



**Mornington
Peninsula Shire**

13 November 2025

Ms Ellen Sandell
Greens - Legislative Council
ellen.sandell@parliament.vic.gov.au

Dear Ms Sandell

I write to raise urgent concerns about the *Planning Amendment (Better Decisions Made Faster) Bill 2025*.

The Bill will create a significant regulatory burden on local government, and I am alarmed that our council was not consulted on the Bill.

I respectfully urge you to refer the Bill to a Parliamentary Inquiry, and to support the amendments outlined in the MAV's published [Local Government Position on the Bill](#) that restore transparency and oversight; safeguard safety and environmental risk; and ensure genuine consultation and resourcing for councils across all Victoria.

These requested amendments, in summary are:

Big Change Needs Public Trust

- Require that 'type 2' applications (i.e. applications for townhouses and low-rise developments to be code-assessed and determined within 30 days) be subject to notice requirements.
- Delete from the Bill the revocation of Parliament's check on the Executive (the planning scheme amendment disallowance power).
- Remove the 'Gifts and Donations' part of the Bill and reconsider it next year once its flaws have been fixed.

Homes Ready For The Extremes To Come

- Reinstate the "safe living and working environment" objective of planning in Victoria.
- Limit the ability of planning schemes to 'switch off' decision-making requirements for 'type 2' and 'type 3' applications (i.e. larger apartment buildings that are code-assessed and determined within 60 days) where there is contaminated land or evidence of flood, fire or erosion risk that has not yet made it into a planning overlay.
- Add some safety nets to mitigate the risk of automatic approval of higher impact applications.

The Missed Opportunity on Affordable Housing

- Create a new head of power to enable mandatory affordable housing contributions in upzoned areas.

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- Require funds collected under the new affordable housing head of power to contribute to the construction of new social housing in the same community.
- Commit to a review of residential codes so that their performance can be measured, noting that the codes are often producing under-development of well-located sites.

Partnership Delivers Better Outcomes

- Create a new Planning Regulations Advisory Committee with State and Local Government at the table, to forge a shared understanding about planning system stewardship.
- Retire the State Government's Development Facilitation Program (DFP) pathways when the Bill comes into effect, and ensure councils are funded whenever Ministerial applications are referred to councils for assessment.
- Secure a Victorian budget allocation in 2026-27 to build (or start building) a statewide permit applications lodgement system, tailored to meet the diverse needs of councils.

The ambition to introduce planning reforms can best balance speed with quality, fairness, safety and approve more homes faster is welcome.

However, if the Bill proceeds without addressing the above flaws, it risks undermining the very goal it sets out to achieve: efficient approvals and good outcomes.

Yours sincerely,



Councillor Anthony Marsh

Mayor Mornington Peninsula Shire