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Changes to the *Planning and Environment Act* 1987

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CHANGES TO THE PLANNING AND ENVIRONMENT ACT 1987, ETC.

It seems that every new government in Victoria seeks to put its own stamp on the town and city planning landscape. This government is no exception. Urban and regional planning is an ever evolving reflection of how, where and why people want to work, rest and play. A rapid increase in population density, cost of living and development costs mean that continuing attention needs to be paid to how best to provide a safe, affordable, sustainable, pleasant environment in which citizens can live, work and recreate.

That is not to say the wheels turn quickly. I recall attending the 1992 United Nations conference on Environment and Development in Rio de Janeiro when member nations promised to achieve all sorts of sustainable development outcomes within certain time frames. Sadly, we are still not seeing those promises reflected in the on-going subdivision of viable agricultural land and the resultant development of dwellings miles from public transport, shops and schools, with not a water tank or solar panel in sight.

The *Planning and Environment Amendment (General) Act 2013* (referred to as "the General Act") makes a number of changes to the Planning and Environment Act 1987 aimed at improving processes, and reducing red tape in Victoria's planning system. For the benefit of attendees who do not practice in this area frequently, I have set out what the current regime provides and compared that with how that will be changed by the general act. The letters "RA"

throughout mean “responsible authority”; the decision maker on planning permit applications – usually the relevant municipal Council.

Further evidence of the attention the State Government has been paying to planning controls can be found in *the new zones* which Council’s need to apply throughout their municipalities. The planning permit assessment process will enable some applications to be expedited under *VicSmart* legislation. A new *Victorian Building Authority* has been established to replace the Building Commission. Lastly, Government can now declare anywhere in Victoria to be a “*growth area*”.

B E F O R E Planning and Environment Act 1987 (P&E Act)	A F T E R Planning and Environment Amendment (General) Act 2012 (General Act)

I refer you to a number of helpful documents (and I have used a little of that material in this paper) published by the Department of Transport, Planning and Local Infrastructure on the old Department of Planning and Community Development web site (www.dpcd.vic.gov.au/planning).
The key planning reforms in the General Act include:

- Abolish Development Assessment Committees and replace them with a Planning Application Committee
- Create two levels of referral authority: those with clout, and those without
- Improve permit amendment and planning scheme amendment processes
- Provide certainty with respect to extension of time applications
- Streamline VCAT reviews
- Provide sensible definitions
- Other changes

Advisory Note 51 published July 2013 indicates that the General Act will come into operation in two stages:

22 July 2013 -
Parts 1 (preliminary), 2 (Development Assessment Committees abolished) and 3 (Planning Application Committee introduced),
Part 4, sections 15 (duties of referral authority), 16 (RA to keep register), 37 (right to compensation), 41 (expedition), 47 (s. 173 bonds and guarantees) and 50 (copy s. 173 to be kept).
Parts 8 (acquiring authorities and compensation), 9 (proceedings before Tribunal) and 10 (general amendments) (except for sections 70, 72(2), 73 and 76).
28 October 2013 –
The balance of the Act will commence.

Generally those provisions commencing on 28 October 2013 require Regulations and amendments to the Victoria Planning Provisions to implement their intent. Those proposed regulations were published in July 2013. The Planning and Environment Amendment Regulations 2013 which come into operation on 28 October amend the P&E Regulations 2005 to reflect the amendments to the P&E Act made by the General Act.

