

Considerations for Victorian Planning Framework

1) the high cost of housing, including but not limited to —

(a) provision of social housing; (b) access for first home buyers; (c) the cost of rental accommodation; (d) population policy, state and local; (e) factors encouraging housing as an investment vehicle; (f) mandatory affordable housing in new housing developments;

In regard to the high cost of housing, consider that this should be in appropriate regions. In inner Melbourne and regional hubs. Near train stations where they can develop in higher density zones away from green wedges and adjacent to public transport and amenities.

2) environmental sustainability and vegetation protection;

Please ensure that stand of trees are not lost for development. Leave senescing trees. Allow flora and fauna to thrive in green wedges – do not rezone green wedges. Protect the vegetation to ensure habitat for fauna. Ensure there are green wedges to support the water cycle.

(3) delivering certainty and fairness in planning decisions for communities, including but not limited to — (a) mandatory height limits and minimum apartment sizes; (b) protecting Green Wedges and the urban growth boundary; (c) community concerns about VCAT appeal processes; (d) protecting third party appeal rights;

a) If a suburb has no buildings above two-storey then they should not have options for three or more storeys. Mandatory heights should be limited to two storey. All new buildings should be able to accommodate at least two cars ON the property, not on the street.

b) Urban growth should not be moving into rural areas. Increase housing in Inner city, regional hubs close to amenities is preferred. Green wedges must be protected for flora and fauna and as carbon sinks and water purifiers and reducing temperatures. No more green wedges should be rezoned at all, ever, period.

c) VCAT favours developers - this has to stop. All VCAT appeals do is delay the developers start date. VCAT MUST listen to residents/communities about over development, overlooking removal of stands of trees and tiny blocks.

(e) the role of Ministerial call-ins;

(4) protecting heritage in Victoria, including but not limited to — (a) the adequacy of current criteria and processes for heritage protection; (b) possible federal involvement in heritage protection; (c) separating heritage protection from the planning administration; (d) establishing a heritage tribunal to hear heritage appeals; (e) the appointment of independent local and state heritage advisers; (f) the role of Councils in heritage protection; (g) penalties for illegal demolitions and tree removals;

Heritage includes trees and habitat. No removal of trees should take place without approval.

(5) ensuring residential zones are delivering the type of housing that communities want; and

Communities must have a voice. Developers and bureaucrats who do not reside in the area do not know the feel of a place, the significance of the land and the vibe. Decisions made without the approval of the community is horrific. If all houses are one or two storey, that should be the limit. If

communities express concern over traffic congestion, too many houses in a small space, narrow roads, reduction of habitat then they should be heard. Houses should not take up the whole block - no more than 60% should be built on.

(6) any other matter the Committee considers relevant.