

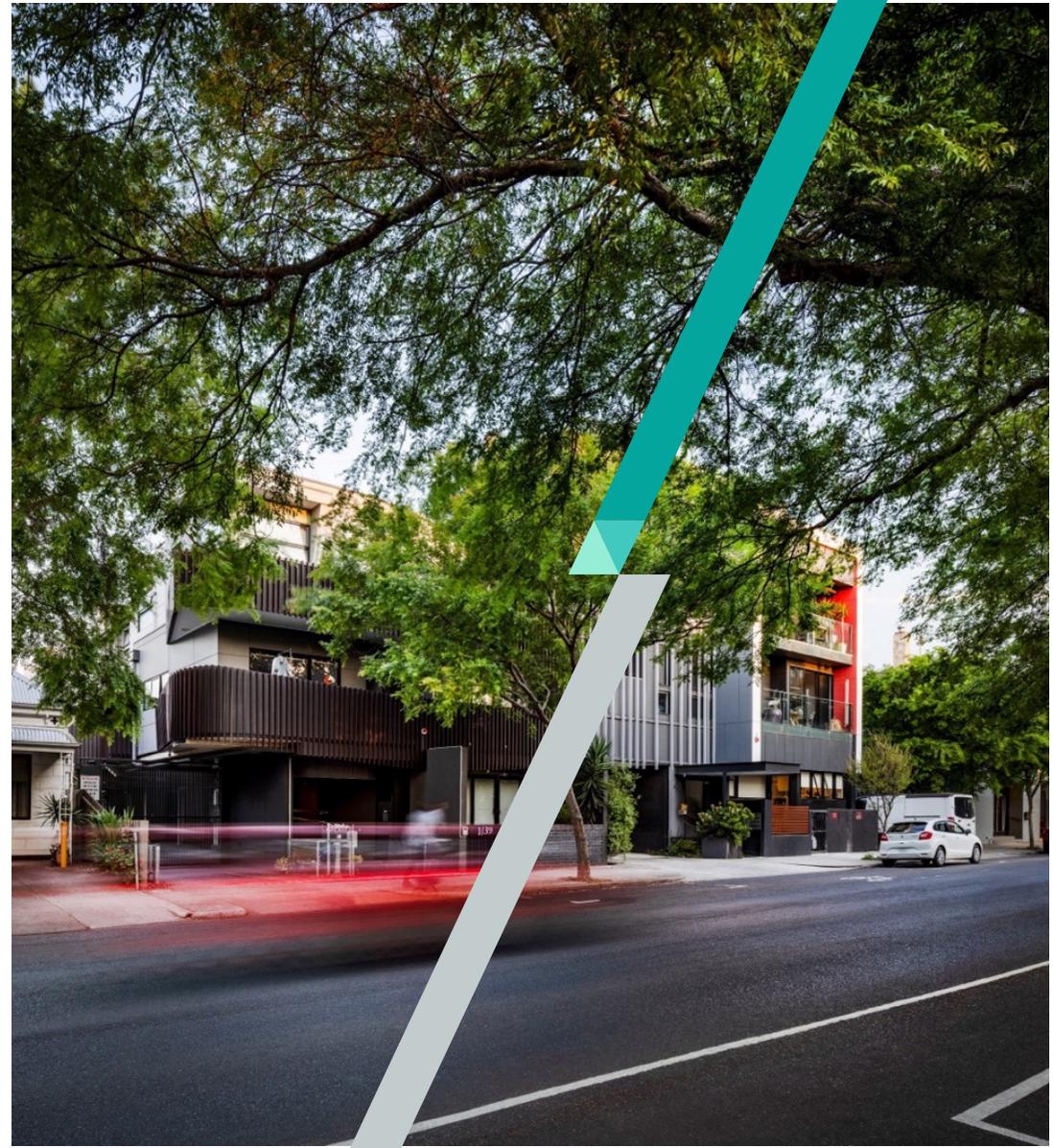


Department  
of Transport  
and Planning

# Presentation to Select Committee Hearing

DEPARTMENT OF TRANSPORT AND PLANNING

APRIL 2025





# Acknowledgement of Country

I would like to acknowledge the Traditional Owners of the Land on which we are meeting on today; the Wurundjeri people. I pay my respects to their Elders past, present and extend that respect to all Aboriginal and Torres Strait Islander people here today.