DEVELOPMENT ASSESSMENT COMMITTEES	PLANNING APPLICATION COMMITTEE
Development Assessment Committees are abolished. "Labor took planning powers from the community by creating the DACs, which made decisions in place of local government …. The bill abolishes the DACs, so councils regain their powers" Hansard 27 November 2012, Legislative Assembly, page 5146	Planning Application Committees may be established. RA must ask the Minister if it can ask the PAC for advice in relation to a prescribed class of application for permit. "The PAC will be of particular assistance to rural and regional councils that need to deal with one-off complex proposals as it will provide access to skills ore expertise that the council may not have 'in house'. These may include proposals that require specific design, environmental, agricultural, heritage or scientific expertise, or projects that are jointly developed by a council and the commercial sector." Hansard, 30 August 2012, Legislative Assembly, Page 3887
REFERRAL AUTHORITIES Section 55 of the P&E Act obliges a RA to give a copy of an application to every organisation specified in the planning scheme as a referral authority with respect to applications of a kind that may affect that referral authority. Clause 66 of the current VPP's (General provisions) addresses referral and notice provisions. For example, an application to subdivide land must be referred to the relevant water, drainage, sewerage, electricity, and gas authority. An application for a cattle feedlot must be referred to the Minister for Agriculture. An application for industry or warehouse in certain circumstances must be referred to the EPA. The referral provisions are quite comprehensive. Twenty seven sections of the General Act are devoted to referral authorities. Of those, only four have commenced operation (15, 16, 37 and 41). The balance to commence on 28 October.	
REBADGING REFERRAL AUTHORITY	
There is currently no definition for a referral authority in the P&E Act. S. 55 P&E Act - Planning schemes specify what applications must be sent to which referral authorities. S 56 – A referral authority having considered an application may tell the RA that it does or does not object to the permit, or that it wants conditions included in the permit.	Referral authorities are re-badged to become "determining referral authority" or a "recommending referral authority" (by inserting new definitions in s 3(1) of current Act by s14 of amending Act which has commenced operation) The designations give some indication as to the role one or other of those authorities will play.

The RA must refuse an application for permit if the referral authority objects; and must include any condition on a permit required to be included by the referral authority. That of course often leads to reviews by applicant's solely on the basis of referral authority intervention.	The former – a determining referral authority - will be a referral authority with powers similar to those of the current referral authority. The latter (a recommending referral authority) will only be able to *comment* on an application. Those comments must be considered by the RA, but the RA is not obliged to refuse an application or include requested conditions, based on those comments. If the RA grants the permit and does not include conditions requested by the referral authority, the recommending referral authority will be able to seek a review at VCAT. S 55(4) is inserted. Planning schemes will be amended to specify that a referral authority is either a determining referral authority or a recommending referral authority (by s. 17 (2)).
Without wanting to complicate matters, the Planning and Environment Amendment (Growth Areas Authority and Miscellaneous) Act 2013 at s.11 introduces a reference to "referring responsible authority" in the provisions relating to the referral of applications to the Minister (s. 97D P&E Act)	
DUTIES OF REFERRAL AUTHORITY	
While the duties of a responsible authority are set out in s 14 of the Act, no such duties are provided for with respect to referral authorities.	s. 14A is inserted – What are the duties of a referral authority (by s.15 – commenced operation) Those duties are: have regard to the objectives of planning in Victoria; have regard to the Minister's directions; comply with the P&E Act; have regard to the planning scheme; and provide information and reports a required by the Minister.

REFERRAL AUTHORITY NOTICE TO APPLICANT	
By s. 55(2) a referral authority can tell the RA that it needs more information. At the moment, a referral authority is not obliged to give the applicant for permit (which application has been referred to the referral authority) a copy of any request that it makes to the responsible authority	New sub-section (3) now provides that a referral authority must give the applicant (without delay) a copy of any request that it makes to the RA. (by s. 17(2))
REFERRAL AUTHORITY TO KEEP A REGISTER	
Whereas a RA has to keep a register of applications for permits, and decisions and determinations in relation to permits, there is no such requirement on referral authorities.	A new s 56A is inserted to provide that a referral authority must keep a register (containing prescribed information) and make it available for inspection free of charge (as for RA's). (s 19)
REVIEW BY REFERRAL AUTHORITY	
	A new s 64A is inserted. If a recommending referral authority has objected to the grant of a permit, or recommended a condition on a permit that the RA has not included in the permit, the RA cannot issue the permit until the end of the time within which the recommending referral authority can review the decision of the RA; or until the matter is determined by the Tribunal. (by s 24)
NOTICE OF PERMIT	
Section 66 provides that the RA must give each relevant referral authority a copy of any permit which it decides to grant (together with a copy of notices given to objectors and copy refusal of permit).	New subsections (2) to (6) make provision for a recommending referral authority to be given notice of the RA's determination. (by s 26)
OTHER	
S. 75 provides that s 64 (the requirements relating to the RA's obligations for giving notice of its decision to grant a permit where there are objectors) also applies in the case of a decision to grant, an amendment to a permit.	New s 75A is inserted to provide that new s 64A above applies to a decision to grant an amendment to a permit. (by s. 28)
S 76 addresses the RA's responsibilities to give notice with respect to its refusal to amend a permit.	New s76A extends those obligations regarding the giving of notice to recommending referral authorities. (by s. 30)
s. 82 enables an objector to apply to the Tribunal for a review of a decision of the RA to grant a permit.	New s 82 AAA is inserted to provide for a recommending referral authority to apply to the Tribunal for review of a decision the RA to grant a permit, or not include a condition. (by s 32)

