

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?



| es not apply the HCTZ BFO to any specific land |
|---|
| es not change where dium-density housing noccur or its height |
| es not apply the PRZ to / specific land |
| |



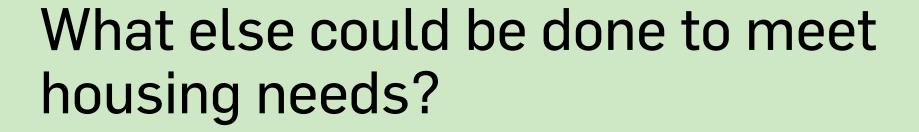


- Increased infill housing supply and affordability—greater certainty and streamlined planning approval for compliant development
- Enable a <u>fairer</u> State—more diverse housing in well-serviced locations
- Enable a more <u>economic</u> State—reduced need for infrastructure in growth areas
- Enable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





- Loss of effect of CASBE council ESD policies on compliant mediumdensity 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





- 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