

Better homes

Better for neighbours

Better for the environment

FUTURE
HOMES



“Raising the standard of design for Melbourne’s apartments to better meet the needs of residents and communities”



Exemplar Design B



Exemplar Design D

The Future Homes story

Victoria's population is growing so we need high-quality, liveable and sustainable housing options for more people in areas where they want to live.

Future Homes will produce diverse apartments that are better homes for occupants and will be better neighbours for those living next door.

Exemplary design

Future Homes are high-quality, three-storey apartments that exceed current planning and building regulations.

The competition-winning designs were selected by an expert panel and further developed with specialist consultant input. The Victorian Design Review Panel also provided independent expert advice on the designs, a level of review that is rarely applied to proposals of this scale.

Mandatory controls

Future Homes applications can only be considered in areas where gentle increases are encouraged by state and local policy.

Future Homes applications are assessed against 13 mandatory planning controls that go beyond typical apartment standards, including:

- canopy trees
- communal open space
- solar access to communal open space
- sustainability*
- adaptability: *
- accessibility: *
- functional rooms
- room depths
- light filled bedrooms
- ventilation *
- storage
- car parking
- bicycle parking *

* Indicates above current standards

Current mandatory building height and garden area requirements under the General Residential Zone continue to apply and cannot be varied.

Rigorous approval process

Prior to lodgement of a planning application with council, each application is first reviewed by the Department of Transport and Planning (DTP), including the Office of the Victorian Government Architect. DTP's involvement in the approval process ensures that the design integrity of each project is upheld while it is adapted to site.

Community voice

The views of neighbours are important. All adjoining neighbours can provide feedback to council on an application and can make objections relating to mandatory controls and overlays that may affect the site. Third party appeal rights will only apply where a site is affected by an overlay.

For more information please visit: www.planning.vic.gov.au/guides-and-resources/strategies-and-initiatives/future-homes