s. 83 ensures that a referral authority in circumstances set out therein, and objectors to the grant of a permit, are parties to a VCAT review.	Parties to a review are extended to include a determining and recommending referral authority by substituted 83(1) and new 83(3) (by s 33).
	Recommending referral authorities are entitled to be given notice of a decision of the RA to refuse to grant the permit, or a conditions review where the recommending referral authority objected to the grant of the permit, or recommended that conditions be included in the permit. (by s35))
S 197 requires that various nominated bodies are required to act with expedition. Perhaps surprisingly, referral authorities were not included in that list.	Improvements for permit applicants include in amended s 197 that a referral authority will now also have to act "as promptly as is reasonably practicable, or at least within the time limits prescribed under the Act so that loss or damage to any person from unreasonable or unnecessary delay is avoided". (S.41)
AMENDMENT OF PERMIT The P&E Act and the regulatory framework for planning clearly acknowledge that circumstances attendant to land use and development are subject to change. Provision is made to amend a permit, but there are limits. Amending a permit does not create an opportunity to recontest the permit in its entirety; only the changes proposed to be made are relevant to the consideration of whether those changes should be allowed. Prior involvement of objectors must be considered. However, the ambit of change that may be made to a permit under s 72, 87 or 87A may be "quite substantial and may include changes to any of the things allowed by the permit, its conditions and the land description … subject to proper notice being given to potentially affected persons". The extent of the amendment should not result in a transformation of the originally permitted proposal. See Bestway Group Pty Ltd v Monash CC [2008] VCAT 860 and Drive Developments Ivanhoe Pty Ltd v Banyule CC & Ors [2009] CAT 530 (referred to at [9715.15] Vol 1, Planning and Environment Victoria, LexisNexis). This process is not to be confused with amendments that can be made to permits under the secondary consent provisions – a whole new topic which I have spoken about before. In that regard see Westpoint Corporation Pty Ltd v Moreland CC [2005] VCAT 1049.	
s. 72 – application for amendment of permit Enables a permit holder to ask the RA for an amendment to a permit This does not apply where the permit has been issued at the direction of the Tribunal (or under Division 6 – by the Minister) (s 72 (2))	s. 72(2)(a) is substituted (by S.60) An application can now be made to the RA to amend a permit issued at the direction of the Tribunal. However, this does not apply if the Tribunal has directed that the RA must not amend the permit (see s. 85(1A) – see below

s. 85 – Determination of appeal Proscribes the orders that the Tribunal may make at the conclusion of a review, including s 85 (1)(b)- direct the RA to issue the permit with or without conditions; and 85 (1)(e) – direct that a permit not contain a specific condition. (Note that "appeals" are now referred to as "reviews" in the heading to Division 2 – Reviews by Tribunal - but the heading for each section has not changed and continues to refer to "appeal").	Insert s 85 (1A) (by s 64) The Tribunal will have to specifically nominate in its decision when it does not want a permit it has granted to be amended by the RA. It may be a matter for Counsel to raise this point in submissions. If the Tribunal directs the RA to issue a permit, or a permit with conditions, the Tribunal may also direct that the permit must not be amended by the RA (see current s. 85 (1)(b) or (e)); and Division 1A – Amendment of permits by RA).
PLANNING SCHEME AMENDMENT Currently a long and drawn out process, sensible amendments to facilitate the planning scheme amendment process have been introduced. It is estimated that about one third of current planning scheme amendments involve 'housekeeping' and low impact changes. The current process is tortured and can be found in Part 3 – Amendment of Planning Schemes – in the P&E Act.	
Part 3 provides for amendment of planning schemes. Division 1 of Part 3 provides for the exhibition and notice of amendments. Sections 17, 18 and 19 of Division 1 refer to copies of amendments being given to specified people, availability of amendments, and notice of the preparation of amendments to be given by a planning authority. S 20 allows for exemption from giving notice – which requires an application to the Minister.	New s. 20A sets out exceptions to sections 17, 8 and 19 P&E Act. Regulations will be made to the types of amendment to which the new section applies. If the Minister decides to prepare an amendment in a prescribed class then sections 17, 18 and 19 will not apply. These types of amendments are expected to be amendments that relate technical changes with no policy impact, or 'housekeeping', low impact, or straight forward planning scheme amendments. See clause 8 of the Planning and Environment Amendment Regulations 2013 which inserts new regulation 9A prescribing the classes of amendment to which s. 20A(1) of the Act will apply. They include amendments correcting a technical error, deleting an expired provision, clarifying language, removing duplication, amending zoning in certain circumstances.

