

# SOS Scale Rule For SALE

A scale rule is used to calculate height and distance on plans.

It covers the following scales

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- 1:100 - 1:50
- 1:20 - 1:10
- 1:5 - 1:1

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## HOW TO CONTACT SOS

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# RESIDENTS Voice

GPO Box 5042Y, Melbourne 3001.

ISSUE 4 - MAR/APR 1999

# SOS

SAVE  
 • OUR •  
 SUBURBS

INC.

## Annual General Meeting

The Annual General Meeting of SOS will be held at 7.30 p.m, Tuesday, April 20, 1999 at St Joseph's Hall, 47 Stanhope St., Malvern.

Light refreshments will be provided.

Nominations of candidates for election as officers of SOS and/or as ordinary members of the committee must be delivered to the secretary no later than 7 days before the date fixed for the holding of the Annual General Meeting. If you wish to nominate a person you should obtain a nomination form from the Secretary. Please note that a nomination form must be signed by two members of SOS and must be accompanied by the written consent of the candidate.

# RESIDENTS Voice

## President's Address



On February 16, 1999, Save Our Suburbs celebrated the first anniversary of our launch. Again, the Hawthorn Town Hall was packed with people whose frustration and anger with the State's town planning system have increased during the past 12 months. (See inside for a report of the meeting and the resolution which was carried unanimously).

support of the two council peak bodies: the Municipal Association of Victoria and the Victorian Local Governance Association as well as by the mayors of Banyule, Bayside, Brimbank, Boroondara, Cardinia, Darebin, Frankston, Greater Dandenong, Hobsons Bay, Manningham, Maribyrnong, Moonee Valley, Port Phillip, Stonnington, Whitehorse and Yarra.

The Royal Australian Planning Institute has also backed SOS' call for a meeting.

We believe the other peak bodies which should attend such a meeting would include the Housing Industry Association, the Master Builders Association, the Property Council of Australia and the Royal Australian Institute of Architects.

Inflaming the discontent is the continued finger-pointing between the Minister for Planning and Local Government, Mr Robert Maclellan and councils.

Residents are fed up and want the planning buck-passing to stop. We want to know who is responsible for the distress caused by Victoria's planning system so we can get on with the job and restore planning certainty.

The time has come for a summit meeting to break the planning deadlock between state and local governments.



Concerned residents pack Hawthorn Town Hall for SOS rally

Mr Maclellan frequently blames councils for residents' town planning concerns. In a recent letter to SOS, the Minister accused councils of lacking understanding of the the planning system and asked SOS what it would like done by councils to improve their performance.

SOS would chair the meeting which should be held at the Melbourne Town Hall and be open to residents and the media.

In the meantime, it is important that you renew your annual membership of SOS as soon as you receive your renewal reminder. In addition the last page of this issue of the newsletter provides you with a tear-off membership application so you can encourage others to join.

We believe the Minister and his senior planning advisers should attend a summit meeting along with mayors, councillors, CEOs and municipal planning officers.

The committee of SOS is looking forward to seeing you at our forthcoming Annual General Meeting at 7.30 p.m., Tuesday, April 20 at St Joseph's Hall, 47 Stanhope St., Malvern.

So far newspaper reports have Mr Maclellan displaying little enthusiasm for a summit. In The Australian (March 3, 1999), the Minister was reported as rejecting the summit proposal saying it was 'illogical' to hold such a meeting when new municipal planning schemes were being introduced.

I will present a report of where SOS is now and where we are going.

Nonetheless our proposal already has the

Save Our Suburbs Inc.  
 PO Box 5042Y, Melbourne, 3001  
 Telephone: 9849 0023  
 APPLICATION FOR MEMBERSHIP

I, \_\_\_\_\_  
 (Title : Dr. Miss. Ms. Mrs. Mr.) (FULL NAME OF APPLICANT - please print)

OR  
 \_\_\_\_\_ [\*]  
 (in the case of an organisation) Name of organisation \*Number of persons belonging to or represented by the organisation

OF  
 \_\_\_\_\_  
 (Address)

\_\_\_\_\_ (Suburb) \_\_\_\_\_ (Post Code)

\_\_\_\_\_ (Municipality)

\_\_\_\_\_ (Occupation)

\_\_\_\_\_ (Phone number home) \_\_\_\_\_ (Phone number business)

\_\_\_\_\_ (Fax number) \_\_\_\_\_ (E Mail address)

apply to become a member of SAVE OUR SUBURBS Inc. in the Membership category for which I have entered the subscription payable below, in the event of my admission as a member, I agree to be bound by the Rules of Association for the time being in force.

