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BY: \_\_\_\_\_

18 April 2008

Mr Peter Allen  
Executive Director  
Statutory Systems  
Department of Planning Community Development  
GPO Box 2392  
MELBOURNE  
VIC 3001



Dear Mr Allen

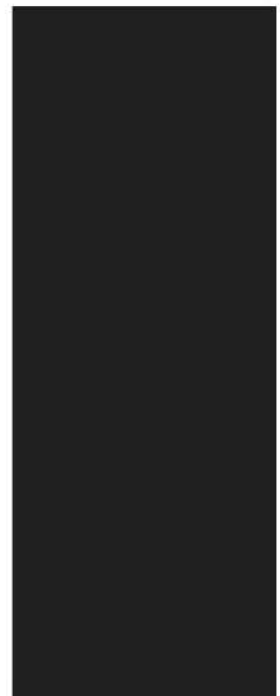
**Re: New Residential Zones for Victoria, A Discussion Paper,  
February 2008  
Submission of behalf of [REDACTED]**

Council appreciates the opportunity to consider and comment on the New Residential Zone for Victoria, A Discussion Paper, February 2008. I also refer to and appreciate your 18 February 2008 letter to Council that advises the Department of Planning and Community Development (DPCD) will work with all stakeholders to ensure that the new zones will be better able to manage change and give greater certainty of outcome to councils, local communities and the building industry.

In making this submission, Council draws on the information provided at the DPCD information session in Traralgon on 12 March 2008, and, consideration of the Discussion Paper by Council officers and Councillors.

There are four residential zones used in the [REDACTED] Planning Scheme – Residential 1, Township Zone, Low Density Residential Zone and Mixed Use Zone. Council has not experienced or identified any residential proposal that has not been able to be accommodated or considered under this residential zone mix. Council is not aware of any stakeholder or community concern or stated deficiency in the existing residential zone mix. In summary, there is no apparent practical or policy need/justification to review and replace existing residential zone mix evident in East Gippsland Shire.

On the contrary, Council, in conjunction with neighbouring municipalities and with significant support from and involvement by DPCD, has recently completed eleven Urban Design Frameworks for coastal towns. The assessment underpinning these UDFs is based on the existing residential zone mix as are the recommended strategic and statutory planning changes in the UDFs. Council, again conjointly with neighbouring municipalities and with significant support from and involvement by DPCD is presently preparing the consultancy brief to implement the planning changes recommended in the UDFs as adopted by Council. What is proposed to be implemented may need to be reviewed depending on the



provisions of the new residential zones, and, by the implementation of the new residential zones.

The relevant recommendation in the "Making Local Policy Stronger" report is to: -

"Provide more certainty by making it easier to implement policy through planning controls";

and the action is to: -

"Review the zones, overlays and particular provisions to provide more opportunity to express state and local policy outcomes. As a priority, review the residential zones and associated provisions."

The DPCD documentation lacks detail about the residential zone schedules, resourcing the investigations, development of local policy and strategic justification required to translate to the new residential zones.

The following comments and suggestions about the new residential zones recognise that they are conceptual at this point in time and DPCD has a roll out program timeframe which includes wide public consultation: -

Proposed final form of new residential zones to be released for public consultation in July to August 2008.

- (a) It is strongly recommended that examples of draft residential zone schedules and associated provisions be developed alongside the new (draft) residential zones for consideration and comment. In particular, it is suggested that these draft residential zone schedules include examples demonstrating different applications and expectations in an inner urban Melbourne context, rural city, coastal town, hinterland town context etc.. This course of action would assist understanding the need, strategic justification and local policy development required prior to implementing the new zones. It would also significantly assist public consideration and comment about the new residential zones and associated provisions. It is recommended that the draft residential zone schedules and associated provisions be released for public consultation in July-August 2008.
- (b) It is strongly recommended that all changes proposed to the Township, Low Density Residential and Mixed Use Zones be developed in draft form with schedules and associated provisions and released for public consideration and comment in July-August 2008.
- (c) Further, it is recommended that all revised State Planning Policy Framework (SPPF) provisions, guidelines, new residential zone Practice Note etc... to guide and direct local government and the community in the implementation and application of the new residential zones be released in July-August 2008.
- (d) DSE is strongly encouraged to invite key residential industry stakeholders and the general public to participate in regional seminars where the proposed final form residential zones, drafts of the SPPF, guidelines, Practice Note etc... are explained. Council recommends that these regional seminars are held shortly after the proposed final form of the new residential zones and associated documents, referred to in (a), (b) and (c), are released for public consideration and comment.

Translation to the new residential zones – implementation

- (e) It would greatly assist Council and the wider community to gauge the costs and benefits of implementing the new residential zones if DSE could identify the process, investigations, local policy review and strategic justification required to implement the new zones. It is appreciated that some of this information will be included in the documents referred to in (c).
- (f) It is recommended that DPCD prepare and distribute a program timeframe identifying the stages of translation to the new zones. This will assist Council and the community in programming and undertaking other priority strategic planning work, key use and development proposals etc...
- (g) The new residential zones are premised on protecting known specific characteristics at a neighbourhood level, respecting existing neighbourhood character or increasing dwelling density, new built form and character. In rural areas, the majority of Councils have not undertaken neighbourhood character studies or investigated residential neighbourhood built form and identified preferred future built form. Many rural Councils are progressively undertaking heritage studies and consequential planning scheme changes as resources permit. In these rural areas there is a clear need for DSE to specify the resources it will provide to assist the undertaking of the studies and investigations required to implement the new residential zones.

If you have any questions, please do not hesitate to contact me on either [REDACTED] or e-mail [REDACTED]

*[Handwritten signature]*  
Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]