EXTENSION OF TIME OF PERMIT Use and development permits are issued subject to a condition which effectively prohibits "warehousing" of the permit. An example of such a condition is: **Expiry** 1. This permit will expire if one of the following circumstances applies: (a) the development is not started within two years of the date of this permit; (b) the development is not completed within four years of the date of this permit; and (c) the uses are not commenced within four years of the date of this permit. The Responsible Authority may approve extensions of time to these limits if requests are made before the permit expires or within three months afterwards.	
s. 69 – Extension of time At present, an application to extend the time within which a permit expires must be made before the permit expires, or within three months thereafter. The RA is then empowered to extend the time. Schedule 1, clause 62, of the VCAT Act enables the Tribunal to determine a proceeding despite any failure to comply with (essentially) time restrictions. The Tribunal can disregard a failure to comply with time limits if it considers it in the interests of justice to do so. The use of clause 62 was approved in Harvey v Mutsaers [2011] VSC 23.)	s. 69(1) is amended to extend the time within which an application for an extension of time (either to commence or complete the development) from three months to six months. Insert 69(1A) which provides that a request may be made to the RA for an extension of time to complete the development if the request for an the extension is made within 12 months after the permit expires; and the development started lawfully before the permit expired. (by s.77) (The questions around whether a development has "commenced", or now, has "started lawfully" will be the subject of further debate)
s. 81 – Appeals relating to extensions of time. If the RA refuses to extend the time within which a permit is to commence or be completed, the affected person can apply to the Tribunal for a review. In these cases, where the application was made outside the time provided for in s 69, reliance was had on cl 62 of Schedule 1 to ask the Tribunal to determine the proceeding despite the failure to comply with the time limits imposed by the P&E Act or Regulations.	s. 81(3) is inserted to prevent the use of clause 62 of Schedule 1 to the VCAT Act. S. 81(3) now provides that clause 62 cannot be relied on to review a decision refusing to extend time unless the request to the RA for the extension of time was made within the six or 12 months specified in amended s 69(1) or new s 69(1A). (by s.61)

VCAT DECISION MAKING PROCESS

In Branbeau PL v Victorian Commission of Gambling Regulation (Occupational and Business List) [2005] VCAT 2606 at [38], then President Stuart Morris referred to s.51 of the Victorian Civil and Administrative Tribunal Act 1998 which sets out the functions of the tribunal on review.

> It is clear that these functions involve "review on the merits". It has been said of such a review jurisdiction that the task of the tribunal is to make the correct or preferable decision having regard to the material before it. The tribunal does not sit as an appellate tribunal in judgment upon the findings and conclusions of the original decision maker; nor does it conduct judicial review of the actions of the original decision maker. The normal rule is that the tribunal:
>
> - Applies the law as it stands at the time of the tribunal decision
> - Has regard to the facts as they exist at the time of the hearing

The current process can lead to extended hearing times, unwarranted costs and delay, where all issues that might have a bearing on the matter are to be reviewed. These can include town planning, urban design, landscaping, traffic, car parking, noise, heritage, the list goes on. A consultant's dream.

But note:

There is a long line of decisions of the Tribunal and higher jurisdictions that have established that a decision maker's ambit of discretion is confined to a consideration of those matters related directly to the permit trigger itself. (see National Trust of Aust (Vic) v Aust Temperance and General Mutual Life Assurance Society Ltd [1976] VR 592, approved and followed in numerous VCAT decisions. The provision that triggers a need for a planning permit, for example, Clause 43.01 where there is a Heritage Overlay affecting the land, does not direct the decision maker (the Council or the Tribunal) to have regard to environmentally sustainable or energy efficient development, or whether there is adequate car parking.