(Signature of applicant) \_\_\_\_\_ (Date) \_\_\_\_\_

\*Note Membership subject to approval by the committee

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# In the "CAN DO" State

The city sprawls too wide!  
Let us contain it,  
the politicians said.  
And so they did,  
contemptuous  
of place and people.

With an ambivalent guide  
and loophole rules,  
they allowed those  
dollar eyed developers,  
to build in backyards,  
and in front yards too,  
their monstrous multi-units,  
regardless of the view.

Demolish the old, they cried,  
Bring in the new!  
Get real in the 'can-do' state  
Victoria's on the move!  
You fusty residents  
who harp on heritage,  
and character, or  
amenity and charm;  
What matters is the now,  
this money making moment,  
not past or future.  
There's no cause for alarm.

But past and future  
in the present live,  
by ties of blood, and hope  
and habitation.  
We are not a truncated people.  
Armed with this truth,  
the people must prevail,  
though much is lost in conflict.

- SOS member Janet M. Howie



## SCRAM SAYS CHELSEA RESIDENTS

SOS municipal rep for Kingston, Janelle House believes her suburb - Chelsea - is being ruined by unplanned, sporadic multi-unit development and has formed a local residents' group.

The reason for the establishment of the group is contained in the acronym C.R.A.M.M.E.D. - Chelsea Residents Against More Multi Eyesore Development.

Janelle can be contacted on 9772 4862 between 9-12 noon. (Mon-Fri)

# MEET THE MUNICIPAL REP

When Lesley Williams decided to give up her town planning course she did not realise that she would be forced into taking a refresher course 12 years later as a resident battling against inappropriate development in her suburb.

A resident of West Brunswick, Lesley is a municipal representative for SOS in Moreland and would welcome company. She is particularly concerned that many residents in her area find it difficult to fight developments because their knowledge of English is insufficient for the task.

"Fighting a development is hard enough without the extra burden of not being able to speak English", she said. "Some people, too, give up because they are easily bullied and become too daunted to go on".

Lesley is currently involved in a battle to save a heritage house from demolition for a Macdonald's restaurant and is concerned that over-development is putting strain on the availability of carparking spaces in narrow streets.

A records officer at Melbourne University, Lesley says a long battle to modify a development on the boundary of her own property has reacquainted her with the planning system and she has been appalled to realise how much has changed since her days as a town planning student.

"The utopian ideal appears to have disappeared from planning altogether. We were taught that planning had cultural and social significance. These days, it seems that economics is all that counts", she said.



Lesley Williams - Municipal Representative

On a happier note she says that frustration and anger with the planning system has fostered a stronger community spirit. "You can go along to an urban planning meeting and come away with a real sense of belonging", said Lesley.

Contact Lesley on 9387 2228

## SOS HAS SYDNEY SISTER

Save Our Sydney Suburbs was launched at a public rally - attended by hundreds - at First Fleet Park, Circular Quay on March 21. SOSS has been formed to represent residents from all over Sydney, who, like their Victorian counterparts, have joined forces to lobby their State Government to change planning laws considered to encourage inappropriate development which degrades neighbourhood character and is detrimental to residential amenity. Speakers, including anti-nuclear campaigner, Dr Helen Caldicott, addressed aspects of the topic: Your Suburb In The Future.



A message of support from SOS was read to the gathering. It expressed hope that the residents' movement would spread to all Australian cities. The formation of a Sydney-wide group was spearheaded by St Ives councillor, Tony Hall who last year established the Ku-ring-gai Preservation Trust to conduct a successful campaign which saw the council reject a Carr Government strategy to implement medium-density housing in the leafy North Shore municipality. The Trust believed the strategy would have had an adverse effect on the character, heritage, infrastructure and environment of the Ku-ring-gai area. SOS president Jack Hammond has commented that the formation of SOSS indicates that residents' concerns over town-planning issues cross political and geographical boundaries.

# The THREE C'S OF PLANNING

## CHANGE, CHOICE AND COMMON GROUND

By the Minister for Planning and Local Government, the Hon. Robert Maclellan

"The character of an area cannot be captured once and for all because it is always susceptible to incremental change". Independent Advisory Committee Report on Monash Planning Scheme Local Variations to The Good Design Guide

Changes are occurring in Melbourne's urban development. The economic, social, cultural and demographic factors that have brought about this change have been accumulating over the last 20 or more years, and have come together in the 90s to produce a greater diversification in our housing needs.

The challenge with residential planning is to find a balance between the legitimate interests of residents and the housing needs of a changing society. The State Government, local government and community at large must work together to manage this change, and find the common ground. To this end, we have to understand the bigger picture.

