

0017

7 May 2008

The Manager
Planning Systems
Department of Planning and Community Development
GPO Box 2392
MELBOURNE VIC 3001



Dear Sir / Madam

Re: New Residential Zones for Victoria

Thank you for the opportunity to comment on the proposed new residential zones for Victoria. The matter was considered by Council on 22 April 2008 wherein it was resolved to advise the Department that Council has a number of concerns with the proposal.

Council believes that the new zones have been designed to reflect metropolitan conditions, which have very different development issues than those of country towns. Council is concerned that no non metropolitan Councils were involved in the consultation process that informed the drafting of the new zones and believe that this is reflected in the problems it will present in its application in regional areas.

In particular, the new zones do not reflect the needs of country towns in respect to the restrictions on the minimum height provisions as currently proposed in both the Substantial Change and Incremental Change Zone and the "as of right uses" proposed under the Substantial Change Zone.

Council has adopted a Strategic Planning Forward Program which provides for the undertaking of strategic studies and planning scheme amendments in an agreed time frame. To properly apply the new zones a considerable amount of additional strategic work will be required in developing a more detailed housing strategy. When considered against other current local planning imperatives, the housing strategy is not a priority project for Council, and will result in delays in the implementation of other important tasks for Council.

This additional strategic work will also require the allocation of resources not provided for within the Council budget. Accordingly, Council requests that the Department allocate appropriate resources to assist Councils to implement this State Government initiative.

I apologise for the late response but Council ratification was needed for this submission. [REDACTED] of your Department was advised of this pending submission and confirmed that this was acceptable.



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Should you have any queries, please contact [REDACTED] Manager Sustainable Development on [REDACTED] or [REDACTED] Strategic Planner on [REDACTED]

Yours sincerely



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