VCAT Reviews – At present, any matters dealt with by VCAT are heard and determined as though for the first time See s 77 and following P&E Act; see also VCAT Act s.55 In a general merits review of a proposal, all matters will be canvassed afresh. For example, even if car parking is not a significant issue, expert witnesses may be called to justify a reduction in spaces.	If all parties agree, VCAT will now have the power to confine its review (of an application for review) to the particular issues in dispute. New s. 84AB allows the Tribunal to confine a review in respect of specified reviews to particular matters in dispute. (by s. 63)

However, if the only "trigger" for a permit application being required is because the applicant seeks a reduction in car parking spaces; or the only "trigger" is that a heritage overlay exists, then the review will be confined to the specific issue of car parking spaces, or heritage concerns. Compare with a mixed use multi unit residential development, where the triggers are for buildings and works, use, car parking, height variation and so on.	
DEFINITIONS	
PERMIT	
s. 72 (3) provides that a reference to a permit includes any plans, drawings or other documents approved under a permit.	Delete s. 72(3) and insert instead in s. 3 (Act wide definition): "permit" includes any plans, drawings or other documents approved under a permit. (by s 69)
BUSINESS DAY	
Time for giving notice is couched in terms of "working days". There is no definition for working days.	A new definition of business day is inserted into s.3 (a day other than a Saturday, Sunday or public holiday); and where "working days" appears in the Act, it is substituted by "business days". (by s.75) In the Commonwealth Acts Interpretation Act 1901 "business day" means a day that is not a Saturday, a Sunday or a public holiday in the place concerned. The term is not defined in the interpretation of legislation Act (Vic) 1984, although s. 44 talks about 'time' in s. 44.

OTHER	
S 60 sets out the matters a RA must consider when deciding whether or not to grant a permit. Before deciding on an application, the RA must consider any significant effects the proposal might have (amongst other things) on the environment (s.60(1)(e)); and before deciding on an application, the RA, if the circumstances appear to so require, may consider any significant social and economic effects the proposal might have (s.60(1A)(a)).	Social and economic effects now take a front seat. S. 60(1A) is repealed and s. 60(1)(e) is inserted to provide that, the RA must also consider any significant social effects and economic effects the proposal might have. (s76) An example of how the planning schemes deal with environmental issues can be found in Clause 21.01-4 of the Port Phillip Planning scheme (MSS) which provides that "All applications for land use and development, and amendments to the planning scheme, must consider Clause 21.03 – Ecologically Sustainable Development".

OTHER INITIATIVES

NEW ZONES

Residential - Advisory Note 50, July 2013

The new residential zones are proposed to give greater clarity about the type of development that can be expected in any residential area. The Residential 1, 2 and 3 Zones will be replaced by the General Residential zone, the Neighbourhood Residential Zone, and the Residential Growth Zone.

Councils have 12 months to implement the zones from 1 July 2013. The fall back position if Councils do not implement the zones within a 12 month period is that the new General Residential zone will be applied to all residential land in a municipality.

Changes have also been made to all residential zones which require compliance with Clause 56 ResCode, which will now apply to dwelling and residential buildings up to and including four storeys.

The Mixed Use Zone, Township Zone and Low Density Residential Zones are amended in various ways. The Priority Development Zone is deleted. I recommend you refer to Advisory Note 52, July 2013 for more information.

Commercial – Fact Sheet, July 2013

New commercial zones will provide greater flexibility and growth opportunities for Victoria's commercial and business centres. The new zones respond to changing retail, commercial and housing markets by allowing for a wider range of uses.

Two new zones, commercial 1 and Commercial 2 were introduced into the VPPs on 15 July 2013. The Commercial 1 Zone replaces the Business 1, 2 and 5 zones. The Commercial 2 Zone replaces the Business 3 and 4 zones. Commercial 1 zone broadens the range of activities that land can be used for without the need for a planning permit and removes floor area restrictions. Commercial 2 Zone provides more opportunities for office, commercial businesses, restricted retail premises, trade supplies and some limited retail activity.

Industrial – Fact Sheet, July 2013

From 15 July 2013, the reforms to these zones support business investment and industry by responding to new emerging trends regarding the mix of industry, office and some forms of limited retail, and provide greater incentive for business investment. The default floor area restriction for an office of 500 square metres in the Industrial 1, 2 and 3 Zone has been removed. Councils have the ability to schedule a floor space requirement where justified through a schedule to an industrial zone. Limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations will be available. Small scale supermarkets (up to 1800 sq m) and associated shops up to 500 sq m will be exempt from a permit in Industrial 3 zone.