## Change

Melbourne is expected to experience an increase in population of more than 400,000 people over the next 15 years (160,000 households). At the same time, household size is shrinking. More people are choosing to have fewer children, or none at all. The divorce rate is also on the rise, contributing to smaller households. Already over half of Melbourne's households have only one or two people. The changing size of families and our ageing population means many more people in future will live alone, or with only one other person.

At the moment, the great majority (78 per cent) of Melbourne's housing is detached and is on its own block of land. Over 80 per cent of these detached houses have three or more bedrooms. This housing stock in its current form is not well suited to the changing housing needs of the future.

## Choice

Our changing community needs and demands greater housing diversity and choice.

Medium-density housing provides an ageing population with the option to move into smaller, more manageable homes, while remaining in the neighbourhood they have

lived much of their life, close to family, friends and the community they know. It enables smaller households, of any make-up, the opportunity to choose more diverse types of homes in the location that suits them.

Location is an important consideration. There is a wider value to society (and taxpayers) of making better use of infrastructure and services, and giving more people the option of living near to services and facilities. It is inevitable that suburbs will reinvent themselves - changes will occur.

## Common Ground

While medium-density housing can help meet the needs of a changing society and provide greater housing choice, its integration into existing areas needs to be carefully managed.

The State Government recognises the importance of protecting the amenity and rights of property owners and preserving the best character and streetscape of Melbourne's suburbs. It also recognises that there is a balance to be found between the interests of current property owners in established suburbs, and the interests of our changing housing needs. To achieve such a balance, the State Government has provided councils with a number of effective planning tools.

It is the local council's responsibility to decide how they will integrate medium-density housing into existing suburbs. Within their new format planning schemes, they can treat each application to build medium-density housing on its merits, wherever in the municipality it might be built. Or they can decide that medium-density housing will be encouraged in specified areas, with other locations in the municipality subject to less or no change. Both the State Government and SOS encourage councils to take this approach.

Well-designed medium-density housing can fit comfortably into a neighbourhood's streetscape. Councils have the power to determine the quality of medium-density housing in their municipality. An Amendment to the Site Analysis and Design Response provisions of the Good Design Guide last year is having a positive effect. The community also has a role in the process of deciding whether to permit a medium-density housing development.

Our changing society needs medium-density housing and with a committed approach, this form of housing can work well within established suburbs. Finding the right balance is the challenge for all of us. The State Government will continue to work with local government, community and industry to find a balance that achieves quality planning outcomes

# Managing Medium-Density Housing

As a result of the Victorian Government's planning reforms, councils and their communities can decide on preferred areas for medium-density housing. This can provide the community with more certainty and ensure that medium-density housing is in the best location to take advantage of infrastructure, such as public transport, and services.

The steps that a council can take are:

- prepare a housing strategy showing how future housing needs in their municipality will be met
- identify the areas where medium-density housing will be specifically encouraged
- identify other areas where more modest change is encouraged, within the neighbourhood context
- identify further areas where there will be little or no change

If you are interested in where new forms of housing will or should occur in your suburbs, talk to your local council about their strategy for future housing in the area.

In a recent survey, eighty-two per cent of responding councils said the introduction of stricter site analysis requirements in April 1998 had raised the standard of medium-density housing applications, improving the quality of information being provided, with a more thorough analysis of site, surrounds and impacts

To find out more about the rights and responsibilities of the various stakeholders in the decision-making process for medium-density housing development, contact 1800 180 181 for your free information kit.

## Politicians who did not respond to our survey:

### Legislative Council Reps

#### Liberal MLCs

Louise Asher (Monash), Gerald Ashman (Koonung), Bruce Atkinson (Koonung), Mark Birrell (East Yarra), Ronald Bowden (South Eastern), Andrew Bridson (Waverley), Ian Cover (Geelong), Bruce Chamberlain (Western), Philip Davis (Gippsland), Richard de Fegely (Ballarat), William Hartigan (Geelong), Peter Katsambanis (Monash), Rob Knowles (Ballarat), Neil Lucas (Eumemmerring), Maree Luckins (Waverley), Dr John Ross (Higginbotham), Kenneth Smith (South Eastern), Wendy Smith (Silvan), Christopher Strong (Higginbotham), Graeme Stoney (Central Highlands), Dr Ronald Wells (Eumemmerring), Sue Wilding (Chelsea).

#### Labor MLCs

Tayfun Eren (Doutta Galla), Monica Gould (Doutta Galla), Sang Nguyen (Melbourne West), Pat Power (Jika Jika), Barry Pullen (Melbourne), Theo Theophanous (Jika Jika), Douglas Walpole (Melbourne).

#### National Party MLCs

Bill Baxter (North Eastern), Ronald Best (North Western), Barry Bishop (North Western), Peter Hall (Gippsland), Roger Hallam (Western), Elizabeth Powell (North Eastern).

