



Joint Statement by the Urban Development Institute of Australia (Victoria), the Property Council of Australia, and the Housing Industry Australia

The Urban Development Institute of Australia (Victoria) (UDIA), the Property Council of Australia, and the Housing Industry Association (HIA) welcome the opportunity to provide a joint statement to the Legislative Council Select Committee on the Victorian Planning Provisions Amendments VC257, VC267, and VC274.

Support for Planning Amendments

The UDIA, Property Council, and HIA on balance support the planning amendments. These amendments are essential steps towards creating a more predictable, efficient, and transparent planning system that can meet the housing needs of Victoria's growing population. It's important these amendments are embedded over the longer term to ensure policy certainty in planning that encourages the level of investment required to meet the state's housing needs, especially given the broader challenges impacting the development and construction sectors.

Housing Supply and Affordability

We emphasize the urgent need to increase housing supply and improve affordability across Victoria. The amendments will facilitate the development of diverse housing options, including higher-density housing in well-served locations, which is crucial for addressing the current housing shortfall and ensuring that more Victorians have access to affordable homes.

Streamlined Approval Processes

The introduction of streamlined approval processes, such as the "deemed-to-comply" standards and the fast-track permit pathways, will significantly reduce delays and provide greater certainty for developers. These measures will help expedite the delivery of new housing projects, reduce holding costs, and encourage investment in the property sector.

Activity Centres and Transit-Oriented Development

We support the focus on developing activity centres and promoting transit-oriented development through the Built Form Overlay (BFO) in activity centres and the Housing Choice and Transport Zone (HCTZ) in residential areas around activity centres. These tools will enable higher-density development in strategic locations, leveraging existing infrastructure and services to create vibrant, well-connected communities.

Position on Townhouses

We support the introduction of the new townhouse and low-rise apartment code under Amendment VC267. This code is a significant enhancement for future housing delivery as it promotes quality, protects liveability, and makes more efficient use of underutilised land. By reducing red tape for medium-density typologies such as townhouses and low-rise apartments in well-located areas, the code supports increasing housing choice and improving affordability.



Community Engagement and Public Consultation

We acknowledge the importance of community engagement and public consultation in the planning process. Clear communication of the benefits of planning reforms and involving local stakeholders will be crucial for gaining community support and ensuring the successful implementation of the amendments.

Conclusion

The UDIA, Property Council, and HIA urge the Committee to enable the successful implementation of the planning amendments VC257, VC267, and VC274. These reforms are vital for addressing the housing crisis, improving the planning system, and creating a more prosperous and liveable Victoria.

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