# Housing Statement – The Decade Ahead 2024-2034

Housing Statement signals the need for increased housing supply and outlines a range of initiatives to increase more homes for Victorians.



**Reforming Victoria's  
planning system**



**Increasing housing close  
transport, roads, hospitals  
and schools they need**

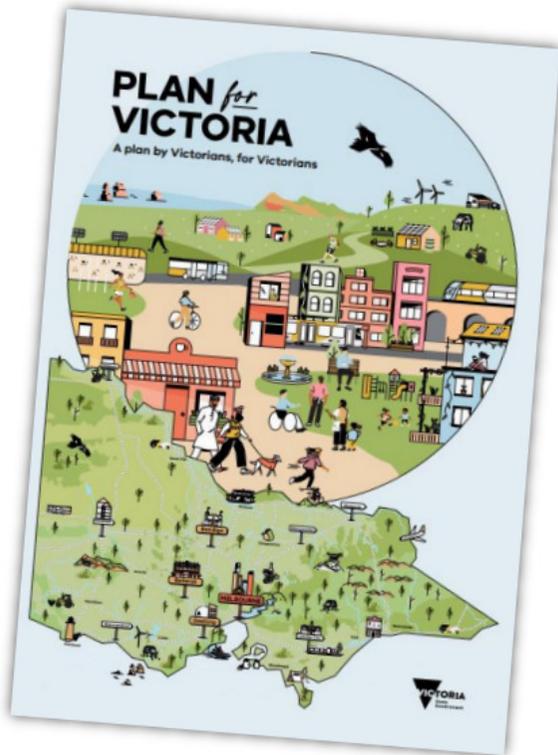


**Delivering a long-term plan  
to guide Victoria's growth  
and reviewing the Act.**



**Delivering vital community  
infrastructure in places  
where people want to live**

# Plan for Victoria



## **Pillar 1: 'Housing for all Victorians:** *Delivering sufficient affordable homes for all Victorians*



- ✓ **More homes**
- ✓ **Greater diversity**
- ✓ **Affordable and fair housing**
- ✓ **More housing and choice across regional Victoria**
- ✓ **Innovative building solutions**

- Provide all Victorians with a choice of a well-designed home at an affordable price and close to daily needs.
- Provide more choices and opportunities and close to family, jobs, shops, public transport and community facilities and services at all stages of life
- Identifies the Activity Centre Program as a core initiative
  - Action 2 - Implement new planning controls to streamline planning in activity centres
  - Action 18 - Improve the environmental sustainability of development

# Objectives of Planning

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## The objectives of planning in Victoria are set out in section 4(1)

- a) to provide for the fair, orderly, economic and sustainable use, and development of land
- b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity
- c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community
- f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e)
- fa) to facilitate the provision of affordable housing in Victoria
- g) to balance the present and future interests of all Victorians.

# Victoria Planning Provisions

## Part 1A of the Act sets out enabling provisions for the establishment of the Victoria Planning Provisions (VPP)

- The purpose of the VPP is to:
  - provide a consistent and co-ordinated framework for planning schemes in Victoria.
  - provide a statewide reference, used as required, to construct a planning scheme.
- It is a statutory device to ensure that consistent provisions for various matters are maintained across Victoria and that the construction and layout of planning schemes is always the same.
- The process for preparing and amending the VPP is the same as that for preparing and amending a planning scheme.