### Legislative Assembly Reps

#### Liberal MLAs

Florian Andrighetto (Narracan), Gordon Ashley (Bayswater), Leonie Burke (Prahran), Robert Clark (Box Hill), Charles Coleman (Bennettswood), Robin Cooper (Morrington), Dr Robert Dean (Berwick), Martin Dixon (Dromana), Robert Doyle (Malvern), Stephen Elder (Ripon), Lorraine Elliott (Mooroolbark), Bernard Finn (Tullamarine), Ann Henderson (Geelong), Geoffrey Jenkins (Geelong West), Michael John (Bendigo East), Jeff Kennett (Burwood), Hurtle Lupton (Knox), Stephen McArthur (Monbulk), Andrea McCall (Frankston), Denise McGill (Oakleigh), Denis Naphthine (Portland), Alistair Paterson (South Barwon), David Perrin (Bulleen), Victor Perton (Doncaster), Inga Peulich (Bentleigh), Wayne Phillips (Eltham), Anthony Plowman (Benambra), Sidney Plowman (Evelyn), Tom Reynolds (Gisborne), John Richardson (Forest Hill), Gary Rowe (Cranbourne), Ernest Smith (Glen Waverley), Ian Smith (Polwarth), Marie Tehan (Seymour), Murray Thompson (Sandringham), Barry Traynor (Ballarat East), Jan Wade (Kew).

#### Labor MLAs

Alex Andrianopoulos (Mill Park), Ian Baker (Sunshine), Peter Batchelor (Thomastown), John Brumby (Broadmeadows), Robert Cameron (Bendigo West), Neil Cole (Melbourne), David Cunningham (Melton), Andre Haemeyer (Yan Yean), Keith Hamilton (Morwell), Rob Hulls (Niddrie), Michael Leighton (Preston), Hong Lim (Clayton), Peter Loney (Geelong North), Bruce Mildenhall (Footscray), John Pandazopoulos (Dandenong), George Seitz (Keilor), John Thwaites (Albert Park), Janet Wilson (Dandenong North).

#### National Party MLAs

Kenneth Jasper (Murray Valley), Donald Kilgour (Shepparton), John McGrath (Warrnambool), William McGrath (Wimmera), Pat McNamara (Benalla), Noel Maughan (Rodney), Peter Ryan (Gippsland South), Barry Steggall (Swan Hill).

#### Independent

Susan Davies (Gippsland West), David Treasure (Gippsland East), Frederick McLellan (Frankston East)

## PLANNING CONCERN

# AN ELECTION ISSUE

**SOS is convinced that residents' disquiet with our town planning system will be a significant issue at the coming State election. Accordingly, we invited the Minister for Planning and Local Government, Mr Robert Maclellan and the State Labor Party to present their planning vision for Victoria which we have published in this issue of the Residents' Voice.**

Politicians from all parties would be foolish to underestimate the importance of planning concerns as an election issue. After all, it is an issue that literally strikes home. And yet, it appears, that this is precisely what many of them have chosen to do. In January, we sent a letter to all State politicians warning them that on-going anger and frustration with the planning system will have an impact on the election result.

The Premier, Mr Kennett, appeared to share this view when he told The Age (November 28, 1998) that concern over local planning issues had contributed to the Government losing the Mitcham by-election.

The same correspondence invited politicians' views on a number of questions relating to matters of concern consistently brought to our attention by residents throughout Victoria. (The list of questions is reprinted below)

The number of completed surveys returned to SOS has been disappointing.

We surveyed the 88 members of the Legislative Assembly and all 44 members of the Legislative Council. Of those only 24 MP's bothered to complete our questionnaire.

Many of the Liberal politicians returned a survey response prepared by the Minister. The official response answered 'yes' to Question 1, 'No' to Question 2 & 8 as well as qualifying comments. For the balance, 'Yes' and 'No' responses were avoided but lengthy comments were provided.

A copy of the Ministers response is available on request.

In making their survey responses, the Labor MPs answered 'Yes' to all the questions. Further comments were also provided by some of those surveyed. We did not receive any responses from National Party politicians.

Russell Savage, the Independent member for Mildura provided a supportive survey response. The office of the Liberal member for Caulfield, Helen Shardey, informed SOS that she was overseas.

