

areas is however vastly different to locations and areas where increased housing densities may be encouraged in the metropolitan area.

- The challenge is to make sure that the Substantial Change Zone is broad enough to be implemented in rural and metropolitan areas. Alternatively, it may be feasible to have two substantial change zones - one for metropolitan Melbourne and another for rural and regional areas (where the height and density of development is usually lower, however areas of substantial change are still encouraged). This would allow for more flexibility within a schedule to better reflect the character of the town.
- The concept of a Substantial Change Zone will be better suited to some areas than the Incremental Change Zone so it is important that this is accessible for regional areas as well as metropolitan areas.
- It makes sense that Statements in the schedules should reflect preferred character and built form; however, it needs to be clear what justification is required to determine this, and what form these statements should take (i.e. specific character statements or more generic statements similar to those used in Coastal Spaces).
- The maximum building height of 12 metres is high for regional areas. This goes back to the comments made previously about making sure that the zones are broad enough to be relevant to regional areas. Some regional and rural towns are encouraged to have increased residential densities, however, there should be scope to lower the maximum building height in these areas to better reflect the character of regional and coastal towns.
- Council does not agree that a minimum number of dwellings should be specified. This is too prescriptive and has the potential to be arbitrary. Given the range of lot sizes and constraints on various sites, a minimum a minimum number of dwellings per lot would be very difficult to achieve. A minimum density would provide better guidance and flexibility for site specific design responses.
- The easiest way to determine that land is used at a higher density is by rezoning it for this purpose. Market forces will then determine the land value based on potential development outcomes. Building one dwelling will therefore not be sustainable to many people.
- There should be a permit trigger for the design and siting of buildings of 4 or more storeys. This could be supported by assessment criteria.
- The design and development objectives for the schedules to the zone should be included in the purpose/objectives of the zone.
- Schedules to the zone may be set up much like overlays or policies, with a clear purpose of intent at the start and then flow to objectives and standards to be achieved.

Incremental Change

- The maximum building height of 9 metres could be lowered to 7.5 metres - to reflect a broader range of character areas across the State (see previous metropolitan v regional areas discussion).