

**Submission
No 94**

**INQUIRY INTO THE PROTECTIONS WITHIN THE VICTORIAN
PLANNING FRAMEWORK**

Name: Name withheld

Date Received: 30 January 2022

Name
withheld

Inquiry into the protections within the Victorian Planning Framework

Organisation Name:
Your position or role:

YOUR SUBMISSION

Submission:
Inquiry into Protections within the Victorian Planning Framework

SUBMISSION - Sunday 30th January 2022

Having just found out about this important initiative, I wish to advise that I am **STRONGLY** in favour of the proposed Inquiry into Protections within the Victorian Planning Framework, as moved by the Legislative Council in October last year.

Since the creation of the Act some 30+ years ago, the negative impacts on our life style and health in our ever-increasing urban sprawl, have been of growing concern to me.

Most especially the style of tiny, ugly housing estates being crammed into almost every available space, in some cases encroaching on Green Wedge land. This style of housing being “shoe-horned” in without concern for surrounding established housing character is worst of all. Such ugly developments are being made by huge companies utilising Superannuation funds and being driven for massive profit returns, without due consideration being given to existing surrounding neighbours. They simply build and bolt and leave residents with the problems of inadequate and stressed infrastructure, parking problems and packed schools. This has to stop!

Many of these companies have now developed an arrogant and aggressive approach and seem to have adapted ways to manipulate the current Planning Framework, by abusing terms such as “net benefit” and “neighbourhood character” to suit themselves. “Community consultation” is another term abused by aggressive developers, which in my personal experience, consists **ONLY** of their own market research and advertising and totally ignoring the requirement to have meaningful consultation with the neighbouring community! This is why I feel it is time to urgently review the current planning framework, especially items:

- (2) environmental sustainability and vegetation protection,
- (3) delivering certainty and fairness in planning decisions for communities (that is parts a-e), and,
- (5) ensuring residential zones are delivering the type of housing that communities want.

I live in Dingley Village, where for the last seven years our community has been bullied by a large developer, so I am making this submission based on my personal unpleasant experience as an example of why the Inquiry into Protections within the Victorian Planning Framework is so urgently needed.

The private golf course here in Dingley Village (Kingswood Golf Course) which is surrounded by 30-40 year-old existing homes, was purchased by developers Australian Super even though the land is zoned “Recreational” land. That’s right, they purchased the property without **FIRST** obtaining re-zoning approval to “Residential Zone”. It was simply a huge gamble by Australian Super, or was it? This aggressive developer must have been very sure of its ‘connections’ and chances of obtaining a re-zoning **AFTER** purchasing!

Since they acquired the land in 2014, the residents of Dingley Village have fought Australian Super’s

proposed development of 825 small units, up to 3-stories, most on a tiny land footprint of 110sq meters. They have not consulted the neighbouring community and have been cutting down trees. There proposal includes NO plans for extra community services to deal with an expected 20% lift in Dingley Village population!

Three years ago, 8000 resident objections were sent to the City of Kingston, who rejected Australian Super's re-zoning application, but, un-purturbed, Australian Super still continues to by-pass the community and has had our City Council neutralised. This mega battle for our democratic rights here in Dingley Village goes on and all because an arrogant developer, can manipulate the current guidelines and continue to bully our community. PLEASE review the Victorian Planning Framework Legislation as a matter of urgency.

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FILE ATTACHMENTS

File1:

File2:

File3:

Signature:

[REDACTED]