

The implementation of the new zones should allow for Council's to simply convert existing strategies and policies into the new zones. Existing structure plans, urban design frameworks and policies should be able to be readily translated into the new zones and provide adequate strategic justification for the new zones. Council's should not be required to go through detailed neighbourhood character studies to implement the new zones.

Many rural Councils are resource poor and whilst this may not be directly relevant to the preparation of the new zones, it has an effect on the implementation of the new zones. This is important to acknowledge and prepare for in relation to any transitional arrangements for the new zones.

### **Fast Tracking**

The matter of fast-tracking permit applications is not appropriate to be specified in a zone or the planning scheme in general. The matter of fast tracking does not seem relevant to the strategic issues associated with a review of the residential zones.

This is a process issue and will be dependent on the resources and priorities of the particular local government area. Resources in rural and regional areas are generally lower than that of metropolitan Melbourne, which can limit the ability of these Council's to offer a fast-tracking service.

Current planning permit fees only cover a very small percentage of the service that the planning in Local Government provides.

The matter of fast-tracking planning permits is broader than the residential zones review. To undertake this across the State an analysis would need to be made of the types of permits suitable for fast tracking, the resources available, and a realistic implementation plan with suitable funding put in place.

### **Notification requirements**

In many ways it is appropriate to exempt notification. When applying the new residential zones the community will have an opportunity to be involved in the application of the new residential zones across the municipality. In this regard developments are just the statutory implementation for the purposes of the zones.

However, Council would need to ensure that there are clear objectives for the outcomes of the zones so that interpretation of requirements is minimised.

Clear definition of 'limited off-site potential' needs to be provided. This may not even be necessary because the Act sets out the notice requirements for material detriment.

It is reasonable to expect that the notification requirements would be higher in the limited change zone, compared to the substantial change zone.

### **Planning Permit requirements**

Council believes that the permit requirements for the new zones are appropriate to stay the same as for the existing Residential 1 Zone.

### **Vegetation controls**

Council does not agree that permits for vegetation removal should be required through the zones. The vegetation requirements through a Vegetation Protection Overlay works well.