### The key components of the VPP are:

**Purpose and vision** – clause 00

**Planning Policy Framework** – clauses 10–19

**Zones** – clauses 30–37

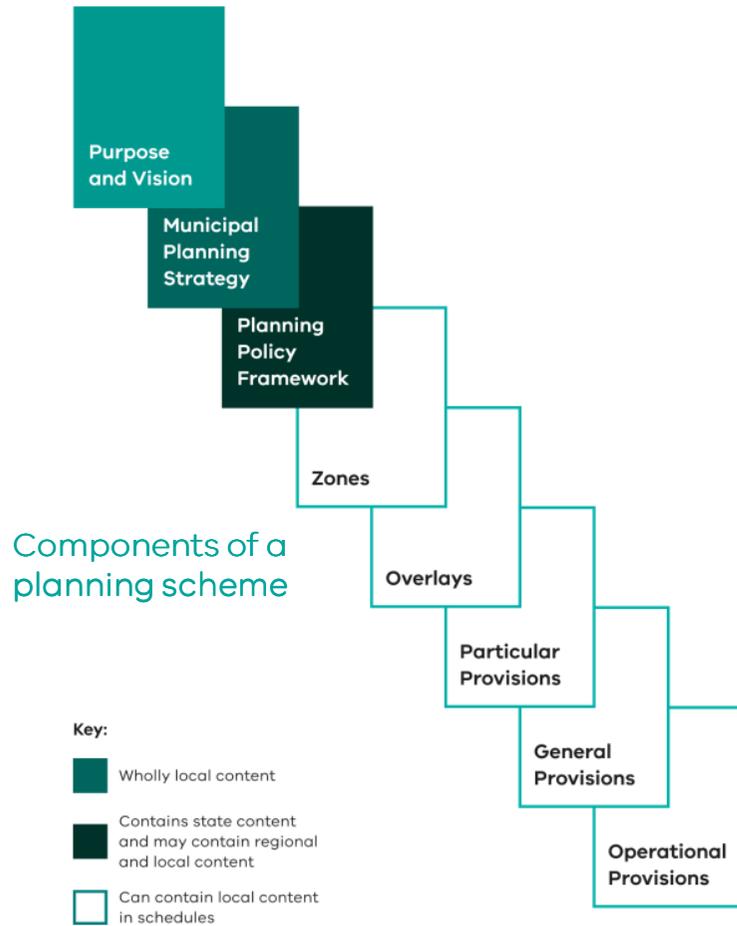
**Overlays** – clauses 40–45

**Particular provisions** – clauses 50–59

**General provisions** – clauses 60–67

**Operational provisions** – clauses 70–74.

# Structure of Planning Schemes



*A planning scheme must seek to further the objectives of planning in Victoria*

*A planning scheme must comply with the requirements of the Minister's direction on 'The form and content of planning schemes'*



Planning Policy Framework (PPF)  
Provides the planning policy content of a planning scheme and includes statewide, regional and local planning policies

# Amendment of Planning Schemes

## The process for amending planning schemes is set out in Part 3 of the Act.

### The role of the Planning Authority

*A planning authority is any person or body given the power to prepare a planning scheme or an amendment to a planning scheme.*

- The Minister is a planning authority and prepared amendments VC257, VC267 and VC274.

### Ministerial Directions

*In preparing an amendment, a planning authority must have regard to the Minister's directions*

- The direction of most relevance to Amendments VC257, VC267 and VC274 is Direction no. 11 – Strategic assessment of amendments
- The explanatory reports for Amendments VC257, VC267 and VC274 each include a statement in accordance with this requirement.

### Exhibition and Notice

*Division 1 of Part 3 of the Act sets out the exhibition and notice requirements for an amendment*

- The Act specifies the persons who must be given a copy of an amendment; what documents must be made available for inspection; and; what notice of an amendment a planning authority must give.
- Under section 20(4), the Minister may exempt himself or herself from any of the notice requirements.
- The Minister exempted herself from these requirements for Amendments VC257, VC267 and VC274, and while not a requirement of the Act, published written reasons for that decision.

