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cc  
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Subject Proposed New Residential Zones

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## SUBMISSION

I do not support the proposed policy-based zones in their present form.

Local planning is being pre-empted and gazumped by the State Government's three proposed new 'policy based' residential zones in what has been described as 'a seismic shift in how land use zoning is conceived in Victoria' 1. The proposed changes affect Victoria's highest and best zoning: the Residential 1 Zone, described as 'the prism through which the real estate market views residential property' 2

How will this change from land use zones that have served Melbourne since the 1950's protect residential amenity?

- A new 'Substantial Change Zone' is proposed. "This zone can be applied within walking distance of shopping and entertainment services in town centres or suburban locations, along public transport routes and in surrounding areas that have good access to public transport services."
- The purpose of this zone is to promote "a significant increase in new dwellings, greater housing diversity, and new built form and character" 3. "A maximum building height limit of 13.5 metres (4 storeys) will apply. However, Councils can specify a higher limit in appropriate locations". A lower limit than 4 storeys is not allowed.

As the entire inner region of Melbourne is close to services, I fear that the whole of the inner residential areas of Melbourne are qualified to be rezoned as a Substantial Change Zone. Where will the zones be applied? "The Advisory Committee ... will not be making recommendations about which zones should apply to each area". Rather, "The detail of each transition will be determined in conjunction with the local ". This does not bode well for an open, transparent or democratic process.

- Subdivisions in any of the new zones are "exempt from notice and review rights". Constituents will have limited or no notice and no appeal rights.

