



Victorian Legislative Council Inquiry into VPP Amendments VC257, VC267 and VC274

Presentation, 29 April 2025

What is VPELA?

- Victorian Planning & Environmental Law Association
- 1200+ members from the planning, legal and environmental fields:
 - Planners, planning lawyers, economists, engineers, urban designers, architects, environmental consultants, heritage architects, archaeologists, ecologists, etc
- Public and private sector members
- Focus on professional development and networking
- Not a lobby group, but make submissions on policy and implementation

What do the Amendments do?

VC257	Introduces the HCTZ & BFO	Does not apply the HCTZ or BFO to any specific land
-------	---------------------------	---

VC267	Introduces and applies the Townhouse and Low-rise Code to residential zones	Does not change where medium-density housing can occur or its height
-------	---	--

VC274	Introduces the PRZ	Does not apply the PRZ to any specific land
-------	--------------------	---

What are the positives?

- Increased infill housing supply and affordability—greater certainty and streamlined planning approval *for compliant development*
- Enable a fairer State—more diverse housing in well-serviced locations
- Enable a more economic State—reduced need for infrastructure in growth areas
- Enable a more sustainable State—increased public and active transport
- Enable a more efficient living environment—reduced travel time

What are the negatives?

- Loss of effect of CASBE council ESD policies on compliant medium-density housing applications
- Risk of increase in declaration and cancellation VCAT proceedings
- Abandonment of planning scheme amendments 'on foot'
- Tree canopy cover requirement in Townhouse and Low-rise Code not aligned with Plan for Victoria

What else could be done to meet housing needs?

- Review application of the NRZ
- Reduced taxes and charges
- More housing delivered by government
- Greater utilisation of surplus government land
- Review of alternatives to Stamp Duty
- Support for modular and prefabricated housing