The MPs who responded to our questionnaire are:

**The Minister for Planning and Local Government, Robert Maclellan (Pakenham)**  
**The former Shadow Minister for Planning, Demetri Dollis MLA (Labor - Richmond)**  
**Craig Langdon MLA (Labor - Ivanhoe)**  
**Mary Delahunty MLA (Labor - Northcote)**  
**Cameron Boardman MLC (Liberal - Chelsea Province), Caroline Hogg MLA (Labor - Melbourne North Province), Jean McLean MLC (Labor - Melbourne West Province), Phillip Honeywood MLA (Liberal - Warrandyte) \*reply prepared by the Minister, Tony Robinson MLA (Labor - Mitcham)**  
**Kim Wells MLA (Liberal - Wantirna) \*reply prepared by the Minister, David M. Davis MLC (Liberal - East Yarra Province)**  
**Russell Savage MLA (Ind - Mildura)**  
**Christine Campbell MLA (Labor - Pascoe Vale)**  
**Carlo Carli MLA (Labor - Coburg)**  
**Sherryl Garbutt MLA (Labor - Bundoora)**  
**Geoff Craigie MLC (Liberal - Central Highlands**

Province) \*reply prepared by the Minister Phillip Gude MLA (Liberal - Hawthorn) \*reply prepared by the Minister

Don Nardella MLC (Labor - Melbourne North Province)

Rosemary Varty MLC (Liberal - Silvan Province) \*reply prepared by the Minister

Steve Bracks MLA (Labor - Williamstown)

Lynne Kosky MLA (Labor - Altona)

Eddie Micallef MLA (Labor - Springvale)

Judy Maddigan MLA (Labor - Essendon)

Garry Spry MLA (Liberal - Bellarine) \* reply prepared by the Minister

An additional six Liberal members did not complete a survey but said they endorsed the Minister's views. They are:

Carlo Furletti MLC (Templestowe Province), Alan Stockdale MLA (Brighton), Geoff Leigh MLA (Mordialloc), David Lean MLA (Carrum), Bill Forwood MLA (Templestowe),

One Labor member - Mary Gillett MLA (Verribee) endorsed the response made by Demetri Dollis who was Labor's Shadow Minister for Planning at the time.

A copy of any of those responses will be provided on request.

**If your local member did not reply to our survey, contact him or her and ask WHY? Please let us know the response.**

### The survey asked Victorian MPs if they supported:

1. Medium and high density development in situations determined in relation to availability of public transport, the capacity of the road system, the availability of community facilities, the availability of job opportunities and the capacity of infrastructure rather than being permitted to occur upon an unplanned and sporadic basis.
2. A comprehensive review and revision of the Good Design Guide and its application to all developments in established residential areas.
3. The restoration of final control over the issuing of building permits for demolition ('demolition permits') to the relevant local council exclusively.
4. A legislative requirement that building permits must conform to any planning permit requirements.
5. The removal of the 7km radius from the CBD, within which densities greater than 1.200 sq. m. are encouraged by the Good Design Guide and its replacement with designated higher density areas agreed between the State Government and the relevant council.
6. An increase in the minimum size of sites permitted for multi-unit development thereby encouraging better standards of design and less adverse effect on the amenity of existing residents.
7. The maintenance of interim heritage planning controls in any area where the council and government have yet to bring permanent heritage controls into effect.
8. The retention of existing buildings and vegetation on any potential development site until a planning permit for re-development has been issued.
9. The imposition of strict limits on the expansion of existing public institutions within established residential areas where such expansion is detrimental to existing residential amenity and which may require the demolition of heritage buildings.
10. Height controls that are determined objectively, maintained consistently and not arbitrarily altered.

## HUNDREDS ATTEND

# Our 1st Birthday

The roars of over 800-900 people calling for change to Victoria's planning system were loud enough to be heard in Spring St.

They came in support of a resolution unanimously carried at the conclusion of a meeting held on February 16 at the Hawthorn Town Hall to mark the first anniversary of the launch of SOS.

The seven-point resolution which called for wide-ranging reform of the planning system was put to the meeting by the president of SOS, Jack Hammond.

See right for the seven points and the response given to each by the Minister.

Jack Hammond, who chaired the meeting, spoke for those in attendance saying that they were there to express 'anger and frustration with the present system' which was 'just not good enough.'

He said there is a fundamental problem with the Good Design Guide which should be 'radically overhauled'.

The president of the Municipal Association of Victoria, Cr Brad Matheson spoke of the frustration of councils because of the 'limited powers we have to rectify the assault on our neighbourhoods'.

Journalist and broadcaster, John Jost, described Mr Maclellan as being 'Mr Yes in the development business' and the 'planning minister you have when you don't have planning'.

His view that developers were now exploiting what they had failed to exploit in the 50s and 60s found ready support from the audience.

Founding member of SOS and reader in Architecture at Melbourne University, Dr Miles Lewis said the Victorian Civil and Administrative Appeals Tribunal treated 'residents as an irrelevant nuisance' and described the planning system as being 'geared to developers'.

