

Responses to questions / matters taken on notice

1. Economic research that shows increase in housing supply puts downward pressure on prices

Some economic research that deals with the concept of increasing housing supply increasing general affordability, consistent with the principles of rising tide economics has informed Government's decision making.

The following reports / submissions are provided for reference:

- Daley, J and Coates, B (2018) Housing Affordability – Reimagining the Australian Dream
- Coates, B and Crowley, T (2021) How to make housing more affordable
- Ong VirforJ, R and Leshiman, C (2024) The economics of housing supply: Key concepts and issues

2. Number of dwellings to be added to each pilot centre

Below is a summary of the residential growth projections included in the Activity Centre plan:

Activity Centre	Dwelling increases as per AC Plan
Broadmeadows	3,000
Camberwell Junction	7,500
Chadstone	3,800
Epping	9,800
Frankston	4,000
Moorabbin	5,000
Niddrie	3,400
North Essendon	5,100
Preston	10,200
Ringwood	8,200
Total	60,000

3. SAC report

The following link is to the Activity Centres Standing Advisory Committee report : [Activity Centres Standing Advisory Committee](#)

4. Growth projections

Victoria is growing strongly as it's an attractive place to live, work, study and invest. The population just passed 7 million people and is projected to be more than 10 million by the middle of the century.

To meet the housing needs for future Victoria the Housing Statement identifies the need for 2.24 million additional homes.

It is important that sufficient capacity for new homes is identified in planning schemes to meet future needs. To ensure that planning schemes identify sufficient capacity a *Plan for Victoria* sets out housing targets for every local government area across Victoria, specifying their share of the extra 2.24 million homes identified in the Housing Statement.

Simply projecting historic growth patterns (the current policy approach) or devolving the task of planning for needs of the state to individual councils or groups of councils runs the risk that insufficient capacity will be provided in suitable locations.

A *Plan for Victoria* undertook significant modelling based on the fairest, most sensible way to work out where new homes should be located:

- prioritise locations well-provided with jobs, shops, public transport and community facilities and services
- channel some growth away from Melbourne to provide the benefits of growth to communities in regional cities and towns
- protect natural values and Traditional Owners' culture and values
- understand and manage environmental risks (such as flooding, rising sea levels and bushfires)
- maintain our agricultural areas.

The targets will ensure that every planning scheme identifies enough realistic opportunities for new development to deliver the targeted number of homes.

The Government will work with councils to make the necessary changes to planning schemes, particularly to zones and overlays and how they are applied, so the targets are met.

Sub targets have been identified for greenfield land for metropolitan Melbourne's growth area councils. These sub targets recognise the different planning processes required to realise development on greenfield land compared to non-greenfield land. The regional councils of Greater Geelong, Greater Bendigo and Ballarat also have sub-targets for greenfield land that moves them closer to building 70 per cent of homes in their existing urban areas. The greenfield land sub-targets for the Greater Geelong and Ballarat regional councils represent a 40 per cent share of total new dwellings to 2051 due to local circumstances.

DTP can provide links to publicly available information if required.

5. Derivation of tree canopy cover for VC 267

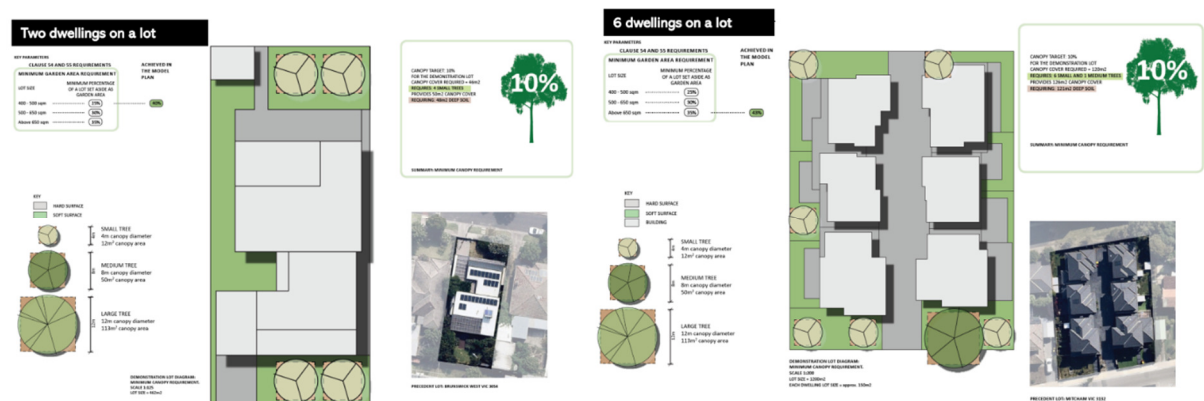
Plan Melbourne, the predecessor to the current *Plan for Victoria* adopted the policy to “Support a cooler Melbourne by greening urban areas, buildings, transport corridors and open spaces to create an urban forest”.

