

## SUBMISSION Re MODERNISING VICTORIA'S PLANNING ACT

From:

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Member of the General Public

Thank you for the opportunity to submit my concerns.

I consider that Planning in Victoria is in chaos. It seems to be so caught up in policies that rules and regulations are relegated to the background. It is policy- driven but most Council and State Government policies are stated in woolly, waffly words. Many projected local policies for the Mornington Peninsula have been languishing for years. The processes are so slow that whole neighbourhoods change for the worse long before the policies and amendments are written and accepted. **There is far too much discretion in Planning Scheme rules. There needs to be more PRESCRIPTION and precisely- worded regulations.**

My 15 years or so experience in trying to preserve Walter Burley Griffin's Garden Suburb, Heritage Victoria – registered, Ranelagh Estate in Mount Eliza ( Mornington Peninsula Shire) has been fraught with frustration and despair. The Shire, instructed by Planning Panels and Heritage Victoria to make every effort to see to the preservation of this valuable asset, has continually paid little more than lip service to this request. The officers seem paralysed by the possibility of Ministerial and Planning Departmen disapproval and their failure to provide protection has resulted in inappropriate development on too large a scale. Inordinate delays in producing written local policies has made it impossible to defend Neighbourhood and Heritage Character at VCAT. How did VCAT change from a people-oriented body to one where lawyers and planning consultants dominate, making huge incomes from the uncertainties currently inherent in Victorian Government Planning Schemes?

What is the use of reviewing the Planning and Environment Act if you do not consider in addition:-

1. incongruity of policy- driven Planning
2. the merits of State and Local Policies
3. the operation of Planning Schemes and of the Victorian Civil and Administrative Tribunal (VCAT)?

Have Government Ministers or senior planners in the DPCD (or any of its predecessors) ever seriously looked at the way Planning is handled in North American countries or Europe? Victorian Planning would be a laughing stock in those places. Also there is a bottleneck for all 70 or more Councils in that they cannot move on any reforms/amendments without reference to the Minister who cannot possibly deal with these in a timely, let alone thoughtful, manner.

**I believe a new car is needed, not a tinkering with the present unsatisfactory system.**

**Submitted by Margot J. Breidahl, M.Sc., PhD, MBBS, FRCPA.** Practical experience in many submissions to Council and VCAT is my planning qualification.