

Reference: [REDACTED]
Enquiries: [REDACTED]



18 April 2008

Planning Systems
Department of Planning and Community Development
GPO Box 2392
MELBOURNE VIC 3001

Dear Sir or Madam

Submission – New Residential Zones for Victoria Discussion Paper

[REDACTED] would like to make the following submission in response to the "New Residential Zones for Victoria" discussion paper.

In making this submission, Council acknowledges that the State Government is responding to community concerns about the random nature of medium density housing development throughout many parts of Melbourne and that the new zones present an opportunity to encourage targeted redevelopment in some locations while protecting areas of special character in others.

- Council offers limited support for the following:
 - The concept of the three new zones.
 - The purpose of the zones.
 - Having the ability to specify maximum building heights.
 - Having the ability to control vegetation removal in the Incremental and Limited Change Zones.
 - Having the ability to specify a minimum lot size for subdivision and to restrict some non-residential uses to main road locations in the Limited Change Zone.
- Council does not support:
 - Exemption from notification and VCAT review in any of the proposed zones.
 - Limited notification in situations where Rescode standards are not met.
- Council wishes to raise the following issues:
 - Council believes that there is ambiguity and insufficient clarity in the discussion paper to make well informed decisions on behalf of its community.

- Council believes there is insufficient detail and insufficient time to make a well informed, considered response to this proposal.
- Council would like more time to consider its position on this matter.

If you would like to discuss the contents of this submission or if any matter requires clarification please contact Council's Strategic Planning Co-ordinator, [REDACTED]

Yours faithfully

[REDACTED]

[REDACTED]