

Statutory Planning Systems Reform
Department of Planning and Community Development
GPO Box 2392
Melbourne VIC 3001



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**CONSULTING
SURVEYORS
VICTORIA**

LAND DEVELOPMENT
& SPATIAL DATA PROFESSIONALS

Tuesday 17th March 2009



Dear Sir,

RE: New Residential Zones for Victoria - Consultation Draft, February 2009

The Association of Consulting Surveyors Victoria is extremely concerned the above does not include the suggestions in the February 2008 Discussion Paper, exempting subdivision applications that are consistent with approved development permits from Clause 56 of the VPP's

The failure to include exemptions in the current residential zone provisions has resulted in the preparation of unnecessary submissions for such applications and the consequential unnecessary processing by council. It has always been difficult to understand how this could have been viewed as consistent with government's initiatives to reduce red tape in planning and furthermore the practice directly impacts on housing affordability by adding to the cost of development.

The lack of attention to this problem continues to be a source of frustration to our members and from the feedback we receive, to council officer as well. It appeared from the release of the discussion paper on the new residential zones, that this anomaly would at last be rectified for the new zones.

Our members are extremely disappointed that the touted exemptions have not been included in the proposed zones and find it perplexing that such an outcome has any merit at all.

We would be pleased to receive the department's advice as to how, through the new zones, the very relevant and critically needed exemptions from Clause 56 will be achieved for subdivision application that reflect the boundaries approved in a development permit.

Yours faithfully

Phillip W. Dingeldei
Chairman

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