

Inquiry into the protections within the Victorian Planning Framework

██████████
Organisation Name:
Your position or role:

YOUR SUBMISSION

Submission:

The follow matters I believe need to be addressed

1. The planning criteria for developments which are substantially different in character and bulk compared to the adjoining properties. The present building & planning rules and or processes followed by Councils and more particularly by VCAT can result in significant incompatibility and loss of amenity for owners, occupiers and the general public which frequent the area
2. The ability of developers and their professional advocates to achieve outcomes which other parties can't achieve via their large expenditure and multiple experts reports which are usually not subject to any post audit process to ensure outcomes promised are actually achieved
3. The affordability of housing in my opinion needs to be viewed in terms of supply and demand and cost burden of government over complex regulations. The demand side is being expanded excessively by population growth from immigration and encouragement of population density. Further more effective demand is increased by government incentive schemes especially grants, reduced deposit requirements, low interest and tax breaks for residential housing.
4. Supply side is being increased on one hand by density increase to reduce price increase pressure but without consideration to the downside such as the less tangible impact of quality of life/living experiences of the neighbors, general public etc. The more complex planning and building requirements to achieve short term political outcomes driven by minority group demands are having adverse impact on supply in terms of timing and costs.
5. In my opinion if government legislation and regulations require expert input at every step of the way because the average person has not the time or training to understand them it would in many incidences be better to go back and simplify than rush their implementation.

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31 Jan 2022

FILE ATTACHMENTS

File1:
File2:
File3:

Signature:
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