Crass and alarming statements about planning and development by the US property developer, Troy Dennison were met with sharp intakes of breath and nervous titters until he pulled off his gingery toupee mid-speech to reveal himself as the satirist and concerned resident of Boroondara, Campbell McComas

It was clear from the cheering, whistling, clapping and stamping that the audience appreciated McComas' bitingly funny observations about our planning system and shared his concerns about unbridled development.

Point 1. To preserve and guarantee the amenity of existing residential areas, and to prevent developments which are parasitic upon and destructive of this amenity;

Minister: In general, this statement (apart from the emotive invective) reflects the objectives of current planning legislation now.

Point 2: To direct development into locations agreed to by local councils, having regard to the available public transport, infrastructure, retail and community facilities;

Minister: Local councils already have the responsibility and tools to do this through their new format planning schemes and local variations to the Good Design Guide.

Point 3: To require planning permits for all development in existing residential areas, including demolition;

Minister: This is not acceptable, but the issue of overlooking and overshadowing with single dwellings is being examined by the Standing Advisory Committee on Local Variations to the Good Design Guide (SAC).

Point 4: To radically review the Good Design Guide, with controls based upon defined standards and/or objectively assessed performance criteria;

Minister: One of the tasks of the SAC is to review the provisions relating to overshadowing, overlooking and building on or near boundaries. The seven kilometres ring provisions will also be examined. A full scale review is not considered desirable or necessary. However, the SAC can come back to the Minister for Planning and Local Government to seek variations to their terms of reference if they consider that this is warranted.

Point 5: To facilitate the immediate introduction in all areas of Melbourne of neighbourhood character controls based upon the desires of the residents in relation to issues such as height, setback, vegetation, building forms, and density;

Minister: What is needed is an intelligent and practical basis upon which to manage change. It is important to maintain and support the

# SOS Resolution

## Minister Replies

protection of council approved heritage properties and areas. The Department of Infrastructure already gives support to councils undertaking heritage provisions. In addition to development of heritage controls and local policies in their new format planning schemes, all councils have the capacity to prepare local variations to the Good Design Guide. The Residential Design and Development Fund has also provided support to one council to prepare for local variations to the Guide. It may be possible for the government to give further support to councils on these issues.

Point 6: To introduce legislation that requires building permits to conform to planning permits;

Minister: A proposal for amending the building and planning legislation to achieve greater conformity between planning and building permits is currently under consideration.

Point 7: To ensure that existing planning and building provisions and individual permit requirements are fully enforced by the Victorian Civil and Administrative Tribunal, the Building Control Commission and municipal councils.

Minister: Municipal councils are responsible under the Planning and Environment Act 1987 for enforcing the provisions of their planning schemes. This includes cases where conditions of a planning permit may have been breached, and where a building permit may be inconsistent with a planning permit or other provisions of a planning scheme. If there is an alleged breach, councils may seek an enforcement order from VCAT. The Tribunal cannot initiate enforcement action if, in a particular case, a local council is reluctant to do so. Local councils and individuals therefore play the primary role in ensuring the enforcement of planning provisions.

The Building Control Commission does not have a role in enforcement of planning provisions, but it does have a role in enforcement of building provisions set out in the Building Act 1993 and the Building Regulations. Under the Building Act 1993 the building surveyor is responsible for issuing a building permit and has quite wide powers to direct a builder to carry out works necessary to ensure that a building complies with the building permit. The BCC has a role in registering building surveyors and, through the Building Practitioners Board, ensuring that building practitioners (which includes a builder and building surveyor) perform their functions and responsibilities appropriately.

# THWAITES TO TAKE ON MACLELLAN

The Deputy Leader of the Opposition, John Thwaites has replaced Demetri Dollis as the Shadow Minister for Planning.

Before he was elected the Member for Albert Park in 1992, Mr Thwaites was involved in local government as a councillor for the former City of South Melbourne becoming mayor in 1991.

Mr Thwaites is a barrister who is married to Melanie Eagle, a former Mayor of St Kilda.

## Eagle eye ON DEVELOPMENT

Concern about the demolition of characteristic houses, the loss of trees and the disappearance of established gardens under concrete has fuelled the development of the Eaglemont Neighbourhood Conservation Association.

The association plans to help residents object to inappropriate development and seek changes to the local planning scheme to ensure long term protection of neighbourhood character.

Contact: PO Box 2195, East Ivanhoe, 3079



State Labor Deputy Leader and Shadow Planning Minister, John Thwaites

Victoria's planning system is in crisis, out of control, and has left residents with no say over what is happening in their own streets.

