



9 April 2008



Planning Systems
Department of Planning and Community Development
GPO Box 2392
Melbourne Vic 3001



Dear Sir/Madam

Re: Submission - New Residential Zones for Victoria

I have reviewed the discussion paper and make the following submission on behalf of the Council.

Relevance to Provincial Victoria

The relevance of the proposed new zones to provincial Victoria is questioned. It has been said that the DPCD anticipate that towns in regional Victoria will not widely use the 'Substantial Change Zone' and that the common zone to replace the Residential 1 Zone is most likely to be the 'Incremental Change Zone'. As such it may be just as appropriate to amend the provisions of the Residential 1 Zone to achieve the notice requirements and development provisions rather than introduce three new zones which probably won't be used in many towns.

The new zones may be a good initiative for metropolitan Council's however many rural Council's are not well placed to embrace further significant zone changes especially when they need to be accompanied by non-existent housing strategies, and it is suggested that these zones be restricted to the metropolitan area.

Zone Titles

If the names as suggested in the paper are applied this would be very confusing.

It appears that there is a deliberate mandate to change the traditional names of the town planning zones in Victoria to create a more contemporary naming structure. This shift will add more complexity in an already complex Planning System. The introduction of new residential zones will have an enormous impact as thousands of people purchase residential land involving conveyancers, solicitors, valuers, real estate agents and lending institutions who all have to understand the land use zoning and the implications of the particular zone for their clients.

The use of names such as Substantial Change Zone and Incremental Change Zone while seeming to describe the purpose will confuse people



as to their meaning. Not using the word 'residential' in the zone name is misleading as the name should provide a signal as to the function of a zone.

Implementation Costs

There is concern that the implementation will be costly to Council in much the same way that the introduction of the revised rural zones created a financial burden when Council initiated a Planning Scheme Amendment. Council is opposed to the changes if it is required to undertake a study or other form of major work as an essential process to justify introducing the new residential zones into the Planning Scheme.

The lessons of the past are still etched on the minds of many local government planners and this Council is still managing the considerable cost of extensive strategic work to complete the introduction of the new rural zones.

Potential for a Working Party and Representation

This matter has the potential for wide public debate with many sectors of the State needing to be involved in extended discussion. It has been stated in presentations by DPCD officers that there will be several opportunities for input in this process.

In the recent past one mechanism used to deal with the complexities involved in a proposed change to legislation in the Planning realm has been to form a working group with representation from the sectors affected by the proposals.

If this occurs it is respectfully requested that such a group have equal input from both provincial areas as well as the metropolitan area. It is appreciated that provincial Council's may be less inclined to become involved due to distance however this issue will impact on all communities and every effort should be made to include their views.

I would be pleased to discuss the content of this submission should it be necessary.

Yours Sincerely