Rural

Recommendations with respect to improving rural zones to support agricultural activity, allow more tourism related uses and support population retention to sustain rural communities. Most agricultural uses will be 'as of right'; permit requirements for farming related development will be removed; sale of farm produce will be allowed without a permit; tourism uses will be facilitated; prohibited uses will become discretionary; altering or extending a dwelling our outbuilding will be easier; relaxation on subdivision applications.

PLANNING AND ENVIRONMENT AMENDMENT (VICSMART PLANNING ASSESSMENT) ACT 2012

Amends the Planning and Environment Act 1987 (commenced 20 May 2013) to enable a streamlined assessment process for straightforward planning permit applications to be set up in planning schemes. It will be made operational through the VPPs, planning schemes and P&E Regulations. A consultation draft was released in July 2013 with respect to the manner in which planning schemes might be amended to facilitate the new VicSmart provisions. Closing date for submissions is 30 August 2013.

VicSmart is designed to:

- Introduce standard state wide requirements that will provide a simpler and more consistent approach to processing planning permit applications
- facilitate efficient processing of straightforward low impact applications
- reduce Council workload
- provide certainty in decision making to applicant and Council

The VicSmart Act amends the P&E Act to enable planning schemes to set out a different procedure for assessing certain types of planning permit applications. With respect to those types of application the following will not apply:

- s.52 notice requirements
- s. 54 further information requirements
- s.82(1) third party review rights
- some decision making considerations in s.60(1) and 84B(2)

The CEO will be the responsible authority for the application.

The consultation paper identifies twelve classes of applications that are proposed to be subject to VicSmart processes, including:

- Different types of subdivision applications
- Various buildings and works up to $50,000
- Fence construction
- Remove, destroy or lop one tree
- Some Heritage Overlay applications
- Signage
- Reducing or waiving car parking spaces

If the consent of a referral authority is required, unless that is obtained within three months prior to lodging the application, the application will not fall under the VicSmart process and will be processed in the usual way.

BUILDING AND PLANNING LEGISLATION AMENDMENT (GOVERNANCE AND OTHER MATTERS) ACT 2013

The main purpose of this Act which commenced on 1 July 2013 is to establish the Victorian Building Authority, and to implement recommendations made by the Ombudsman with respect to the activities of the former Building and Plumbing commission. No time has been wasted in altering the building commission web site so that, whilst it still carries the web address www.buildingcommission.vic.gov.au the new Authority has taken over.

The Victorian Building Authority provides industry leadership and regulates building quality.

Who we are

The Victorian Building Authority is a statutory authority that oversees the building control system in Victoria. We ensure the safety, liveability and sustainability of our built environment.

The Authority does this by bringing vision, innovation and leadership to the Victorian building industry. We oversee building legislation, regulate building practices, advise Government, and provide services to industry and consumers.

The Authority aims to deliver:

- Better safeguards for consumers
- Building industry transformation
- Legislative reform.

In order to fund the building control system in Victoria, the Victorian Building Authority derives revenue from a levy on building permits.

What we do

The Victorian Building Authority works closely with four statutory bodies to provide industry leadership and regulate building quality.

The associated bodies are the Building Advisory Council, Building Appeals Board, Building Practitioners Board and the Building Regulations Advisory Committee.

The Authority and four bodies:

- Regulate the Victorian building industry

- Administer the registration of Victorian building practitioners and monitor their conduct
- Advise the Minister for Planning and the Victorian Government on building regulatory development
- Administer building legislation, the Building Act and Building Regulations
- Resolve domestic building disputes as part of the Building Advice and Conciliation Victoria service
- Accredit building products, construction methods, designs, components and systems associated with building
- Determine disputes and appeals arising from the Building Act
- Inform consumers about building and renovating
- Communicate changes that occur in building legislation
- Promote improved building standards in Victoria, nationally and internationally
- Provide comprehensive information on building activity
- Inform industry decision making through data and analysis
- Facilitate industry research
- Support the uptake of information technology and e-commerce
- Encourage sustainable and accessible building design, construction and use

The Authority carries out these functions in consultation with a wide variety of stakeholders.

PLANNING AND ENVIRONMENT AMENDMENT (GROWTH AREAS AUTHORITY AND MISCELANEOUS) ACT 2013

Commenced on 1 July 2013, and is repealed by s.23 on 19 March 2015. The purpose of this Act, which amends the P&E Act, is to enable growth areas to be declared anywhere in Victoria; and to expand the functions of the Growth Areas authority. It also makes further provision with respect to the criminal liability of officers of bodies corporate.

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