This is the overwhelming feedback that Labor has had from its 'Labor Listens' forums with the general community, local government representatives, planning experts, and leading developers. The message is the same - the Kennett Government's planning policies are chaotic and put the community last.

There is a complete lack of certainty for residents, councils, and developers alike and the result has led to overwhelming uncertainty which is the complete antithesis of proper and effective planning for all Victorians.

Labor believes that good planning enhances our quality of life but the community must have confidence in the ability of the planning system to deliver efficient and certain outcomes. We totally reject typical Kennett Government planning actions which can result in arbitrary overshadowing from next door suddenly hitting your house or apartment and reducing the value of your lifestyle and your property.

Labor totally rejects a lack of height controls which will result in Port Melbourne and St Kilda being turned into another Gold Coast. We totally reject demolition cowboys being able to operate without local planning permits and with complete disregard for community values. And we totally reject the constant decisions by Minister Maclellan to sideline both local community groups and local government.

### Labour will return

## Planning rights

Labor has developed both a detailed planning policy paper (available through the office of Shadow Minister for Planning, John Thwaites on 9699 6755) and a five point plan to fix Victoria's planning crisis.

The five point priority plan is:

1. Labor's planning framework will guarantee that Ministerial planning powers are transparent, accountable, and that any Ministerial intervention will be restricted to issues of State or regional significance.

2. Labor will review the Good Design Guide to cover the problems of appearance, noise, setback, overshadowing and quality. It is completely unacceptable that an adjacent property can be built with total disregard for a neighbour's rights.

3. Medium density housing development and urban consolidation must be consistent with good community planning. Decisions about what is appropriate in the neighbourhood can't be left to the Minister's whim or to greedy developers. Labor will work with local government and the local community to identify suitable locations for multi-unit development, preferably close to retail, service and transport facilities.

4. Labor will reform the building and demolition permit system so that it operates effectively and efficiently for the proper enforcement of building controls. No demolition permits will be issued unless a planning permit has been issued for the same site.

5. Labor will introduce a planning scheme which will provide local councils with increased powers to deal with local conditions, especially as they relate to density and height controls.

Above all a Labor Government will once again involve the people of Victoria, the local communities, the individual resident and home dweller, in a planning decision process which determines significantly their quality of life. Planning under the Kennett Government is arbitrary and unfair. Labor will return genuine planning rights, certainty and involvement to the people of Victoria.

### MEDIA

## WATCH

The Age, January 25

"... the builders (of the 18-storey HMAS Lonsdale development) will be doing all of Melbourne a favour if they put it up as quickly as possible. Only then will the overkill implicit in the project become clear. Only then will the building be able to fulfil its probable destiny as a cautionary lesson in inappropriate development" - Shaun Carney's Comment column

The Age, January 27

"... (VCAT's) decisions were skewed towards developers and showed a lack of respect for urban context. The power of councillors was reduced to fiddling around the edges and trying to minimise the impact of developers" - Port Phillip councillor, Liz Johnstone.

Progress Press, January 11

Medium-density protesters drove prices down for developers by driving off prospective buyers including other developers claims architect Robert Caulfield of Camberwell-based Caulfield, Krivanek and Sugar. "They know they can buy (a property) for \$20,000 or \$30,000 less. Of that, they would spend \$10,000 on town planners and barristers (to have the development approved)".

The Age, February 13

Stephen Sabbatucci, Stonnington council's planning and development manager said private building surveyors were 'under pressure' to approve demolitions for their clients. "A lot of older homes (in Stonnington) have been lost. There is no doubt that if council still had the power, demolitions would not have occurred so quickly".

Il Giobo, Feb 8, Report about SOS rally on Feb 14

Primo anniversario di una organizzazione per la salvaguardia dell'ambiente

### Salviamo i nostri sobborghi

Incontro all'Hawthorn Town Hall il 16 febbraio per valutare i futuri progetti

Australian, March 3

"There needs to be a two-way communication, not simply a minister dictating to councils and the community and, in my opinion, the minister's shown no intention of listening". - Banyule Mayor, Cr Colin Brooks.

The Sunday Age, February 14

"Some of the ugliest houses in the world are being built in Melbourne. They would be at home in 1950s Sicily. Parts of the city look like new suburbs of Palermo" - Satirist Barry Humphries commenting on new development in his home town.

AND ... NEWS FROM THE NORTH

The Sydney Morning Herald, February 20

"... (Medium-density housing) denies residents' choice while providing choice for developers". - One of 1000 angry residents of Sydney's North Shore who attended a public meeting in Ku-ring-gai to denounce their council's strategy to meet their State Government's medium-density housing requirements.

The resident told the meeting to be suspicious of the promotion of medium-density housing as providing choice for residents."