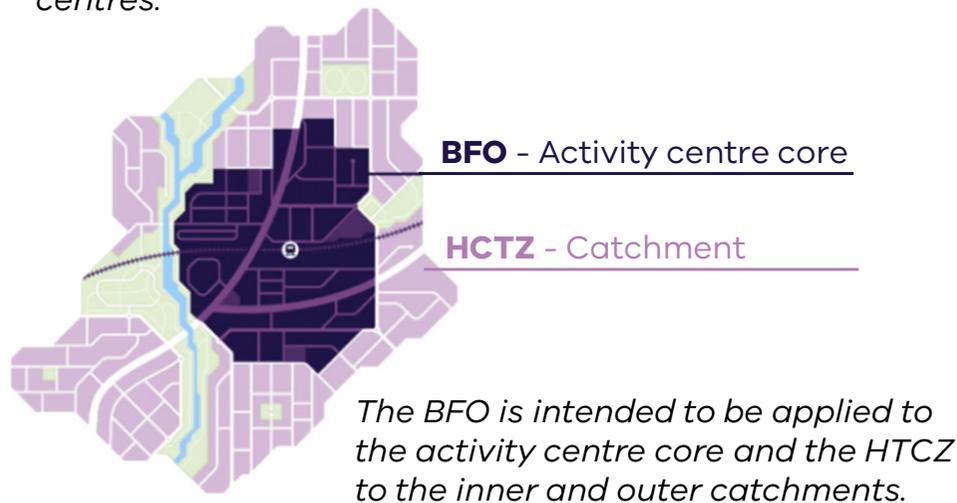
# Planning Scheme Amendments



# Planning Scheme Amendment VC257

## What does Amendment VC257 achieve?

1. Inserted the Housing Choice and Transport Zone (**HCTZ**) and the Built Form Overlay (**BFO**) into the VPP.
2. Made consequential changes to the VPP and all planning schemes to give effect to the HCTZ and BFO.
3. *Amendment VC257 did not apply the HCTZ or BFO to any land, however, Amendment GC252 was recently approved to amend 12 metropolitan planning schemes to apply the HCTZ and BFO in relation to 10 activity centres.*



## Key Features

The Amendment supports the development of additional housing in and around activity centres and other well-serviced locations.

### Housing Choice and Transport Zone

- Enables a diversity of housing in the catchments, and other well-serviced locations with convenient access to jobs, public transport and services.
- Does not introduce any changes to planning approval pathways.
- Intended to apply to existing residentially zoned land.

### Built Form Overlay

- Standardises planning controls in activity centre 'cores'.
- Will be used to specify building heights and design rules.
- Introduces a new streamlined planning pathway to allow more homes to be built faster, including exemptions from all notice and review provisions.

# Planning Scheme Amendment VC257

## How does the amendment implement the objectives of planning in Victoria?

The HCTZ and BFO will provide certainty to communities, land owners and the development industry and a streamlined assessment process for permit applications that will contribute to addressing Victoria's current and urgent housing supply and affordability needs.

When applied to land, the HCTZ and BFO will:

- support the implementation of state policy objectives to facilitate well-located, integrated and diverse housing that meets community needs
- provide social benefits by facilitating the delivery of more housing close to jobs, transport and services
- support improved housing affordability by facilitating additional housing supply and choice of housing type to meet the needs of households
- economic benefits for state and local economies.

### The Amendment gave effect to the following objectives

- ✓ to provide for the fair, orderly, economic and sustainable use, and development of land
- ✓ to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- ✓ to facilitate development in accordance with the above two objectives
- ✓ to facilitate the provision of affordable housing in Victoria
- ✓ to balance the present and future interests of all Victorians.

# Consultation on Planning Scheme Amendment VC257

**Extensive consultation on the 10 pilot activity centres with more than 10,000 responses from communities, councils and industry**



## **Phase 1 Activity Centre consultation**

Community engagement (Phase 1) undertaken in March-April 2024 and focused on local place



## **Phase 2 Activity Centre Program consultation**

Community engagement (Phase 2) undertaken August - September 2024  
Draft plans for the initial 10 Activity Centres released for community feedback.



## **Targeted engagement with councils and industry**

Targeted engagement on new planning tools with local government, industry peaks and planning stakeholders



## **Activity Centres Standing Advisory Committee**

Minister for Planning referred key matters to the Activity Centres Standing Advisory Committee (SAC).  
The SAC recommendations informed the draft Activity Centre Plans

