

In addition, the large scale residential developments that are encouraged in the Substantial Change Zone are likely to have significant off-site impacts such as traffic, noise, impacts on services and overshadowing, which are not always adequately addressed in ResCode.

The issue of removal of notice and review requirements is also likely to be of concern to our local community due to the controversial nature of increased density and residential development in the Shire. This aspect of the new residential zones will further separate planning from community involvement, which is not considered a beneficial outcome.

Detailed issues

The following detailed issues are raised for the DPCD's consideration:

1. The new residential zones would be enhanced if there were several 'off-the-shelf' schedules available to support each new zone. This would enable Councils to select development controls for building height, setbacks and the like.
2. In considering what design and development objectives (with associated standards) should be utilised in the Substantial Change and Incremental Change Zones it is suggested the following issues be considered:
 - Housing affordability;
 - Social housing needs; and
 - Accessibility requirements.
3. Minimum standards (such as the proportion of affordable and smaller homes in multi-unit developments) could then be identified as requirements to fast-track certain development approvals.
4. In the Substantial Change Zone the need to require an environmental, economic and social impact assessment or similar study for large scale development should be considered. This would recognise the importance of the interrelationships between the availability of housing stock, jobs, support services and transport and the impact of these on quality of life, the environment and community wellbeing. It would also assist Councils to ascertain long-term outcomes such as transport needs to local services/facilities and impacts on Council services, commercial activities, education facilities and public open space.
5. In the proposed Incremental and Limited Change Zones the following residential standards should be able to be specified and varied:
 - building setbacks and heights;
 - site coverage and permeability;
 - front fencing;
 - open space and landscaping requirements;
 - maximum dwellings on a lot; and
 - minimum lot size for new subdivisions.