A key implementation action introduced in 2017 included a major update to apartment development provisions to mitigate against the loss of tree canopy cover and maintain permeable surfaces as a result of urban intensification

Revisions to the apartment standards in 2021 applied a 5% canopy cover standard for sites 1000 square metres (sqm) or less, and 20% canopy for sites greater than 1000 sqm, scaled up based on lot size.

The recent reforms as part of the *Low rise and townhouse code* are based on these standards, but apply them more broadly to cover townhouse developments, in addition to apartments of four storeys or less.

The previous tree canopy standards have been adjusted because testing against a range of different development types indicated increasing canopy cover standards from 5% to 10% for developments on lots 1000sqm or less, was feasible.



Increased canopy coverage can be accommodated within the existing 20% permeable area requirements in planning schemes, so will have limited implications for delivery of new housing developments. Raising canopy cover beyond 10% for smaller lots was not supported because it would increase design trade-offs including capacity to configure space on the lot to provide decks, paths and safe building access.

The new standard does not work in isolation. It has interrelationships with other standards which for example support areas in which a canopy tree can be planted such as street setback, side and rear setbacks, site coverage (which varies depending on zones) and private open space.

6. Examples of the use of 20(4) of the Planning and Environment Act 1989

20(4) amendments analysis: 1 January 2024 to 28 April 2025

Amendments

During the period **24** x VC amendments were gazetted. All were exempt from sections 17, 18 and 19 of the P&E Act as either:

- **20** x 20(4)
 - **4** x 20A

Of the 20(4) amendments:

- **12** x contain an element of ‘new’ policy (including the 3 amendments that are the subject of the inquiry)
- **5** x introduced broadly administrative or consequential changes.
- **3** x extended existing time-limited controls

(All 20(4) amendments are listed in the tables below. Some introduce more than one initiative.)

Consultation

For **all** 20(4) amendments, a degree of consultation was carried out before approval. Consultation may have been external, internal, targeted or carried out by another government agency as summarised below.

For the amendments containing an element of ‘new policy’ (excluding the amendments subject to the inquiry):

- **4** x underwent a targeted external and internal consultation (whether conducted through planning or through a separate agency process) (VC250, VC280, VC281, VC251)
- **3** x underwent internal government and/or agency consultation (VC261, VC273, VC269)
- **1** x underwent a combination of external and internal according to initiative (VC254)
- **1** x was introduced due to direct stakeholder advocacy (VC259)

For the amendments that introduced largely administrative or consequential changes:

- **3** x introduced changes that were driven by amendments or updates to other legislative or regulatory instruments (VC237, VC262, VC263)
- **2** x introduced changes the complete the introduction of another amendment (VC249 and VC276).

For the **3** x amendments that extend existing controls, all were originally introduced due to emergency or urgent circumstances based on stakeholder needs (VC266, VC270, VC272).

List of amendments that contain an element of ‘new’ policy

VC	Gazettal date	Topic
VC250	1/1/2024	Gas Prohibition
VC251	17/04/2025	Royal Exhibition Building

VC254	12/2/2024	State Projects (Commonwealth Games), Signs in Transport Zone, Bulleen Precinct LUFP, Proof of continuous use
VC257*	25/2/2025	New Built Form Overlay and Housing Choice and Transport Zone
VC259	28/3/2024	Dependent person's unit transitional provisions
VC261	4/4/2024	DFP and renewable energy
VC267*	6/3/2025	Codification (clauses 55 and 57), ESD
VC269	3/12/2024	Future Homes (operational improvements)
VC273	19/12/2024	Government funded housing development
VC274*	28/2/2025	New Precinct Zone
VC280	7/04/2025	Great Design Fast Track
VC281	14/04/2025	Birrarung (Yarra River) protection

*Subject of the inquiry

List of administrative/consequential amendments

VC	Gazettal date	Topic
VC237	14/1/2025	Omnibus
VC249	15/1/2024	Development contributions -small second dwellings
VC262	16/8/2024	Bushfire prevention notices – to reference Fire Rescue Vic Act
VC263	22/11/2024	Onsite wastewater management guidelines, Schedule 5 of the Catchment and Land Protection Act 1994 & Water quality
VC276	2/4/2025	Clause 55 Local schedules

List of amendments that extended existing controls

VC	Gazettal date	Topic
VC266	3/3/2025	Dependent person's unit transitional provisions extension
VC270	11/10/2024	Outdoor dining extension
VC272	18/12/2024	Bushfire post-emergency reconstruction time extension