Noosa News, February 16

"Noosa's hard-won lifestyle and environmental protection and its population cap, are now teetering on the brink of collapse". - Michael Gloster, spokesman for Save Our Noosa commenting on a decision by Noosa council to support a contentious development.

## 'Pure' an exhibition of photos

SOS committee member, Ian Macrae is holding an exhibition of photographs, with the title of "Pure" at Artistcare Gallery, 276 Park St., South Melbourne, from 2th March to 5th April. The photographs, which are printed on watercolour paper, feature locations in rural Australia, the Pacific Islands, China, England, and New York. The photographs are \$300 framed and \$250 unframed.

Ian, a film director, is currently campaigning to save Duart, a 105-year-old house from demolition to enable a four-storey development beside the heritage listed Victoria Hotel. After the exhibition ends, the photographs can be viewed privately. Contact Ian on 9690 1944

### Municipal Representatives

|                             |           |
|-----------------------------|-----------|
| <b>Ballarat</b>             |           |
| Greg Henderson              | 5331 3537 |
| <b>Banyule</b>              |           |
| Chris Siciliano             | 9434 2023 |
| Sandra Hamlet               | 9435 3180 |
| Jane Crone                  | 9457 1675 |
| Noel Withers                | 9435 4513 |
| <b>Bass Coast Shire</b>     |           |
| Carola Adolf                | 5678 2286 |
| <b>Bayside</b>              |           |
| Val Ross                    | 9589 0895 |
| Sara Kent                   | 9589 4790 |
| Sean Matthews               | 9598 7163 |
| Jocelyn Lee                 | 9596 6835 |
| Cheryl May                  | 9596 1823 |
| Derek Wilson                | 9583 2839 |
| <b>Boroondara</b>           |           |
| Fred Douglas                | 9857 8646 |
| Luba Copland                | 9889 1869 |
| Keryn Christos              | 9817 5612 |
| Jenni McLeod                | 9836 3191 |
| Gillian Simonson            | 9813 2186 |
| <b>Casey Shire</b>          |           |
| Sharon Beel                 | 9707 4721 |
| <b>Darebin</b>              |           |
| Liz Gaynor                  | 9484 7361 |
| Paul Scopelliti             | 9416 9872 |
| David Redfearn              | 9489 5686 |
| <b>Geelong</b>              |           |
| Judy and Bob Hutchinson     | 5278 7203 |
| <b>Glen Eira</b>            |           |
| Cheryl Forge                | 9576 0099 |
| <b>Hobsons Bay</b>          |           |
| David Moore                 | 9397 5773 |
| Peter Hemphill              | 9391 4934 |
| <b>Kingston</b>             |           |
| Janelle House               | 9772 4862 |
| Robert Titchener            | 9580 0102 |
| Ella Hayes                  | 9583 9789 |
| <b>Manningham</b>           |           |
| Faye North                  | 9848 2752 |
| <b>Maribynong</b>           |           |
| Alan Ross                   | 9318 5833 |
| Jack Harrison               | 9317 7843 |
| John Preston                | 9214 6690 |
| <b>Maroondah</b>            |           |
| Anne Kaufman                | 9879 5228 |
| <b>Melbourne</b>            |           |
| Stephen Pickard             | 9633 2738 |
| <b>Moonee Valley</b>        |           |
| Rick Clements               | 9337 5647 |
| Michael Gill                | 9379 9624 |
| Diane Adey                  | 9379 4513 |
| <b>Moreland</b>             |           |
| Lesley Williams             | 9387 2228 |
| <b>Mornington Peninsula</b> |           |
| Meg Breidahl                | 9787 3033 |
| Arthur Moore                | 5975 6148 |
| Ralph Percy                 | 5974 1222 |
| <b>Nilumbik</b>             |           |
| Gayle Blackwood             | 9846 1221 |
| <b>Port Phillip</b>         |           |
| Philip Shaw                 | 9699 6370 |
| Ian Macrae                  | 9690 7604 |
| <b>Stonnington</b>          |           |
| Tom Moloney                 | 9510 3540 |
| Dianne Duck                 | 9576 1492 |
| Tony Dawson                 | 9576 0048 |
| <b>Whitehorse</b>           |           |
| David Scotte                | 9878 8714 |
| Phillip Warren-Smith        | 9898 6107 |
| John Hodgetts               | 9809 6966 |
| <b>Yarra</b>                |           |
| Jo Kinross                  | 9419 8494 |
| Ruth Clemens                | 9428 0282 |
| Kate Austin                 | 9419 2272 |
| Amy Robson                  | 9419 5170 |
| <b>Yarra Ranges</b>         |           |
| Paul De Blasis              | 9726 4311 |