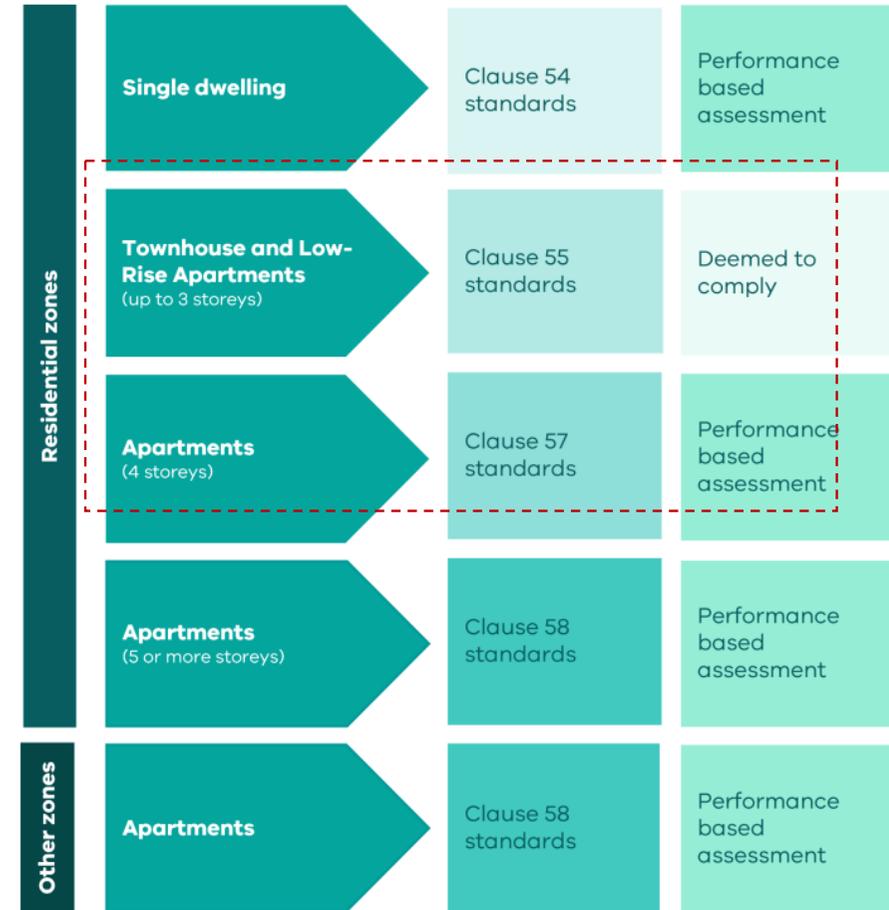
# Planning Scheme Amendment VC267

## What did Amendment VC267 do?

1. Replaced clause 55 (ResCode) with a new clause 55 -Townhouse and low-rise code (applies to applications up to three storeys).
2. Replaced clause 57 with a new clause that applies to applications of four-storeys.
3. Made various consequential amendments to residential zones and schedules to residential zones.

## Key Features

- Facilitates quicker and more efficient decision making through a new deemed to comply pathway. If applicable standards are deemed to be met, the application is exempt from the third-party review rights in Act.
- Provides greater transparency and certainty for applicants, decision makers and the community about what is acceptable development and how it is assessed.
- Ensures residential development is sustainable and provides reasonable standards of amenity for existing and new residents.



# Planning Scheme Amendment VC267

## How does the amendment implement the objectives of planning in Victoria?

Amendment VC267 implements the objectives of planning in Victoria by:

- facilitating quicker and more efficient decision making by streamlining assessment of planning permit applications for residential development
- providing greater transparency and certainty for applicants, decision makers and the community about what is acceptable development and how it is assessed
- ensuring residential development is sustainable and provides reasonable standards of amenity for existing and new residents
- improving requirements for ESD and internal amenity to support sustainable development and a better environment for Victoria's community.

### The Amendment gave effect to the following objectives

- ✓ to provide for the fair, orderly, economic and sustainable use, and development of land
- ✓ to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity
- ✓ to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- ✓ to facilitate development in accordance with the above three objectives
- ✓ to balance the present and future interests of all Victorians.

