow it to be directed to earlier delivery of roads, schools, utilities and community facilities
- Introduce industry-led PSPs to speed up land release and deliver housing supply
- Implement statutory timeframes on outcomes from referral agencies.

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An aerial photograph of a suburban street in Victoria, Australia. The street is lined with houses featuring prominent red-tiled roofs. Green lawns and trees are visible between the houses. Several cars are parked along the street. The lighting suggests it's either early morning or late afternoon, with long shadows cast across the road.

Our plan will
offer more
housing
options to
give every
Victorian
the best
opportunity
to own their
own home.

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2. Rejuvenate Melbourne CBD as a place to live and work

Demand for inner-urban living from young professionals, downsizers, students and small households remains strong. But supply has not kept pace. Only 1,400 new apartments were completed in the inner city in 2024, less than half the long-term annual average of 3,600.

A Liberal and Nationals Government will:

- Expand the Capital City Zone (CCZ) into targeted parts of the inner city surrounding the CBD to enable additional, well-connected housing growth

The Capital City Zone expansion will:

- Build on the principles of certainty, streamlined approvals and mixed-use flexibility that apply in the CCZ, while tailoring built-form controls to the local context
- Enable residential growth in inner-city areas already serviced by public transport and strong connectivity
- Introduce a stepped built-form transition, with higher density closest to the CBD core and progressively scaling down toward established neighbourhoods
- Integrate increased density with heritage and neighbourhood character through appropriate setbacks, streetscape treatments and design standards
- Apply to areas including North Melbourne, Fishermans Bend, Southbank, Parkville and northward into the City of Yarra.

We will also build on the National Employment and Innovation Clusters (NEICs) identified in Plan Melbourne 2017–2050 by unlocking underutilised urban renewal precincts in the following key strategic areas including:

- East Werribee
- Maribyrnong Defence Site
- Central Dandenong
- the Monash University and La Trobe University precincts.

“My team has a plan to improve housing affordability by releasing more land, bringing greater density to the inner city, protecting the voice of local residents and supporting growth in our regions.”



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3. Restore the Local Voice to Planning in Middle and Outer Suburbs

Melbourne's suburbs are characterised by detached family homes, backyards, open space, local schools and a strong preference for suburban living. Residents have chosen distance from the CBD in exchange for space and stability.

Labor has imposed high-density development across established suburbs, regardless of local character, infrastructure capacity or community support. It overrides councils and applies a one-size-fits-all approach.

A Liberal and Nationals Government will restore local planning control and return decision-making to local communities.

To ensure that local amenity is maintained and services grow alongside population increases, we will support densification where councils and local communities determine it is appropriate.

Councils across Victoria already have structure plans and housing strategies in place, many developed through extensive community consultation and informed by detailed knowledge of local capacity. And broadly speaking, a combined housing growth across all 79 council area structure plans, exceeds the total of Labor's targeted activity centre program, which only targets a handful of council areas.

These structure plans set out how to deliver greater housing supply in sensible ways, providing the choice of housing Victorians want.

A Liberal and Nationals Government will:

- Endorse and support existing council structure plans developed through community consultation
- Support improved design standards that provide certainty for developers while ensuring outcomes are not incongruent with neighbourhood character
- Require genuine community consultation to amend local planning schemes.

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4. Building new homes in our regional Centres

A Liberal and Nationals Government will support housing growth across regional Victoria by working directly with each regional council to identify local opportunities, infrastructure requirements and delivery pathways.

Growth must be locally supported, community-led and genuinely achievable, delivered at a rate that is sustainable and meets the needs of regional communities and the regional centres of Geelong, Bendigo and Ballarat.

Across regional Victoria, there are outstanding and unprogrammed PSPs with the potential to unlock up to 50,000 new homes. We will work with each council to ensure the right settings are in place to unlock housing supply, particularly where there is existing planning work ready to proceed.

A Liberal and Nationals Government will:

- Work with each regional council to identify opportunities and infrastructure requirements to support new housing development
- Unlock and fast-track delivery of the outstanding and unprogrammed PSPs capable of delivering up to 50,000 new homes
- Encourage the revitalisation of the major regional CBDs of Greater Geelong, Ballarat and Bendigo, recognising their full economic and housing potential
- Support the accelerated delivery of regional housing over the next 10 years in partnership with regional councils.

“Only the Liberals and Nationals have a comprehensive plan to grow all of our state and providing Victorians choice as to where and how they live.”

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To get more families
and young Victorians
into homes, we need
a new plan to cut red
tape, reduce costs
and make it easier to
build in Victoria.

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