# Consultation on Planning Scheme Amendment VC267

## Workshops and targeted consultation with 148 stakeholders from councils, industry and peak bodies



### Codification Technical Reference Group (CTRG)

Comprising 8 expert industry practitioners  
Provided expert advice to the department



### Targeted Consultation and workshops

Targeted consultation with council planners, private practitioners and peak bodies  
7 workshops with planning industry



### Draft deemed-to-comply standards

Targeted stakeholder consultation



### Submission Process

61 submissions received from councils, peak industry groups and planning and legal practitioners

# Planning Scheme Amendment VC274

## What did Amendment VC274 do?

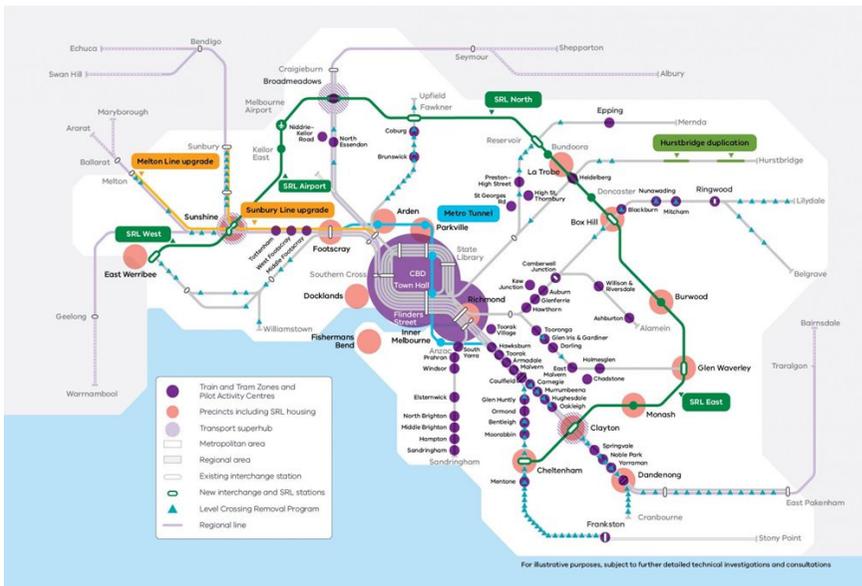
1. Inserted the Precinct Zone (PRZ) into the VPP.
2. Made consequential changes to the VPP and all planning schemes to give effect to the PRZ.
3. *Amendment VC274 did not apply the PRZ to any land.*

## Key Features

The PRZ can be applied through planning schemes to facilitate substantial change in use and development in priority precincts in response to the housing crisis and to stimulate economic growth:

- The PRZ is a special purpose zone.
- Priority precincts are areas identified for substantial change in use and development.
- The PRZ provides a consistent framework for a planning authority to set out specific use and development provisions to realise its strategic vision for a precinct.
- A schedule to the PRZ enables a planning authority to translate the objectives of its strategic work (for example, a Structure Plan) into the planning scheme.
- Under the PRZ, an application under any provision of the planning scheme is exempt from the third-party notice and decision requirements, and third-party review rights of the Act unless a schedule to the zone specifies otherwise.

PRZ to be applied to priority precincts where substantial change in use and development is planned including SRL precincts and other priority precincts identified in Plan for Victoria.



Map of activity centres

# Planning Scheme Amendment VC274

## How does the amendment implement the objectives of planning in Victoria?

The PRZ will provide certainty to communities, land owners and the development industry and support a streamlined assessment process for planning permit applications that will contribute to addressing Victoria's current and urgent housing supply and affordability needs, and stimulate economic growth.

When applied to land, the PRZ will:

- support the implementation of state policy objectives to facilitate well-located, integrated and diverse housing that meets community needs
- provide social benefits by facilitating the delivery of more housing close to jobs, transport and services
- support improved housing affordability by facilitating additional housing supply and choice of housing type to meet the needs of households
- provide economic benefits for state and local economies.

### The Amendment gave effect to the following objectives

- ✓ to provide for the fair, orderly, economic and sustainable use, and development of land
- ✓ to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- ✓ to facilitate development in accordance with the above two objectives
- ✓ to facilitate the provision of affordable housing in Victoria
- ✓ to balance the present and future interests of all Victorians.

# Planning Scheme Amendment VC274

## What consultation was undertaken in relation to the amendment?

The SRL East draft structure plans and draft planning scheme amendments, which propose to apply the PRZ, are open for feedback until 22 April 2025.

SRL East Precincts include:



CHELTENHAM



CLAYTON



MONASH



GLEN WAVERLEY



BURWOOD



BOX HILL



**VICTORIA**  
State  
Government

Department  
of Transport  
and Planning